

PLANNING REF : 251421
PROPERTY ADDRESS : Aum
: Old Forest Road, Winnersh, Berkshire
: RG41 1HY
SUBMITTED BY : Mr Hiten Vij
DATE SUBMITTED : 22/07/2025

COMMENTS:

I strongly object to the proposed construction on the following grounds:

1. Impact of vehicular traffic in the area:

First and foremost, the plans headline shows 53 dwellings whereas in reality it is 53 houses and 22 flats (10 one bedroom and 12 two bedroom flats). Assuming a minimum of two cars for each house and two bedroom flat and one car for one bedroom flat, we are looking at 140 additional cars in the area. This is too large a number and will cause regular traffic jams and pollution in the area. Having the access via Old Forest Road is a recipe for disaster. The road is already narrow at the bridge allowing one way traffic via the lights and adding these many vehicles will only create a nightmare especially during the morning and evening peak times.

2. Impact on the surrounding houses and lanes:

There is a very likely scenario people in the proposed dwellings having more cars than the limited amount of allocated parking. For example, the flats have only one parking space allocated whereas it is very likely that people living in the flats will have two cars. On top of it, the visitors will also add to the lack of parking spaces. All this will lead to people parking their cars on Old Forest Road and other roads like Lowther road in front of the existing houses. This will negatively impact the pricing and impression of the area with cars parked on the roads. It will also congest the lanes in the road thereby impacting the traffic.

3. Impact on wildlife and protected trees:

The development will negatively impact the fauna and wildlife in the area. There is also an impact whereby protected trees will be damaged in such a way that the trees will die quicker over a period of time.

4. Impact on Toutley Hall as non designated heritage asset: As highlighted by the report from Embrook Residents Association, Toutley Hall is a heritage asset and the proposed development around it will be in direct contravention of WBC Development Plan - Managing Development Delivery (MDD) - Policy TB26.

The proposed number of dwellings is excessive for the size of the site and entirely disproportionate to the surrounding area. Such overdevelopment would significantly diminish the quality of life for both future residents and those in neighbouring communities. It would fundamentally and irreversibly alter the peaceful, semi-rural character of the area.

This development risks introducing unacceptable levels of noise, pollution, and traffic, while eradicating valuable green space that supports both biodiversity and community wellbeing. While the need for additional housing is acknowledged, it must be met in a way that is sustainable and sensitive to existing settlements.

Wokingham has already delivered a substantial number of new homes in recent years, placing growing pressure on essential infrastructure. GP surgeries, schools, and local drainage systems are already operating near or beyond capacity. What assurance is there that these vital services will be expanded to support yet another influx of residents?

I strongly urge the planning authority to reject this application in order to protect the integrity of the local environment, the wellbeing of existing communities, and the area's distinctive character.