

PLANNING REF : 251421
PROPERTY ADDRESS : 11 Elmley Close
: Wokingham, Berkshire
: RG41 1HP
SUBMITTED BY : Mr JOHN EYLOTT
DATE SUBMITTED : 19/02/2026

COMMENTS:

My objection to this application still stands as I see little has changed following its re-submission

For example, it still does not address the issues with access from Old Forest Road that I raised in my original objection.

To re-iterate:

The current Emmbrook infrastructure of roads, schools and GP/Healthcare is already strained and this proposed development would just add to the problems. My observations and objections to the proposed development are as follows

If permitted, especially with the access to the development being via Old Forest Road, the building of 53 new homes would mean local residents having to put up with contractor's heavy construction vehicles/noise/pollution on local Emmbrook roads.

On completion of the build, the local residents would have to endure the additional road traffic/congestion from residents going to and from the development.

The proposed access road next to Toutley Hall is not wide enough to accommodate the footpath/cycle way, and road lanes suitable for cars and large/wide delivery/bin vehicles.

The limited visibility when exiting the proposed development and turning right on to Old Forest Road would be an accident waiting to happen.

All of the above would also put at risk the safety of road users (including cyclists) and pedestrians. Note that Old Forest Road is a common route used in particular by school children and their parents using the Emmbrook schools, Village hall, and Cricket ground.

The proposed site for the development is essentially part of the last remaining green spaces that have separated Wokingham and Winnersh. We have seen the NWDR already cutting a large swath through this area including the Millennium Arboretum, and this is another attempt to reduce the green space and its wildlife again.

Over the last 4 years or more, Emmbrook residents have suffered more than enough disruption, noise, heavy traffic, and pollution from the NWDR roadworks, and new housebuilds. This latest proposed development should not be permitted.

I object to the proposed development and urge the Council to reject the planning application

