PLANNING REF : 261597
PROPERTY ADDRESS : Toutley Close
:
: RG41 1JH
SUBMITTED BY : Miss Annalise Titcombe
DATE SUBMITTED : 03/08/2026

COMMENTS:
I STRONGLY OBJECT to the proposed variations and modifications under planning applications 261597 (Application to vary condition 2 of planning consent 251421) and 261298 (Application to modify Section 106 Planning Obligation, Schedule 1 - Affordable Housing).

My grounds for objection are outlined below on material planning grounds:
1. Unbalanced Housing Mix and Non-Compliance with Policy (100% Social
Housing)
Breach of Mixed-Tenure Principles: The proposal to amend the Section 106 agreement to convert the development from the policy-compliant requirement of 40% affordable housing to 100% social housing goes against National Planning Policy Framework (NPPF) guidelines and local planning principles, which favor creating balanced, mixed-income, and integrated communities.

Over-Concentration: Concentrating 53 social housing units into a single localized block rather than distributing affordable housing proportionally across broader development zones risks undermining long-term social cohesion and places disproportionate demand on immediate local public services.

2. Overdevelopment, High Density, and Scale of Build
Inappropriate Density: Constructing 53 dwellings on this specific parcel of land constitutes overdevelopment. The scale and layout of the proposed build represent an over-intensification of use that is out of character with the surrounding lower-density residential area.

Strain on Infrastructure: The addition of 53 households will place severe strain on local schools, healthcare facilities, and utility infrastructure, which are already operating at capacity in the Wokingham and Emmbrook area.
3. Highway Safety and Inadequate Access Infrastructure
Unsuitable Access Route: The proposal to utilize the unmade lane behind Toutley Hall as the primary access point is fundamentally unsafe. The lane is inadequate in width for two-way vehicle traffic, emergency services, and delivery vehicles, posing a severe hazard to existing residents and pedestrians.
Undermining Local Traffic Relief: Directing construction and resident traffic through Lowther Road, Commons Road, and Emmbrook Village directly defeats the purpose of the 180 million North Distribution Road (NDR), built specifically to bypass Emmbrook.

Ignored Purpose-Built Access: A direct access point onto the NDR exists. It is unacceptable for developers to bypass purpose-built highway infrastructure in favor of narrow, residential access lanes. All vehicle access for the development must be restricted exclusively to the NDR.
4. Environmental Destruction and Loss of Protected Trees

Removal of TPO Trees: The proposed access route involves the destruction of historic, mature oak trees that are protected by Tree Preservation Orders (TPOs).
Loss of Biodiversity and Character: The removal of these protected trees will cause irreversible damage to the local ecosystem and destroy the rural character of the lane. TPO status must be upheld, and the development layout altered to preserve these natural assets.

Conclusion
The combination of an unviable access route, environmental destruction, overdevelopment, and a move to a 100% single-tenure social housing model makes these variations unsustainable and contrary to sound planning policies.

I strongly urge the Planning Committee to reject both applications (261597 and 261298).

Yours sincerely,
Annalise Titcombe
03/08/2026