

PLANNING REF : 241933
PROPERTY ADDRESS : 66 Priest Avenue
: Wokingham, Berkshire
: RG40 2LX
SUBMITTED BY : Mrs Susan Cockroft
DATE SUBMITTED : 01/10/2026

COMMENTS:

Further to my original comments, I would like to add additional comments based on the additional documents dated 19 May 2026. I am confused as to why WBC confirmed that the developer could attribute 0.48 hectares of open space on the site as amenity green space, when its own guidance states that such land should form part of an area of at least 2 hectares. Why has its own guidance been ignored in this case and does this not set a worrying precedent for the future?

I am also concerned that the residual area of Parks & Gardens is intended to contribute towards the policy requirement for the Priors Farm/Pearces Farm planning application. That begs the question of whether the same land is being used to satisfy the open-space requirements of two separate developments. It seems that there may be a case of double counting and this application should not be considered in isolation but should be looked at together with all recent and new developments, both in terms of this and other aspects (eg traffic, ecology, sewerage, infrastructure pressures etc).

It is for these and my previously mentioned reasons that I object to the application and respectfully request that the Council reject this application.