

PLANNING REF : 260224
PROPERTY ADDRESS : 4 Eastbury Park
: Wokingham
: RG41 5TL
SUBMITTED BY : Mr G Edwards
DATE SUBMITTED : 19/03/2026

COMMENTS:

If the secondary access is approved, allowing both phases to be connected by road, traffic would be allowed to flow between Woodward Close and Watmore Lane, creating an unsustainable volume of traffic along Watmore Lane/Danywern Drive, Maidensfield, through the new residential development, and Woodward close. If the secondary access is approved, then traffic should not be permitted to move between the two phases of the development. A block should be put in place like, for example, that which currently exists between Watmore Lane and Woodward close.

I welcome the developer's retention of existing trees and shrubbery to the western boundary of the site. However, I am concerned about the indicated removal of tree number 76 in document '1894KCPH1YTREE Tree Protection Plan', particularly as the red dotted line which I assume relates to this tree number appears very large.

The house proposed for plot 07 appears to be very close to existing properties in Eastbury Park, with no landscaping proposed between this new house and existing properties.

Noise from the A329M and M4 is a recognised challenge, particularly (but not exclusively) for those properties in the southern and eastern edges of the site. One solution that I have not found any reference to in the submitted documentation is to extend the fencing along and between the M4 and A329M to help to reduce the levels of noise (this would also reduce the visual impact of the two roads).