

PLANNING REF : 260378
PROPERTY ADDRESS : 2 Eastbury Park
: Wokingham, Wokingham
: RG41 5TL
SUBMITTED BY : Mr Dennis Goodlad
DATE SUBMITTED : 03/03/2026

COMMENTS:

I strongly object to this Application. There are 2 main reasons:

1. The house shown as Plot 07 PH4A is far too close to the boundary of our existing property. It overlooks our property, it steals our view, it steals our light, it is overbearing and it steals our privacy and destroys the quiet enjoyment of our property. It is not in keeping with the existing layout at Maidensfield, nor the new layout for the remainder of Phase 1. It also ignores the fact that an existing drainage ditch runs along the western border with Maidensfield.

It is the only house on the whole development which will be so close to an existing property. All others have a reasonable amount of open or garden space between existing and new properties. There is a distinct building line shown on the layout drawings and this plot is outside that building line and should be removed.

2. At the Planning Appeal the Inspector gave permission for a maximum of 111 properties unless a second access was provided. No such second access is shown on this application, nor application 260379, nor has it been agreed with the Council. The Planning Inspector created a Grampian type planning condition at the appeal. The Phase 2 application when considered alongside phase 1 creates a wholly permeable layout. In simple terms it creates a potential rat run between Robin Hood Lane and Woodward Close. This will vastly increase the level of traffic on Maidensfield and is totally non compliant with the result of the Planning Appeal and is unacceptable. As a minimum the development as a whole should NOT facilitate through traffic.

Further, the application provides some modelling of the surface water drainage system. This shows it will be surcharged under some conditions. I believe the drainage system is inadequate and I also believe that the SUDS provision is inadequate. A rainfall of 57mm in just a few hours has been recorded in the past. The swales and ponds shown are inadequate to mitigate this level of rainfall.