

PLANNING REF : 261597
PROPERTY ADDRESS : 76 Emmbrook Road
: Wokingham, Berkshire
: RG41 1HG
SUBMITTED BY : Miss Samantha Willicombe
DATE SUBMITTED : 03/08/2026

COMMENTS:

I STRONGLY OBJECT to this planning application for a number of reasons:

1. The main access route will require the removal of a number of stunning oak trees which all have tree preservation orders on them which would have a significant environmental impact.
2. The lane is barely wide enough for 2 cars to pass.
3. The traffic in the local area is already a problem particularly during school drop off and collection times - the amount of traffic on the local roads together with the number of pedestrians is dangerous and I often witness near misses between school children and vehicles during these times.
4. The environmental impact of the additional traffic created by this proposal would also be significant - the local residents and local school students would have to suffer an increase in noise and traffic / air pollution and this is already a problem.
5. The area around the proposed development including the SANG is used widely by families and dog walkers - increased traffic would have a detrimental impact on the environment enjoyed by everyone in the local area and likely discourage people from using the beautiful natural areas we currently have to enjoy.
6. The council have spent 180 million on building the NDR to help alleviate some of the traffic through Emmbrook so it seems ludicrous that they would allow 53 additional houses to counteract this. The traffic on the NDR and main Reading Road during peak hours is significant and often at a standstill which causes a huge detrimental impact on the environment for both local people and wildlife. Increasing the traffic by building more housing would only exacerbate the problem.
7. Local facilities such as shops, schools and primarily Doctor surgeries are already under strain and not able to support additional people.

In summary, I STRONGLY OBJECT to the proposal to build 53 more houses in this area as I believe the impact on both the local people, environment and wildlife would be incredibly detrimental.