

PLANNING REF : 251421
PROPERTY ADDRESS : 1 Wayside
: Wokingham, Berkshire
: RG41 1AD
SUBMITTED BY : Mrs Monika Ottlecz-Halasz
DATE SUBMITTED : 15/07/2025

COMMENTS:

The proposed access from Old Forest Road is entirely unsuitable. The track is too narrow, bordered by mature trees, and lacks any safe space for pedestrian use. Traffic generated by the development would significantly increase congestion along Old Forest Road, particularly at the narrow, single-lane railway bridge. Any alternative routes would redirect vehicles back through Emmbrook.

Providing access via the NWDR which was specifically designed to divert traffic away from this area would bring clear benefits for everyone:

For future residents: quicker, safer access by car to Wokingham, Reading, and the M4 (having walking and cycling path to Old Forest Road)

For the developer: safer, faster, and likely more cost-effective construction, as the NWDR already exists with a potential access point to the field (as shown on the plans)

For the Emmbrook community: reduced through-traffic and associated congestion in the area.