

PLANNING REF : 243190
PROPERTY ADDRESS : Greensward Lane
: Arborfield, Reading, Berkshire
: RG2 9JN
SUBMITTED BY : Mr James Daniell
DATE SUBMITTED : 03/02/2025

COMMENTS:

I refer to the above re submitted plans. I don't think that my points of objection made on the original plans have changed.

Please ensure that the points I raised are considered.

I note a very full objection by Arborfield & Newland Parish Council (AN&PC) and it appears numerous breaches of numerous planning rules and regulations. How does WBC condon such breaches?

I couldn't see the size of the barrier zone next to Pound Copse. A&NPC found reference to 15m. I thought in the original plan application it was 20m why the reduction?

The current site is waterlogged. Excess water drains off across the footpath next to Observer Way. Very dangerous when it turns to ice. Even if just water the path becomes slimy and very slippery. I have nearly fallen over a few times even though I know the danger.

The plan includes on some of them, but not others reference to an amenity area. What does that actually mean?

There is a badger tunnel near the footpath exit across Observer Way. How will wildlife be protected? Badgers visit Greensward Lane gardens.

Have any restrictions been put in place to ensure no unsociable hours working causing disturbance to the neighbours.

Are there any enforceable restrictions to ensure that very large lorries will not be allowed to use Greensward Lane. The road is unsuitable. Very narrow juggernauts going in opposite directions will block the the road.

The edges were broken by by lorries from the Observer Way construction. Despite protest WBC have done nothing to restore the edges and holes.

Observer Way cloggs up and the drivers of hugh lorries will soon work out that Greensward Lane will become ace a rat run to avoid delays.

In the unlikely event this application proceeds. I note lots of trees on the plan. A high number of trees and hedging planted on Observer Way did not survive. Planted when ground flooded! Deciduous trees of course are not an effective sound barrier.

I do not see how planning permission should be granted.

James Daniell