

PLANNING REF : 203544
PROPERTY ADDRESS : 11 Locksley Gardens
: Winnersh, Berkshire
: RG415NZ
SUBMITTED BY : Cllr Peter Dennis
DATE SUBMITTED : 05/02/2021

COMMENTS:

As the Wokingham Town Councillor for this area I strongly object to this application on the following ground:

o the removal of so many trees, including ones protected by Tree Preservation Orders. One egregious proposed tree removal is for a footpath to the SANG provided for the Montague Park Development

o the road access is not appropriate for this area the speed limit is 40 mpg. When including the traffic lights the amount of traffic coming out of this estate will lead to frustration all around. 55 properties will increase the amount of traffic to 110 cars.

o this is on the border between BracknellBinfield and Wokingham. This immediate green space leaves this border as demonstratable, otherwise the border will simply become the A329(M).

o the Coppid Beach Roundabout could be considered a gateway into Wokingham, a historic town. The present trees present a pleasing aspect when entering the town borders. Removing them will lead to the loss of this visual amenity.

o the ecological report shows that there are slow worms at the south end of the site. The slow worms are a protected species which mean that their environment needs to be protected. Additionally mention is made of many active bats.

o simply put these extra houses are simply not needed with the completion of Keephatch, the Montague Park development and the corresponding building of 2500 on the proposed SWDR.

o this land is not part of the Wokingham Borough Core Plan (fails CP21) see page 120.

o the presumptive use of the SANG associated for Montague park is simply wrong. That SANG has already been allocated to development and simply assuming that path ways could be cut into the existing woodland is absurd.

There is an opportunity to provide a quality green space by returning the grass area back to a flowering meadow as opposed to unnecessary building.

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