

PLANNING REF : 251421
PROPERTY ADDRESS : Commons Road
:
: RG41 1JG
SUBMITTED BY : Mrs C Jordan
DATE SUBMITTED : 17/07/2025

COMMENTS:

Re: Application Number : 251421 - Proposed Development of Land off Old Forest Road, Winnersh

I do not want any further development in Emmbrook as I believe we have had our fair share with the Matthews Green site. However, as this additional application for housing has been proposed, my objections to this are :

- 1) I think 53 homes is too dense for the proposed site and the village of Emmbrook itself.
- 2) The inappropriate, proposed access between existing dwellings is totally unreasonable. The current residents should not have to endure the prospect of at least 110 minimum traffic movements per day past their properties onto a minor road set between two existing busy junctions, when a more sensible access would be onto the new, purpose built (at great public expense) NWDR, Toutley Road. Also, the current residents should not have to suffer multiple traffic movements and noise pollution during construction and beyond.
- 3) I have heard that the land located to the right side of the proposed site on this developer's plan may also be earmarked for development. If that is the case then surely one suitable access for both sites would be directly onto the NWDR, Toutley Road, NOT Old Forest Road. The NWDR was built for the purpose of access for any future developments.
- 4) I think the plan does not clearly represent the site for residents to understand exactly where it is. It does not label Commons Road, or even show Lowther Road, and these junctions will be directly affected by the increased traffic movements from the proposed site.
- 5) The loss of any trees on the site, in particular the mature trees, is totally unacceptable and should not be an option. These trees provide an important back drop to the existing mature landscape, characterised throughout Emmbrook.

I cannot believe the council would think the proposed access is suitable and reasonable for the residents of Emmbrook.

These are my objections to this application.

Kind regards
Claire Jordan