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26 July 2010

Ms Laura Callan,  
Case Officer,  
Wokingham Borough Council  
PO Box 157  
Shute End  
WOKINGHAM RG40 1WR

Dear Ms Callan,

**Application F/2010/1335: 76-82 Grazeley Road, Three Mile Cross**

At a recent meeting of our Planning and Transportation Committee it was resolved to record our strong objection to the above application in our parish on the following bases:

- 1) The proposals represent over-development of the site, with a cramped and contrived layout. There is a clear breach of the building line frontage onto Grazeley Road, with the proposed houses closely abutting the road rather than standing back from it, resulting in a layout and design which is out of character with the immediate surrounding area.
- 2) Grazeley Road is sub-standard along with its junction with Basingstoke Road, and given that 150 additional dwellings have been constructed in recent years without any form of upgrade, a further ten homes is too much.
- 3) Given the high level of car-ownership in this area of over two cars per average household, parking provision would appear to be inadequate, especially with regard to overspill visitor parking.
- 4) We also note with concern the creation of an additional egress and entry point onto Grazeley Road, increasing the quantum from two to three.
- 5) Similarly, drainage in this area is inadequate and a further ten dwellings will further exacerbate an already overburdened system.
- 6) Finally, we must point out the lack of secondary education provision in the area following the closure of Ryeish Green School without any alternative provision in the south of the borough for many years to come.

We urge you to refuse this application.

Yours sincerely,

Jacqui Barnes  
Clerk

Copies: B/Cllrs N Gould, C Haitham Taylor, B Patman & A Pollock