

PLANNING REF : 211772
PROPERTY ADDRESS : Winnersh Community Centre
: New Road, Sindlesham, Wokingham
: RG41 5DX
SUBMITTED BY : Winnersh Parish Council
DATE SUBMITTED : 14/06/2021

COMMENTS:

Traffic modelling is required, this is not in the supporting documentation. The Council would like to see that the traffic modelling shows no detrimental impact on the surrounding road network.

Transport assessment page 9 Swept path analysis whilst this is acceptable on a lightly trafficked road, we are concerned about future developments taking place with additional traffic and vehicles having to utilise the opposite side of the carriageway to access the junction.

P 17 Transport assessment The minimum electrical charge points have been included in the plans, at a time when we are actively trying to lower carbon emissions, this should be doubled to 8 active and 8 passive charging points. Air Quality the WBC reports that are being used are from 2019 when the SMART motorway was being constructed and the speed limit was 50MPH. The Air Quality Assessment and forecast study should use data from when the motorway is running at full capacity and at 70MPH. If the new link road opens up 100 dwellings, this will have a direct impact on air quality at the school.

Design and access statement This stated on page 14 that there is a root protection zone around tree T44, but elsewhere tree T44 will be felled, the Council would like confirmation on the felling and if it is planned to be felled feel that the car park should be redesigned to save the tree which is a Category B with over 20 years of life, and add any parking bays to the overflow area.

Allotments urgent discussions are needed with Winnersh Parish Council and the allotment holders about existing and proposed access, the boundaries and the toilet.

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