

PLANNING REF : 251862
PROPERTY ADDRESS : 113
: Reading Road Reading Road
: RG40 4RD
SUBMITTED BY : Mr Tim Smith
DATE SUBMITTED : 23/09/2025

COMMENTS:

I am writing to object to planning application 251 862 for the proposed construction of a light industrial unit at Land at 78 Reading Road and to the rear of 80 Reading Road.

My objections are as follows:

Highway Safety and Traffic Impact

Reading Road is already a busy thorough route, and the introduction of a light industrial unit will significantly increase traffic, including large commercial vehicles. The road and surrounding residential roads cannot safely absorb this increase in HGV traffic, creating serious risks for pedestrians, cyclists, and children.

Recent housing developments in the area have already increased the volume of traffic, putting further strain on local roads. The cumulative effect of these developments, combined with this proposed industrial use, would make congestion and safety concerns unmanageable.

Furthermore, the crossroads junction with Park Lane is already an accident hot spot. Additional industrial traffic associated with this development will increase the likelihood of accidents at this junction, putting road users at even greater risk.

Noise and Disturbance

Industrial activity will inevitably generate noise, vibration, and general disruption. Such activity is inappropriate in a predominantly residential area, particularly if operations take place early in the morning, late at night, or on weekends. This will lead to a substantial loss of residential amenity for neighbouring households.

Hours of Operation

The requested hours of operation are considerably broader than those permitted for an existing business already operating on Reading Road. This inconsistency with previous planning decisions is unreasonable and undermines the principle of applying planning policy fairly and consistently. If approved, the extended hours would set an unwelcome precedent for further applications seeking similarly broad operational times, to the detriment of local residents.

Impact on the Character of the Area

Reading Road is characterised primarily by residential properties. The introduction of a light industrial unit would be wholly out of keeping with the established character of the area, undermining its residential nature and setting a negative precedent for future industrial development in unsuitable locations.

Environmental and Infrastructure Concerns

The proposal is likely to result in increased air pollution, dust, waste, and strain on local services such as drainage. These impacts are unsuitable for a residential environment and would be detrimental to the health and wellbeing of local residents.

For these reasons, I request that this application be refused.