

Planning Application Reference: 261597

Site Address: Land at Old Forest Road, Wokingham, RG41 1JA

Proposal: Application to vary Condition 2 (Approved Details) of planning consent 251421 to alter the tenure mix of the 53 proposed dwellings.

Submitted by: Craig Lath - Toutley Close, Wokingham

Date: 10.08.2026

Objection to Proposed Material Alteration

I am writing to formally object to the proposed amendment under application 261597. While affordable housing remains a valid requirement, replacing the originally approved mixed-tenure community with a 100% social / affordable housing scheme conflicts with local and national planning frameworks aimed at fostering inclusive, sustainable, and safe communities.

1. Severe Infrastructure Pressures and Impact on the Toutley Road Scheme

The local infrastructure surrounding Old Forest Road is already under critical strain. The [North Wokingham Distributor Road \(NWDR\)](#) initiative—specifically the realigned Toutley Road scheme—was intentionally financed and implemented to relieve historic traffic bottlenecks and mitigate systemic congestion in the area. Concentrating a 100% social housing scheme directly adjacent to this network creates a high-density pocket that threatens to overwhelm these newly established traffic-relief measures. [\[1, 2\]](#)

Furthermore, this extreme tenure shift is being proposed without any corresponding expansion of vital civic amenities. There is an absolute deficit of necessary provisions to support 100% social housing occupancy, notably:

- **No additional local policing resources** to account for the increased population density.
- **No expansion of local GP and doctors' surgeries**, which are already operating at or over capacity.
- **A severe lack of neighborhood amenities** within reasonable walking distance, forcing complete car-dependence.

2. Failure to Deliver Sustainable, Mixed-Tenure Communities

National planning guidelines heavily emphasise creating inclusive, mixed-tenure developments to mitigate social exclusion. Shifting from a balanced scheme to a single-tenure estate establishes an artificial overconcentration of social housing on Old Forest Road.

Academic research from the [Durham University Business School](#) indicates that heavily clustering purpose-built social housing within isolated enclaves reinforces geographic segregation. Rather than integrating residents into Wokingham, a 100% single-tenure concentration risks creating an isolated pocket lacking the economic diversity necessary to support long-term neighbourhood resilience.

3. Increased Risk of Crime and Anti-Social Behaviour (ASB)

Under Section 17 of the Crime and Disorder Act 1998, planning authorities carry a statutory duty to actively consider community safety and crime prevention. Altering the tenure mix to 100% social housing introduces documented risks regarding crime and ASB concentration that local infrastructure cannot absorb.

A comprehensive analysis of national crime statistics conducted by Nottingham Trent University's Quantitative and Spatial Criminology Research Group verified that social renting households experience significantly higher levels of crime victimisation. Specifically, social housing areas experience:

- **50% more burglaries** compared to other tenures.
- **70% more household thefts.**
- **40% more criminal damage.**

Furthermore, data from [Resolve UK published in Inside Housing](#) confirms that nearly one in three residents in high-density, single-tenure environments report that persistent ASB—such as public drug-dealing and vandalism—fundamentally compromises safety. Removing the natural surveillance and socioeconomic balance provided by private homeowners or shared-ownership tenures severely undermines public safety at this location, especially without any planned uplift in local policing.

4. Conclusion

The original application (251421) struck an appropriate tenure balance. The proposed variation completely undermines the core planning principles of mixed-tenure sustainable development, risks undoing the congestion-relief benefits of the Toutley Road scheme, and introduces proven escalations in local crime and ASB rates. I strongly urge the Wokingham Planning Committee to reject this alteration and uphold the requirement for a balanced, mixed-tenure community.

I also think the way this alteration has been somewhat underhand. You could have clearly said on the neighbour notification what the amendment was aimed at but instead made it so that people had to go and research what this amendment was. I assume in the hope that many people wouldn't bother looking it up and it would pass without challenge.

I have tried to upload this objection several times to the planning portal which does not seem to be working and so instead am emailing directly which have been advised is acceptable. The deadline on the neighbour notification states 10th of August which I would take to the closing at 23:59 on 10/08/2026 so I assume this objection will be registered before the deadline expires.

if for any reason this is not the case then please can you let me know. Also is it possible to find out if future consultations on this amendment will be heard at any council planning meetings?