

PLANNING REF : 251421
PROPERTY ADDRESS : 58
: Toutley Road, Wokingham, Berkshire
: RG41 1QL
SUBMITTED BY : Mr Emmbrook Residents Association (Additional submissions)
DATE SUBMITTED : 17/09/2025

COMMENTS:

These comments are in relation to the additional submissions made by the applicant (visualisation and cross section of the proposed access road).

We have reviewed the new cross-section submission, and also taken some measurements and photos on site. Consequently we are concerned that the cross-section provided does not reflect the actual situation which is present on site, specifically in relation to the impact of tree roots from the protected oak tree to remain. We are also concerned about the viability of the revised road priority arrangements, and whether they will address prior concerns about non-standard road width, and risk of vehicular collisions and/or impact on the footway.

It is very disappointing, having clearly accepted there are issues with the access road by introducing priority arrangements in the latest design, that the applicant persists with trying to make this access arrangement work when it clearly has serious flaws (noted in our previous submissions and reinforced below). The situation is even more absurd given there is a very simple solution to access the development of Toutley Road (NWDR).

Key points are as follows:

1) Location of tree roots:

a) Firstly the cross section provided by the applicant does not identify the location of tree roots which impact on the footway construction. We also note that the visualisation previously provided in Jul 2025 has been prepared in such a way as to disguise the extent of the root structure from that tree, and the impact it has on the footway.

b) We have taken measurements on site, which demonstrates that the tree root structure, at the point it interfaces with the edge of the footway, is at least 250mm above the existing road level at the entrance to Oaklea Cottage. Photos have been provided to the officer overseeing the application.

2) Height differential between footway and access to Oaklea Cottage:

a) We consider a footway substructure specification would require at least 250mm depth (above the tree root structure).

b) We also note, given the non-standard roadway width at this point, and the lack of any material physical demarcation between road and footway (as shown in the visualisation and noted in the cross-section), that vehicles will routinely use the footway in

this area to pass each other. We do not consider the revised roadway priority design will reduce this likelihood for the reasons noted below. Consequently we consider that the no-dig requirement above root structure, which applies to the roadway, would therefore also need to apply to the footway as that will certainly be exposed to vehicular movement and most likely to be heavy vehicle movements.

c) Considering the above, it is clear that the height differential for the footway above the existing access to Oaklea cottage will need to be a minimum of 500mm. Noting the margin width of 1150mm shown on the cross-section, it is apparent the maximum gradient of 1 in 6 is not achievable and will in fact be closer to 1 in 2. This does not provide an acceptable access arrangement to Oaklea cottage.

3) Revised roadway design to include priority arrangements:

a) It is evident that the revision to the roadway design has been introduced to try and address concerns raised about the non-standard road width. It is therefore welcome that it has been accepted that the non-standard road width does present a significant issue, meaning many vehicles will be unable pass each other safely.

b) We do not however consider that the revised priority arrangement will in any material way address the concerns. It is clear from the cross-section provided that the visibility splay for a vehicle waiting to exit the development is so limited that there will be no realistic opportunity for them to see a vehicle approaching before they pull out into the path of that vehicle. It is evident that the result of this arrangement will be for a vehicles exiting the development to drive on the footway adjacent to Oaklea cottage to navigate past approaching vehicles.

We would of course be happy to discuss our comments further if you require any clarification.