

PLANNING REF : 251421
PROPERTY ADDRESS : Aum
: Old Forest Road, Winnersh, Wokingham
: RG41 1HY
SUBMITTED BY : Mr Hitender Vij
DATE SUBMITTED : 19/02/2026

COMMENTS:

I am writing to object to this planning application for 53 houses and a further 22 flats in Emmbrook.

This is a very large development for this area, and I do not believe the level of consultation has reflected that. Only a small number of properties within RG41 1JA were notified, while nearby roads such as Commons Road and Lowther Road were not properly informed, and there was no clear signage on site to alert the wider community. For something of this scale, residents should have been given a far better opportunity to understand and comment on the plans. It is also concerning that discussions appear to have taken place in principle before local people were fully aware of the proposal.

My greatest concern is the proposed access via Old Forest Road. This is a narrow, rural lane with no pavements or street lighting and it is already heavily used by pedestrians, including children walking to school. It simply is not designed to cope with the volume of traffic that 53 houses and 22 flats would generate, particularly during construction. The road would quickly become overloaded, leading to congestion, increased pollution, and very real safety risks. The North Wokingham Distributor Road was built to take traffic away from residential routes like this, and I cannot understand why access is not being directed there instead.

Finally, this development would mean the permanent loss of valued green space that supports wildlife and provides an important open area for local residents. At the same time, it would add further pressure to already stretched schools, GP surgeries, drainage systems and local roads. Overall, the scale of what is being proposed is simply too great for this site, and I respectfully ask that the application be refused.