

PLANNING REF : 251421
PROPERTY ADDRESS : 46 Commons Road
: Wokingham, Berkshire
: RG41 1JG
SUBMITTED BY : Mrs Rachael Rogers
DATE SUBMITTED : 02/07/2025

COMMENTS:

I am writing to formally object to the proposed housing development on the land situated between Toutley Road and Old Forest Road, Wokingham.

As a resident of Commons Road, I have serious concerns regarding the scale, impact, and appropriateness of this development within this location. In particular, the following objections are raised:

Overdevelopment of a Residential Area - This site lies on the edge of a quieter residential area, and the scale of the development proposed appears disproportionate to its setting. The increased population density, traffic, and pressure on local amenities and infrastructure would significantly alter the residential character of the area.

Lack of Infrastructure to Support Development - There is already growing pressure on local services, including schools, GP surgeries, and traffic networks. The proposed development would exacerbate these issues without clear, committed investment in local infrastructure or a robust plan to mitigate the impact.

Environmental and Amenity Concerns - This green space provides a valuable natural buffer between residential roads and main traffic routes. The loss of green land, potential impact on biodiversity, and the increase in noise and air pollution from construction and traffic are deeply concerning.

Access Objection - Should the Development Be Approved

Without prejudice to my objection above, I must also raise specific concerns regarding the proposed location of the main access and exit point from the development via Old Forest Road.

Old Forest Road is a quiet residential street, not suitable for accommodating estate-level traffic. The proposed access would significantly increase vehicle movements through a narrow, low-capacity road, creating serious safety risks and diminishing the quality of life for current residents. This road lacks the design and capacity to serve as a through-route.

By contrast, Toutley Road is a main road classified for heavier traffic use, with direct links to the A329 and the wider highway network. It is clearly the more appropriate location for a development access point. Allowing the development to connect to Old Forest Road would:

- 1) Create an unacceptable increase in traffic on a residential street;
- 2) Increase risk to pedestrians, cyclists, and school traffic;

Cause material harm to residential amenity through noise, pollution, and disturbance;

3) Undermine planning policy objectives around sustainable infrastructure and traffic management.

Should the council decide to approve this application, I strongly urge that any approval be conditional on the sole vehicular access point being situated on Toutley Road.

Thank you for taking the time to consider my representation.