

PLANNING REF : 251421
PROPERTY ADDRESS : White House
: Old Forest Road, Wokingham, Berkshire
: RG41 1JA
SUBMITTED BY : Mr Kevin Wildman
DATE SUBMITTED : 16/07/2025

COMMENTS:

We object to the plan as a whole - following intensive building in the area over the last several years, this field is one of the few green spaces left in Emmbrook/Winnersh. Its removal will impact existing local residents and any chance of maintaining what used to be a thriving area for wild life - several years ago we had deer entering our garden, hedgehogs, foxes, frogs and bats flying around in the evening - we see very little of that now and developing this final area of green space will ensure the local wildlife is gone forever.

The proposed housing density of 53 dwellings is far too much for the area proposed - if it goes ahead it should be reduced to @20. There is little or no local capacity in GP surgeries, NHS Dentists and other facilities in the area to support more housing.

The proposal to utilise the narrow farm track to Old Forest Road as access is totally unsuitable for many reasons:

- The track is too narrow to provide 2-way traffic and suitable footpaths
- Traffic volumes - This would bring @100 cars, lorries, delivery vans etc daily on and off OFR and into Emmbrook village, causing traffic congestion.
- Road safety - Due to the space available, its not possible to create a safe junction for vehicles entering and exiting OFR from the track
- Road safety - Existing houses have gates and driveways that will be accessed directly onto the road (no footpath) - high possibility of accidents
- Road safety - The existing high walled driveway of Toutley East will have visibility restricted access directly onto what would be the junction of the new road and OFR - extremely high possibility of multiple accidents
- Road safety - The plan omits to mention that there is a Bus Stop between the track and the turning to Lowther Road, just a few yards from the top of the track. Driver visibility will be further obstructed when buses are stationary at the stop.
- Drainage issues - The developer has not provided any detail regarding how they will deal with the different levels of the existing track from one side to the other - how will they manage rain water run off?
- Existing rains - Existing drains for the adjacent properties run across the track at very shallow depth - again the developer has no plan as to how they will deal with this if they need to alter the road level.
- Light pollution - The developer states that their will be street lighting on the track - without making any study into how this new light pollution will impact the existing houses & gardens

- Noise pollution - this access road will become a very busy road both during construction phase and after, when the houses are occupied. The developer has failed to provide an acceptable study of noise pollution by classifying the existing area as semi industrial - which it clearly is not. By making this incorrect classification he has made the projected noise level as only slight increase on existing status - which is absolutely incorrect and presents a false picture to the town planners.
- Tree protection - The track has a number of mature trees, some with TPO's that would need to be removed - The developer has not taken this into account.

For the reasons above we object to the plan in general, the density of housing and the proposed access.