

PLANNING REF : 261597
PROPERTY ADDRESS : Chelledon
: 'Chelledon', Old Forest Road, Wokingham, Berkshire
: RG41 1HY
SUBMITTED BY : Mr John Dudman
DATE SUBMITTED : 13/08/2026

COMMENTS:

I strongly object to this planning application on numerous counts for the planned building of 53 houses in the field behind Toutley Hall.

1. Highway Safety

There is continual parking on pavements in Old Forest Road which is a narrow residential road, plus in Lowther Road & Commons Road due to recent housing developments where parking is clearly inadequate for the number of properties & its residents. This results in excessive pavement parking especially along Old Forest Road which barely allows for two cars to pass. Exit into Old Forest Road from this proposed development will create chaos as WBC policy on cars per household is now woefully inadequate. Even more pavement parking creates further danger and impacts pedestrian usage + access hazards. With WBC having spent 180M on the NDR this has to be the safe and sensible entry/exit point. The proposed access into OFR is narrow and will require the removal of Oak trees with TPOs which further destroys & degrades the local environment.

2. M4 Noise

Prior to the NDR being built the Emmbrook Residents Association confirmed that M4 noise pollution in OFR was above legal limits. No significant mitigation has ever been provided and now with the addition of the NDR (180M) there is no respite to the constant & combined noise pollution. We see no reference to effectively managing this issue within the proposed development. Erection of local fences as barriers has no effect what so ever.

3. Environment

The presence of bats is well known in this area and a full survey is needed. This together with other protected species & habitats needs to be conducted before any consideration is given to this opportunistic development by Bellway Homes. With an ever-increasing focus on global warming especially this summer, it's key to ensure longevity of existing green spaces and the land around plus equally important the retention of trees and not their systematic removal especially when qualified for TPOs. This is a critical consideration. The local doctors, dentists, schools etc, are all now at capacity and we see no consideration toward the addition of such vital services. Additionally, I do note the likely revised plans will include 100% social housing and again no consideration to the maintenance needs that this brings with such a proposed development & impact to the local area.

I again reiterate my strongest objections to this proposed development in such a clearly unsuitable location.