

PLANNING REF: 261597

PROPERTY ADDRESS: Wokingham, Berkshire, RG41

SUBMITTED BY: Chris Brannan

DATE SUBMITTED: 07/08/2026

COMMENTS:

My main concerns are as follows.

The proposed access onto Old Forest Road is already in a difficult location close to Commons Road. This part of the road network is regularly busy, particularly at school times and at other peak periods, and there are already substantial traffic pressures affecting Old Forest Road, Toutley Road, Reading Road and the surrounding roads through Emmbrook.

I appreciate that access from Old Forest Road was considered when the original development was approved, but if any of the plans have now changed then the council should make sure that those changes do not worsen visibility, road width, vehicle movements, pedestrian safety, emergency access, refuse access or the relationship with nearby junctions and entrances.

I still believe that access from or closer to Toutley Road would be more appropriate than placing additional traffic onto this part of Old Forest Road, although I understand that the principle of the existing access has already been considered.

I am also very concerned about the effect on the character of the area. This is currently open greenfield land which contributes substantially to the character of this part of Emmbrook and provides trees, hedgerows, wildlife habitat and an important sense of separation between existing development.

Any revised plans should therefore be carefully checked to make sure that they do not result in further loss of trees or hedgerows, reduced landscaping, increased hardstanding or lighting, greater visual intrusion, or additional harm to the character of Old Forest Road, Toutley Road or the setting of nearby properties and heritage assets.

Flooding is a particularly serious concern.

Emmbrook already experiences frequent and, at times, very heavy flooding. This is something local residents see in practice and it already affects roads and safe movement through the area.

The council's own flood-risk work also identifies significant existing problems around the Emm Brook and the surrounding road network, including recorded sewer and fluvial flooding and potentially dangerous surface-water flooding affecting both Toutley Road and Old Forest Road.

The council's own assessment has identified modelled flood conditions on surrounding roads that are capable of presenting a danger to people and affecting safe access and emergency access.

For that reason, I think particular care is needed before approving any changes to levels, road layouts, hard surfaces or drainage arrangements.

The council should satisfy itself that the revised proposals will not increase the amount or speed of surface water leaving the site, reduce the ability of the land to absorb rainfall, divert existing flow paths, increase flooding elsewhere in Emmbrook, or make surrounding roads less safe during periods of heavy rain.

This seems especially important because one of the related applications appears to deal specifically with cross-sections and levels.

I would therefore ask the council to make clear whether any site levels, road levels, drainage routes, attenuation arrangements or areas of hardstanding are changing, and to ensure that the Lead Local Flood Authority has considered the revised proposals before a decision is made.

The same applies to ecology and wildlife. Any changes should not reduce habitat, remove further vegetation, interfere with wildlife corridors or undermine ecological measures secured as part of the original approval.

I would also like confirmation that the proposed pedestrian connection, and its character, towards Toutley Road remains safe, practical and properly accessible and has not been weakened by any of the revised plans.

Overall, my concern is that an application described simply as being to “update the plans” could potentially contain changes which residents cannot properly assess unless those changes are clearly identified.

I would therefore ask that application 261597 is not determined until the proposed changes and their consequences have been clearly explained, the relevant documents have been made publicly available, and residents have had a reasonable opportunity to comment on them.

Please treat this as my current objection to the application and please confirm that I will be able to submit supplementary comments once the missing information has been provided.