



**Emmbrook Residents' Association**

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**ONE VOICE**

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REPRESENTING EMMBROOK RESIDENTS

9<sup>th</sup> March 2019

Development Management,  
Wokingham Borough Council,  
Shute End,  
Wokingham,  
RG40 1WR

Dear Sirs,

**Planning Application No. 190198**

**Site Location: Old Forest Road & Toutley Road**

**Proposal: Construction of the Western Section of the Northern Distributor Road**

I am writing on behalf of the Emmbrook Residents Association to submit our comments on the above application. This response is being submitted in the form of a letter as unfortunately the facility for submitting comments on the Planning website is unable to accept anything but unformatted text; and as such is unsuitable for submitting anything but the simplest of comments.

#### **Road Traffic Noise**

Although the noise modelling carried out on behalf of the proposer indicates that the majority of dwellings in the vicinity of the proposed NDR would not be unduly affected by traffic noise Para 10.9.17 of the Environmental Statement states:

*Further to the above, a separate, preliminary assessment has been undertaken in relation to the Noise Insulation Regulations. This has found that 31 dwellings could be eligible for noise insulation, which, for any affected habitable rooms (e.g. living rooms and bedrooms), would usually include secondary glazing, supplementary ventilation and Venetian blinds, and double or insulated doors where applicable.*

In view of this statement an approval of the planning application should include a condition requiring that before the scheme becomes operational this assessment is firmed up; and the owner/occupiers of the affected dwellings advised of the situation and offered a noise insulation survey. Any dwellings found to require it are to be upgraded free of charge. Further to this the proposer should be required to carry out further noise measurements within a reasonable timescale once the scheme is operational to check that the scheme does not cause noise levels in excess of those modelled.

## Entrance to the Business Estates on Toutley Road

It is noted that the alignment and radius of the bend that replaces the Old Forest Road/Toutley Road junction, adopted in order to minimise its impact on the flood plain, has resulted in an unsatisfactorily convoluted entrance to the Toutley Road business estates, requiring vehicles to negotiate a hairpin bend. Although vehicle tracking diagrams indicate that HGVs can negotiate this bend it is clear that there is very little clearance and larger vehicles will have to swing out into the opposite carriageway, and this will result in these vehicles mounting the kerb if the manoeuvre is slightly misjudged. It is also understood that a business on the site has stated that the particular type of HGV that they use will not be able to negotiate the bend without mounting the kerbs. To have business estates that by their very nature will attract a high level of HGV traffic served by an access way that cannot cope with all road-legal HGVs that require access is clearly unacceptable.

A possible solution to this issue may be to move the kerb on the inside of the bend back to provide adequate clearance for all HGVs. The area between the kerb and the main carriageway could be surfaced with a different finish to indicate its use as an 'over-run' area, as has been done on some road junctions in the Borough (see fig 1).



Figure 1

## Retention of Old Forest Road Footway

It is not clear from the plans if the footway along the part of the Old Forest Road which will be made redundant is to be retained or not. It is submitted that this footway to the northeast of Ashton Road, as shown in Figure 2, should be retained as it aligns with what will be a natural desire line for pedestrian and cycle traffic between the Toutley Road and the Commons Road areas.

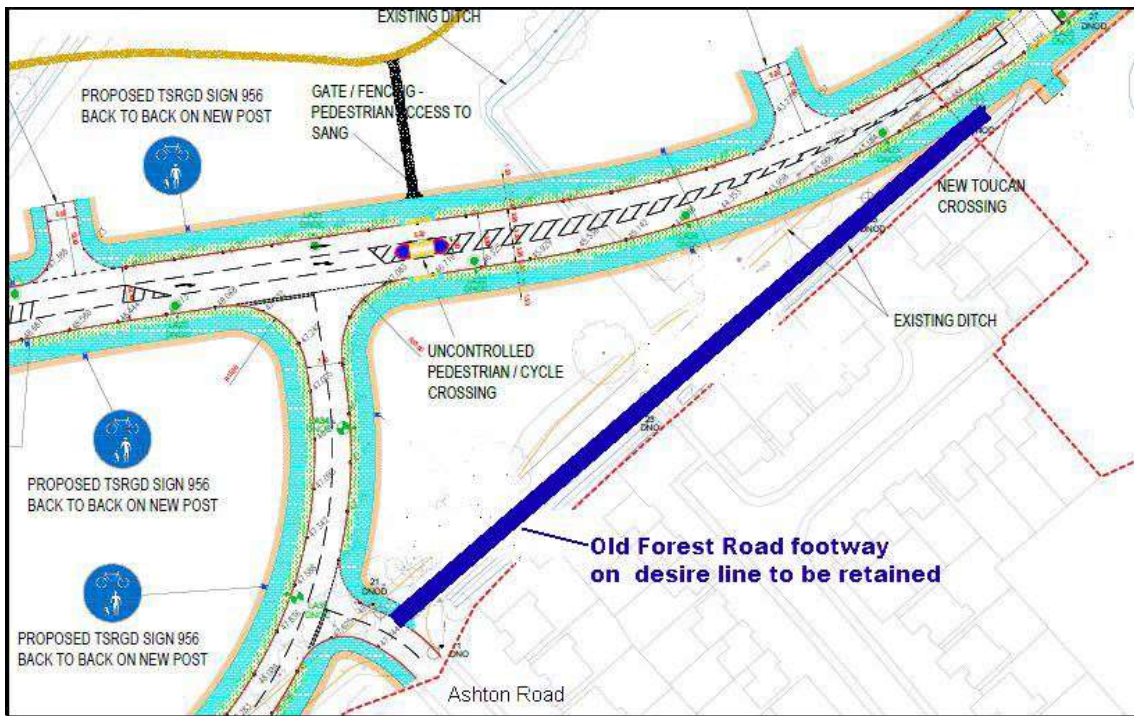


Figure 2

## Open Space

The addition of circa 7ha of public open space to the existing SANG is welcomed. In order to provide the maximum utility of the expanded area it is recommended that some thought is given to the layout of its pathways. For example, the open space associated with the Bell Farm development has a meandering path of some 2.4km long which in itself would seem acceptable. However it is noted that users, who presumably do not wish to walk the whole distance, are establishing short cuts across the area. Therefore it is recommended that in addition to the longer paths connecting the existing SANG to the remaining segments of the Millennium Arboretum, pathways are also provided for those looking for shorter routes.

Among the good features of the Bell Farm open space are the number of benches provided and the numerous notice boards giving details of relevant features and wild life in the area, aspects which it is recommend are provided here.

Yours faithfully,

Paul Gallagher  
Chairman  
Emmbrook Residents Association