

PLANNING REF : 261597
PROPERTY ADDRESS : 28 Lowther Road
:
: RG41 1JD
SUBMITTED BY : Mr Taranjit Singh
DATE SUBMITTED : 03/08/2026

COMMENTS:

Objection to Planning Application 261597 - Land at Old Forest Road, Wokingham (RG41 1JA)

Dear Planning Officer,

I wish to object to planning application 261597 relating to the variation of the approved plans for the development at Land at Old Forest Road.

I am a local resident living just off Old Forest Road and am extremely concerned about the cumulative impact this development will have on the local highway network and surrounding infrastructure.

My principal concern is traffic congestion. Old Forest Road already experiences significant delays throughout the day, particularly during the morning school run, mid-afternoon and evening peak periods. Access to the site is constrained, with one route controlled by traffic lights that regularly results in long queues, while the nearby relief road is also frequently congested. Any additional vehicle movements generated by 53 further households will inevitably increase pressure on an already overstretched road network.

I am also concerned that surrounding residential roads, including Lowther Road, will become increasingly used as alternative routes by drivers seeking to avoid congestion. This will increase traffic volumes on roads that were never designed to accommodate significant through traffic, affecting the safety and quality of life of existing residents.

In addition to highway concerns, local infrastructure is already operating at or beyond capacity. Local schools are heavily oversubscribed, GP surgeries and NHS dental services are difficult to access, and many other community services are under considerable pressure. While each individual development may appear modest in isolation, the cumulative impact of continued housing growth without corresponding investment in infrastructure is becoming increasingly unsustainable.

I appreciate that planning permission has previously been granted for development on this site. However, when considering this application to amend the approved scheme, I ask the Council to carefully assess whether the revised proposals increase or worsen the impact on the local highway network, residential amenity and supporting

infrastructure. If the revised plans result in any increase in vehicle movements, changes to access arrangements, or any other material

impacts, these should be fully assessed before any variation is approved.

I respectfully request that Wokingham Borough Council refuses this application unless it can clearly demonstrate that the revised proposals will not have a detrimental impact on highway safety, traffic congestion or the capacity of local infrastructure.