

PLANNING REF : 261324
PROPERTY ADDRESS : 30 Copsewood
: Wokingham
: RG41 1AR
SUBMITTED BY : Dr Richard England
DATE SUBMITTED : 11/07/2026

COMMENTS:

Dear Planning Officer,

While I do not object in principle to the proposed development, I am writing to strongly urge the Council to secure robust boundary screening as a condition of any approval. The current layout, which lacks additional planting along the southern site boundary (northern bank if the stream), represents a missed opportunity to safeguard neighboring residential amenity.

Nearby residents are currently subject to significant light pollution and early-morning operational noise from the adjacent recycling depot. This includes audible truck reversing alarms and low-frequency rhythmic machinery vibration starting as early as 5:00 AM.

This loss of amenity was significantly exacerbated when the mature trees and vegetation on the southern side of the stream were removed by Vistry/Linden Homes. This removal directly conflicted with the approved landscaping plans for the Matthewsgreen Copsewood development.

To rectify this ongoing issue and prevent the new development from further degrading the local environment, I request that the Council enforce the following measures:

Enhanced Green Infrastructure - Require the developers of the current application to implement a comprehensive, mature planting scheme along the stream boundary. This will provide vital acoustic mitigation and visual screening against light pollution from the depot.

Enforcement of Existing Conditions - Insist that Vistry/Linden Homes fully implement the southern-side stream planting as originally mandated in their planning submission for Matthewsgreen development at Copsewood.

Thank you for considering this feedback. Integrating these landscaping requirements will ensure the development positively contributes to the local area while protecting the living conditions of established residents.

Yours sincerely,

Richard & Assel England