

Appendix B

Summary of Public Comments

	TOTAL
Objection	187
Comment	43
Mixed	2
Support	3
No reason given	8
Principle / scale of development	141
Highways (general comments)	
Increase in traffic and congestion (gridlocks at rush hour)	163
Cumulative impact upon congestion with other development in Wokingham Borough Council	73
Highway safety impact of additional traffic (inc drivers and other road/footway users)	115
Highway proposals do not mitigate development (nil detriment not Achieved)	85
Noise from additional traffic (general)	20
Pollution from additional traffic (air, sewage)	22
Impact of additional traffic upon communities	119
Roads are already congested	149
Roads already in a poor condition and should be repaired	14
Impact of construction traffic	23
Congestion will turn country lanes into rat runs	34
Highway improvements will change the character of the area (loss of country lanes)	28
Extra traffic will discourage horse riders, cyclists and pedestrians	54
Object to principle of traffic lights - will increase congestion	3
Extra length of road should be built to accommodate extra cars (bypass)	24
Need to consider M3 & M4 corridor links more broadly	26
Network of footpaths, bridleways and cycle ways required	47
Multi user bridleway necessary to continue to support equestrian business around the development	21
Bridleways required for horse riders	27
Further work required to demonstrate how pupils will get to secondary school (safe walking/cycling routes, bus, green ways)	14
Traffic modelling challenged on it's conclusion and consultation methods	27
Traffic modelling does not take to account the other application TA	4
OFF-SITE: Arborfield	
Arborfield Cross will be unsafe and congested	2
Arborfield bypass is essential	16
Arborfield bypass needed before any new development	9
Arborfield bypass should join up with Shinfield Eastern Relief Rd	5
Object to bypass going to east of village	2
A327 north of Arborfield would be congested	10
Overload A327 (congestion/safety)	44
Loss of 'village' character to Arborfield	24
OFFSITE: Barkham	

Bottleneck at Barkham Bridge. Should be upgraded to reduce congestion/improve safety	18
Junction of Commonfield Lane and Barkham Ride/St is unsafe and should be improved	9
Impact of traffic improvements upon rural character of Barkham (loss of village identity)	7
Increased traffic / congestion on Barkham Road to Wokingham	16
Barkham road is congested and unsafe for kids, needs traffic calming and secure pedestrian crossing	9
Barkham Ride should be upgraded to increase capacity	7
Pressure on Barkham road from current traffic plus new dev at Blind dog	1
Congestion from Barkham ride to Bearwood road towards M4 Loddon Bridge	5

Finchampstead / Nine Mile Ride / California Cross Roads

Additional traffic along Nine Mile Ride	66
More traffic will deter foot and cycle users to use local amenities and leisure facilities	39
NMRE will attract additional through traffic and lorries along NMR	26
Traffic calming required to slow vehicles on NMR	26
Difficulties accessing/leaving property/minor roads on NMR with extra traffic	12
Additional traffic and congestion in Finchampstead and at California Crossroads	45
Highway safety impact from additional traffic along NMR/Finch/CX	46
NMR is already congested road, no space for expansion, new development will only increase Congestionn	34
California Crossroad - difficulty accessing school	11
Traffic increase at California Crossroads will cause congestion	13
Traffic increase at California Crossroads would cause environmental harm (noise, pollution etc)	5
Additional traffic around California crossroads will be dangerous	8
Would affect local shops, garage and takeaway	5
If receiving more traffic, White Horse Lane would require traffic calming	12
TA at California X-roads does not take account of school drop-off	2
A327 heavily congested with bottlenecks at Arborfield cross and Eversley	6
Establish White horse lane as Bridle, cycle and pedestrian way and maintain as wildlife corridor	21
Additional traffic erode Finchampstead as habitat for wildlife	18

Swallowfield

Impact on small rural lanes to west of site (rat run to M3 and A33)	9
A33 currently very slow at rush hour, only viable option to connect M4 to M3	4

Wokingham

Arterial roads are already congested around Wokingham cannot cope with another 3000 cars	36
Increase congestion around Wokingham Station and town centre	26
Station Link doesn't take into account the level crossing barrier congestion with the extra houses being built	4
Lack of Public Parking in wokingham for cummuters doesn't take into account this development	11
Security issues with pedestrian/ commuters crossing the station link at rush hour, a bridge or underground passage should be in place.	2

Eversley

Traffic congestion in Eversley and on A327 south of site	70
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Congestion will be caused in Eversley (inc Eversley Street, Eversley Bridge and Fleet Hill/Tally Ho jcn. Street narrow and not designed for such volumes)	63
Noise from extra traffic in Eversley	14
General amenity of residents/community in Eversley (loss of village life)	24
Impact upon character of Eversley (conservation area)	34
Increase in traffic on Firgrove and Warbrook Road, Eversley	2
Increase of traffic will reduce quality of life	13
Eversley bypass is required (through East of village)	27
Traffic calming and a Pelican crossing on Eversley to mitigate accidents and speeding	15
Highway safety through Eversley (inc impact upon pedestrians and cyclists), narrow roads, insufficient room for lorries to pass, no pavements, children walking to school already lots of gravel-extraction HGVs	44
Impact of additional traffic in Eversley Cross (T Junction unsafe)	43
Highway safety improvements required around Charles Kingsley school (Safe walking to school)	13
Vibration from additional vehicles going through Eversley	15
Impact of construction traffic upon Eversley (street too narrow, lorries use the side pavement)	26
Highway/footway improvements (and speed reduction measures) required in Eversley (on the Street and in vicinity)	24
Eversley Street should be improved	24
Junction between A327 and Fleet Hill should be improved	28
Application doesn't take into consideration the planning apps around Eversley and the impact on infrastructure	5
Lorries and HGV Traffic are too big for Eversley bridge	16
Impact on sewage and drainage on Eversley (floods)	1
Applicant's assessment does not take into account impact upon Eversley (Tally Ho junction in TA, safety, noise, pollution in ES, Conservation Area in Heritage Statement)	33
Hampshire (other)	
Safety impact upon A327/A30 staggered junction	12
Additional traffic through Yateley	5
Increase of HGV and traffic through Bramshill road to avoid Eversley and connect to M3	2
Application does not take into consideration the judicial review between Hampshire CC and WBC	
Other highway improvements suggested	
Further road improvements required (non-specific)	50
Improvement required at A331/M3 junction	13
Improvement required on roads towards A329M	10
Increase congestion on access to Wokingham, Reading, M3 and M4	28
Park and Ride for Wokingham train station	7
Improvements to Wellingtonia Avenue, Safety concerns and traffic increase towards Bracknell	5
Development-specific	
Large town not fit with local character	43
Create main access from A327/Sheerlands Rd rather than new Rbt	2
3 / 4 storey homes not in keeping with village (most harmful in green areas)	6

Compressing development parcels has increased density (with less of a rural character, over 30dph)	16
Green spaces needed between houses (Soft edge to the development)	10
Development needs high quality, natural open space	5
Future bottleneck at junction of site and Park Lane	18
Nine Mile Ride extension will attract heavy lorry traffic through site	23
Local history of flooding. Proposed culvert would be insufficient to mitigate surface water	20
Loss of car parking for church and sports facilities	4
Size of community facilities should reflect existing, retained use (Sport pitches, church)	10
Retail space excessive (neighborhood center competing with district centre)	6
Military being retained on the garrison will travel south to the other garrisons, increasing road traffic towards M3	3
Phasing: Object to developing green fields first	2
TA does not realistically assess traffic (wrong / out of date data)	33
Transport assessment underestimates trip generation	26
TA overestimates road capacities	34
Site access improved if A327/LCR and LCR/Biggs Lane jcn's combined	4
Proposal should include affordable housing for young families	1
Concern about loss of REME museum	1
Separate applications for N and S of SDL could lead to piecemeal development	19
The location of primary schools will generate more traffic due to the school catchment and unsafe cycling/walking routes	6
Need for worship space in community facilities	6
Secondary school should be located on the outskirts of the development not next to shops (District centre crowded with tennagers)	3
Biggs Lane, Commonfield lane and Gorse Ride should be made into Cycle/pedestrian safe routes to access the schools	11
Park Lane	
Impact of additional bin lorries using Park Lane to access site	7
Bottle neck between Park Lane and CX at peak time	13
Intensification of Park Lane	36
TA does not consider Park Lane to south of site (rat run towards eversley)	19
Park Lane is too narrow to support lorries, horse riders and pedestrians	30
Measures need to be put in place to stop SANG users parking in Park Lane	2
Maintain Park Lane as bridleway to connect Bramshill Foreste with Paddocks around Barkham	15
Road safety issues using park lane as pedestrian and wildlife route	19
SANG should be next to BBOWT on NMR instead of Sports Filed to maintain Wildlife corridor	
Public transport and highway infrastructure	
Site not well linked to major roads (like motorways). Should be improved. Sustainable transport	27
Not realistic to think public transport will reduce car use	15
N.3 bus is very slow due to poor road infrastructure	9
Roads are too narrow to add cycle routes	8
Opportunity to set sustainable transport routes to town centers	10
Biggs Lane, Park Lane and Commonfield too narrow to accommodate bus and other vehicles	6

Other Infrastructure	
More infrastructure required (non-specific)	72
Stress on sewerage (general)	18
Stress on water supply infrastructure	9
Stress on school places	20
Medical facilities should be provided (doctors or dentists)	21
Increase stress on dental facilities	6
Pre-schools and nurseries should be provided	7
Greater stress on electricity supplies	6
Certainty required about timely delivery of infrastructure	14
Hospitals Royal Berkshire Hospital), Ambulances and Police Overstretched	22
Car Park and Train Station overcrowded (both reading and Wokingham)	15
There is no job creation in the area to justify the increase in housing Garden village principle)	7
Burial Grounds needed on either application	0
Construction of a Church for the community current one is over used	5
Rural Impact	
Green belt should be protected (SPA area TBH and BAP)	16
Oppose greenfield development (development outside garrison)	34
Loss of green areas	30
Coalescence of villages (and towns) (along A327, between villages - Arbo to Eversley/Barkham and to Finchampstead)	20
Urbanising a rural area / loss of countryside	65
Effect on local communities (loss of village life)	47
Effect on trees, ancient hedges and local woodland (removal of trees for development)	14
Loss of land for farm animals to graze	3
Agricultural land should be protected	9
Harmful to flora and fauna	12
SANGs do not compensate for loss of countryside	14
Protection required for existing badger run	2
The destruction of the countryside will leave future generations without greenfields	5
The scale is too big will destroy rural landscape and night sky	5
Environmental	
Environmental harm (unspecified)	13
Flood assessment with lack of details/ studies, guessing figures.	13
Increase flooding off-site. Area is prone to flooding. Adequate flood alleviation should be carried out	23
Insufficient detail about surface water and how SUDS will be installed or maintained	8
Further groundwater investigations required (London Clay impermeable soil layers)	5
Harm air quality	5
Environmental impact of additional cars and houses	14
SANG is low lying wet/boggy unimproved grassland, Does not substitute the loss of greensand site(ecological value).	1
Other	
Difficulty to understand the full proposal for the SDL since both apps are separated.	17
General adverse impact upon existing residents amenities	18
Retirement properties should be in quiet areas (not SDL)	1
WBC strategic plan not well thought out (TA for the borough and surrounding councils)	14

Insufficient consultation with neighbouring authorities	7
Inconvenience during construction (air, noise, flooding, disruption up to 2026)	10
Planning application is too large and heterogeneous	27
Transport Infrastructure scheme needs clear strategy (overarching masterplan for both sites)	41
Harm quality of life of existing residents (general)	37
So many extra houses are not required (1500 dwellings for the marino)	14
Other brownfield sites on the Bourough should be developed first	11
No need for additional shops and supermarkets (neighborhood center)	8
Masterplan focused upon money not creating a community	15
Wokingham Borough Council do not listen to residents' opinions	3
Concern with the small number of homes for over 60's	1
The design does not respect the local vernacular	6
EIA and TA with contradictory data and fictitious conclusions	3
Discrepancy between both App, marino app lack detail and strategic thinking	11
POSITIVE	
Support proposals to create horse routes/bridleways	7
Support that Park Lane is access only and traffic calming	2
Support the creation of a new Secondary school	1
Support new schools - New schools would stop children going to Hants schools	1
Support principle of new settlement	1
Support the addition of a church on site	1
Creation of Homes for over 60's	1
MISCELLANEOUS	
Political Motivated Decisions	1
Miss opportunity for environmental responsible new houses (Water and Solar)	4
Equestrian Access to either side of the development to the countryside (consult Nicola Greenwood)	21
Decentralisation of houses and jobs from the south east	1
Population growth nad net Migration main issues to overpopulated Country	1
Human rights Art 1 claim to disturbance with quality of life	5