

PLANNING REF : 250415
PROPERTY ADDRESS : 11 Pascal Crescent
: Reading, Berkshire
: RG
SUBMITTED BY : Mr Inderjit Uppal
DATE SUBMITTED : 07/03/2025

COMMENTS:

Dear Sir/Madam,

I am writing to strongly object to planning application number 250415, which proposes the redevelopment of Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham RG2 9FW for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) along with associated works, including demolition.

Grounds for Objection

Destruction of Local Character and Over-Industrialisation

This development will permanently damage the character of the area by introducing industrial and warehouse operations in a location that is not suitable for such large-scale employment uses. The shift from a balanced residential and green space environment to a more industrialised landscape will be irreversible, degrading the area's visual appeal and overall liveability.

Severe Traffic Congestion and Highway Safety Risks

The introduction of employment uses under E(g)(ii)-(iii), B2, and B8 will drastically increase traffic, particularly with heavy goods vehicles, creating severe congestion on Whitley Wood Lane and surrounding roads. This will result in dangerous conditions for pedestrians, cyclists, and local residents, as well as additional strain on the already burdened road infrastructure. The increased volume of industrial traffic will make roads significantly more hazardous, increasing accident risks and creating serious safety concerns.

Significant Environmental Harm

The demolition and redevelopment will destroy valuable green spaces and eliminate important wildlife habitats. The scale of the proposed industrial and warehouse activity will generate substantial air, noise, and light pollution, directly harming both local residents and the environment. The area will suffer permanent ecological damage, negatively impacting biodiversity and local air quality.

Violation of Local Planning Policies

This proposal directly contradicts Wokingham Borough Council's Local Plan policies, which are designed to protect community character, residential areas, and environmental sustainability. Industrial and warehouse developments do not belong in this location and will severely undermine the quality of life for those who live in the area.

Sets a Dangerous Precedent for Further Industrialisation

Approving this application will open the floodgates for similar industrial developments, leading to uncontrolled urban sprawl and

further erosion of Shinfield's residential and environmental character. This decision will have long-term, devastating consequences for the local community, creating an irreversible shift toward industrial expansion at the cost of residents' well-being.

Conclusion

This application is entirely inappropriate and must be rejected. The severe negative impact on traffic, safety, local character, and the environment far outweighs any potential benefits. Allowing this development to proceed will permanently damage the area and set a dangerous precedent for further inappropriate industrial expansion.

I urge the planning authority to refuse this application in the strongest possible terms.