

PLANNING REF : 251421
PROPERTY ADDRESS : 31 Wayside
: Winnersh, Wokingham
: RG41 1AD
SUBMITTED BY : Mr Peter Litchfield
DATE SUBMITTED : 05/07/2025

COMMENTS:

I would like to object to this planning application on several grounds, beginning with concerns around the legality of the land use. When I purchased my property in 2020, my solicitor informed me that the arboretum land behind Forest Road was protected and could not be built upon. Despite this, the arboretum has since been carved up to create a new road linking Reading Road to Toutley Road a development that has already caused significant environmental damage. This road destroyed the habitat of many deer, which we used to see regularly grazing in the arboretum but are now gone.

I am deeply concerned about how protected land has been allowed to be sold and developed, and question the legality of this, given the original assurances around its status. I am now even more concerned that further development is being proposed on what remains of this green space.

The proposed site is cherished by local residents. It is used daily for walking, dog walking, playing with children, and seasonal blackberry picking. It serves as an important buffer zone between existing housing on Old Forest Road and the disruptive new road. This green space provides not only emotional and recreational value, but also serves essential ecological and environmental functions, including flood mitigation particularly toward the bottom of Old Forest Road.

Beyond the environmental damage, this development would exacerbate existing issues with traffic and parking. Since the opening of the new road, vehicle speed and volume through the Old Forest Road and Toutley Road area has increased significantly, posing a growing risk to schoolchildren and pedestrians. Pavement parking is now widespread, blocking access for wheelchair users, the elderly, the blind, and parents with prams.

Wokingham is losing green space at a rapid rate. I strongly object to this application, and urge the council to consider the cumulative impact of such developments on both the natural environment and the quality of life for existing residents

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