

PLANNING REF : 251421
PROPERTY ADDRESS : 31
: 31 Ashton Road, Wokingham, Berkshire
: RG41 1HL
SUBMITTED BY : Doctor David Walmsley
DATE SUBMITTED : 12/07/2025

COMMENTS:

I have studied the proposals in this Planning Application and I wish to comment on the proposed means of access to the site.

The application proposes that access to the site should be via a lane off Old Forest Road. This lane is narrow and obstructed by trees, and I consider it unsuitable for access to a site containing 53 dwellings, which would mean around 100 vehicles per day needing to use the lane and emerge onto Old Forest Road.

Furthermore, Old Forest Road itself is not suitable for large flows of traffic. Vehicles heading for Reading Road would need to use one of two crossings of the railway, either on Old Forest Road itself, or on Emmbrook Road. Both these crossings are light-controlled and allow only limited flows.

I would point out that the proposed site lies alongside the new North Wokingham Distributor Road (NWDR). This road was constructed only a few years ago for the very purpose of serving new developments along its route. I believe that the logical and better access to the

proposed site should be via a junction with the NWDR, rather than via Old Forest Road. The narrow lane onto Old Forest Road could be left as a route for pedestrians and cyclists to get to the nearby schools and bus routes, but it is quite unsuitable for vehicular traffic.

I hope that the developers will reconsider this aspect of the plans.
Sincerely, David Walmsley