

: RG2 9HD
SUBMITTED BY : Ms Caroline Cottle
DATE SUBMITTED : 18/09/2026

COMMENTS:

Whilst I support the removal of the eyesore that is the studios - which we have lived with long enough - and therefore the development of the site, my concerns aligns with other comments regarding access. The 2 proposed points of entry (Baston Road and Princess Marina Drive) will result in all new vehicle traffic entering/exiting along these entry points, plus surrounding routes to those roads (Biggs Lane, Mandarin Grove, Oak Drive) causing further noise, parking issues and danger to the children and existing residents who live on, walk, cycle and use these routes. In particular, past a school, a children's play area, the cafe, the sports fields, the country parks and the lovely quiet wildlife and residential enclave around Watermans lake. PMD particularly already suffers from dangerous parking - particularly at Farley Hill school pick up/drop off times - but even generally it is already like driving through a chicane most days. There are no pedestrian crossings on PMD (I am not sure about Baston Road) and many residents have children walking to both Farley Hill and Bohunt schools across PMD and Biggs Lane in particular. Why no access point from Langley Common Road? That would significantly reduce the new developments traffic need to use the existing roads and allow them to enter/exit their own development. All other existing routes should be protected in the name of safety, environmental and community quality of life.

PLANNING REF : 262061
PROPERTY ADDRESS : 73 Martingale Grove
: Arborfield Green, Berkshire
: RG2 9HD
SUBMITTED BY : Ms Caroline Cottle
DATE SUBMITTED : 18/09/2026

COMMENTS:

Whilst I support the removal of the eyesore that is the studios - which we have lived with long enough - and therefore the development of the site, my concerns aligns with other comments regarding access. The 2 proposed points of entry (Baston Road and Princess Marina Drive) will result in all new vehicle traffic entering/exiting along these entry points, plus surrounding routes to those roads (Biggs Lane, Mandarin Grove, Oak Drive) causing further noise, parking issues and danger to the children and existing residents who live on, walk, cycle and use these routes. In particular, past a school, a children's play area, the cafe, the sports fields, the country parks and the lovely quiet wildlife and residential enclave around Watermans lake. PMD particularly already suffers from dangerous parking - particularly at Farley Hill school pick up/drop off times - but even generally it is already like driving through a chicane most days. There are no pedestrian crossings on PMD (I am not sure about Baston Road) and many residents have children walking to both Farley Hill and Bohunt schools across PMD and Biggs Lane in particular. Why no access point from Langley Common Road? That would significantly reduce the new developments traffic need to use the existing roads and allow them to enter/exit their own development. All other existing routes should be protected in the name of safety, environmental and

community quality of life.