

PLANNING REF : 251421
PROPERTY ADDRESS : 63 Lowther Road
: Wokingham, Berkshire
: RG411JB
SUBMITTED BY : Mr Peter Harding
DATE SUBMITTED : 16/07/2025

COMMENTS:

I strongly oppose this application for the following reasons:

1. Preference for residential new builds should be on brownfield land, not greenfield.
2. There is single carriageway access across the railway bridge on Old Forest Road which will create congestion with the additional traffic, especially at school drop-off and pick-up times when access into Emmbrook is already congested.
3. The proposed access route into the estate is only 4.8m wide at its narrowest point. This is not wide enough for two vehicles to pass with suitable pedestrian access which will cause a bottleneck and tailbacks at peak times onto Old Forest Road
4. The proposed access route onto Old Forest Road is very close to the double carriage way access to Commons Road and there is limited visibility. This presents a danger for the school children who cycle and walk down Old Forest Road.
5. Access to the estate would make more sense from the Distributor Road and mitigate all of the above.
6. One of my son's favourite walks with us is through the Arboretum and fields where this estate is proposed. We often see deer, rabbit and other wildlife which he enjoys. He's very sad that he may not be able to do this in the future and that we are taking away the habitat for these animals.
7. Please review the parking provision. The Wayside houses (current new builds off old forest road) nearby clearly do not have enough parking as cars are often left on Old Forest Road and Lowther Road creating hazards. I expect this to worsen with the parking provisions proposed for over 50 dwellings. More visitor and overflow spaces need to be provided on the estate.
8. Based on the proposed road layout the adjoining field (not the Arboretum, but the other end) is clearly being set-up as a second 'phase' of this work. Although not in scope of this application whatever precedent is set now for access to this proposed estate will carry over and any access/traffic issues for ca. 50 dwellings will only be exacerbated when this second phase is executed. Any decisions now need to be 'future proofed'.