

PLANNING REF : 251421
PROPERTY ADDRESS : Toutley Hall North
: Old Forest Road, Wokingham, Berkshire
: RG41 1JA
SUBMITTED BY : Mrs Natasha Sawdon
DATE SUBMITTED : 06/07/2025

COMMENTS:

I would like to record our strong objection to the proposed development of housing behind Toutley Hall, specifically in relation to the proposed access road being off Old Forest Road. This is currently a quiet, unmade country lane with an abundance of wildlife, fauna and protected trees, TPO's are in place. There is shallow

drainage from West Toutley, North Toutley across the middle of the lane into The White House which would not bear the brunt of heavy, constant traffic flow.

The addition of over a hundred vehicles accessing the development from this lane would put untold pressure and traffic volume directly into Emmbrook Village, the very reason the NDR road was built. This does not include delivery vehicles (often large vans), garbage trucks, visitors, emergency services. Surely using the NFR road as the main access makes much more sense as there are already several dropped kerbs in place. Road safety has not been properly assessed. East

Toutley Hall access will be directly into this proposed road, no view of entry or exit from the property exists and there will be collisions. Also there is a side entrance to East Toutley Hall to access the main house, this would open directly onto the road.

In addition there are 3 large schools in Emmbrook Village. Large numbers of children walk daily to and from school along Old Forest Road, plus many on bikes. This influx of unnecessary traffic will cause road safety and pedestrian safety to be compromised.

Noise pollution has also not been addressed to our satisfaction. The increased pollution, car noise, headlights will be significant and affect the daily lives of the current inhabitants near and on the lane. This will impact on my mental health. I work from home. We understand the developer Daniel Bradbury, has submitted findings of noise pollution but we can confirm that no property in the immediate vicinity has been consulted or assessed for this.

All traffic would also have to navigate the junction at Lowther Road, Commons Road the bus stop that is situated between West Toutley Hall and East Toutley Hall. This is an ill thought out proposal and we

implore the council to refuse access via this unmade country lane and use the NDR road for the very purpose it was built.