

PLANNING REF : 261059
PROPERTY ADDRESS : Windridge
: 27 Langley Common Road, Wokingham, Berkshire
: RG40 4TU
SUBMITTED BY : Mr Gregory James Battisson
DATE SUBMITTED : 01/07/2026

COMMENTS:

Subject: Objection to Planning Application 261059

Dear Sir/Madam,

I am a resident of 27 Langley Common Road and I write to formally object to planning application 261059.

Given my proximity to the proposed development, I have significant concerns regarding the impact on traffic (including highway safety), residential amenity (including direct overlooking), prolonged construction impacts, loss of wildlife and trees, and the appropriateness of the scale of development in this semi rural location. These are material planning considerations and conflict with both local planning policy and the National Planning Policy Framework (NPPF).

1. Traffic and highway safety - Langley Common Road / Barkham Road
My primary concern relates to the existing and worsening traffic conditions on:

- Langley Common Road
- Barkham Road

These routes already experience congestion, particularly during peak and school-related periods, and are not well suited to absorb significant additional traffic.

Evidence of existing congestion (local observation)

From daily use of these roads, it is evident that:

- Traffic regularly backs up along Barkham Road, particularly during morning and afternoon peak periods
- Vehicles frequently queue along Langley Common Road, with delays at junctions and restricted flow in both directions
- Congestion is often exacerbated by school traffic and turning movements, leading to stop-start conditions and reduced visibility
- The road network in this area is already operating close to capacity at key times, with limited opportunity for safe overtaking or manoeuvring
- The single vehicular access point suggested to the site would create a severe bottleneck, yet the application provides no clear emergency vehicle access strategy

- The bus route information in section 7.87 and table 7.14 of the Environmental Statement is inaccurate: there is no Leopard 3 service to Langley Common Road and no reasonable bus access from within the site, leaving no medium/long-distance viable alternative to car travel

- The proposed non-vehicular access to Arborfield Green shown in Appendix B carries little weight, as it depends on the separate Arborfield Studios development, which has no committed timeline for delivery or any approvals of layout and design

- Footpaths along Langley Common Road and Barkham Road are narrow, with the Barkham Street footpath ending after St. James Church. The proposal does not address the resulting pedestrian and highway

safety

risks

- Further increase the risk associated with accessing Arborfield Green from Langley Common Road via the Bigg Lane roundabout, where visibility is limited and no crossing provision is provided to connect the footways
- The fear and intimidation assessment (table 7.18 of the mental Statement) is misleading in concluding negligible impact, given that the score at this location is already 50 ("Great")
- The application also fails to include pedestrian crossing provision along the full length of Langley Common Road

Introducing additional traffic from a development of this scale would therefore compound an already constrained and stressed local network, increasing delays and safety risks for pedestrians, cyclists, and residents.

This is contrary to:

- NPPF Section 9 (Promoting Sustainable Transport)

- The Wokingham Local Transport Plan 2025

In my view, the application does not adequately demonstrate that these impacts can be safely accommodated.

Additional highway safety concern - driveway access and visibility A further serious concern relates to the ability of residents along Langley Common Road, including my property, to safely access and exit driveways.

Langley Common Road will have curvature and restricted sightlines in the direction of the proposed roundabout and associated traffic flows. By my measurement of the materials included in Traffic Assessment, Appendix B, the line of sight from my driveway access towards the proposed roundabout is only 16 meters. This will create significant challenges in safely judging oncoming traffic.

The proposed development would:

- Increase traffic volumes along this section of road
- Introduce more frequent vehicle movements associated with the new junction/roundabout
- Further reduce safe opportunities for residents to enter and exit their driveways or for pedestrians to cross Langley Common Road

This combination materially increases the risk of vehicle conflict, near-misses and accidents, particularly where visibility is already constrained.

Importantly, the application does not appear to provide adequate assessment of these specific localised visibility constraints or demonstrate how safe access for existing residents is maintained.

This is contrary to:

- NPPF Section 9, which requires development to ensure safe access for all users
- Established highway design principles requiring adequate visibility splays and safe access arrangements

2. Direct overlooking and loss of privacy

The proposal would result in direct overlooking into my property at 27 Langley Common Road, including:

- My garden
- Ground floor living areas

- Upper floor rooms and balcony

This represents a clear and unacceptable loss of privacy, conflicting

with:

- NPPF Section 8 (Promoting healthy and safe communities)
- Wokingham MDD policies (including Policy CC06 - Noise and amenity)

3. Overdevelopment in a semi rural context

The scale and density of the development are inappropriate for this semi rural setting and would:

- Erode the character of Langley Common Road
- Introduce an overly urban form of development
- Result in a scheme that is out of keeping with its surroundings

This conflicts with:

- NPPF Section 12 (Achieving well designed places)
- Wokingham's local design and development policies

4. Prolonged construction impact (noise and disturbance)

The development is expected to be delivered over a prolonged period (a timetable of construction over 8 years), resulting in:

- Sustained construction noise from near-continuous building works over the construction period, as indicated in section 5.15 of the Environmental Statement and deemed "Major" in SPL tables 14.20 - 14.23 for 1-27 Langley Common Road

- Continuous disturbance from works, deliveries and traffic, including a 45% increase in HGV traffic flows in direction EB/NB along Langley Common Road (between Biggs Lane and the single site access),

warranting further assessment for the construction scenario as per Rule 1 of the IEMA Guidelines

- Construction-related dust is likely to reduce air quality throughout the construction phase, particularly affecting sensitive residential receptors on the south side of Langley Common Road, which back onto and are downwind of the site, including my own property

- Long-term degradation of residential amenity

Given the quiet nature of this area, this represents a significant cumulative impact, not a short-term disruption.

This conflicts with:

- NPPF Section 8
- Wokingham MDD Policy CC06 (Noise)

5. Impact on wildlife, trees and local ecology

A further concern is the impact on wildlife, trees and biodiversity, which contribute significantly to the semi rural character of this area.

The development risks:

- Loss or degradation of existing trees and vegetation

- Disturbance and displacement of wildlife habitats
- Fragmentation of local ecological networks

This conflicts with:

- NPPF Section 15 (Conserving and enhancing the natural

environment) - Wokingham MDD Policy CC03 (Green Infrastructure, Trees and Landscaping)

Conclusion

For the reasons outlined above, the proposal conflicts with key local and national planning policies, particularly in relation to:

- Traffic and highway safety (with clear existing capacity issues)
- Residential amenity (including overlooking and prolonged construction impacts)
- Design and appropriateness in a semi rural setting
- Protection of wildlife and natural environment

I therefore respectfully request that Wokingham Borough Council refuse planning permission for application 261059. Should the Council be minded to approve the application, I request that it is referred to Planning Committee for full public consideration.

Yours faithfully,
Gregory Battisson
27 Langley Common Road