

PLANNING REF : 251421
PROPERTY ADDRESS : Twigs
: Old Forest Road
: RG41 1JA
SUBMITTED BY : Ms Lauren Fish
DATE SUBMITTED : 01/07/2025

COMMENTS:

Re: Planning Application for 53 Houses in Emmbrook, Berkshire

I am writing to express my strong objection to the proposed development of 53 houses in Emmbrook, Berkshire. As a [resident / concerned citizen / stakeholder], I believe this development would have significant adverse impacts on the local community, infrastructure, environment, and public safety.

Grounds for Objection:

1. Overdevelopment:

The proposed development would put immense pressure on local infrastructure, including roads, schools, and healthcare facilities. I have a young family. Already trying to get doctors appointments is near impossible and it's frightening to think of the local residents who already delay getting appointments and the impact on their health. Emmbrook already struggles with congestion and strained services; this development would only worsen these challenges and reduce quality of life for existing residents.

2. Loss of Green Space:

The proposed site is a well-used and much-loved green space, providing a valuable habitat for wildlife and a peaceful area for recreation. I frequently use this green space as a dog walker, and many others use the route that runs from the SANG, through the field, and out onto Old Forest Road (to the right of the last house). While we have been fortunate to enjoy this natural space, it is disheartening to think it could be lost.

We are already witnessing a rapid decline in local green spaces. With every new development, more wild animals including deer are losing their natural habitats. Has genuine consideration been given to how building on yet more green space affects local biodiversity, community well-being, and the area's environmental balance?

3. Traffic and Congestion:

The development would significantly increase traffic in the area, especially during peak hours. This would worsen already congested roads, raise pollution levels, increase noise, and make walking and cycling routes more dangerous particularly for children and families.

4. Road Safety Concerns:

I also noticed that the road safety audit for this application was conducted at 11:00am on a Friday. This is a concern, as it avoids the busiest and most relevant times such as school drop-off and pick-up hours when children and families are walking or cycling along the road. Conducting a safety assessment outside of peak pedestrian activity fails to reflect the true risks, and raises serious questions about the adequacy of the evaluation. This is a major safety flag that must not be overlooked.

5. Inadequate Access and Traffic Volume Impact:

One of the biggest issues with this development is the proposed access. Introducing approximately 110 additional vehicles (not

including deliveries, visitors, and service traffic) via a single new road will, in my opinion, have a serious and lasting impact on local residents living on and around that access point. The road infrastructure simply does not appear to be sufficient to safely and efficiently accommodate this increase in volume, raising real concerns around safety, congestion, noise, and disruption.

Conclusion:

In light of the above concerns, I respectfully urge the Council to reject the planning application for 53 houses in Emmbrook. The long-term impacts on public safety, local infrastructure, green space, and overall community well-being are too great to ignore. I hope the Council will give serious weight to the views of local residents and act to protect the environment and integrity of our area.

Thank you for taking the time to consider my objection. I look forward to your response and to the outcome of this planning application