

PLANNING REF : 241926
PROPERTY ADDRESS : 28 Dunbar Drive
: Reading, Berks
: RG5 4HA
SUBMITTED BY : Miss Elise Maslen
DATE SUBMITTED : 31/08/2024

COMMENTS:

I actively campaigned against the original planning application, the demolition of the Adwest building (a key building in Woodley's heritage) and shared my experience/misery of living in close proximity to a haulage yard that operates a 24-hour license. I lived at Lilly May Court, in the Bakers Place development for 5 years.

The flats

were positioned on the boundary of the Bakers Place estate in order to mitigate the noise from the current businesses (Delivered, BDT and Lee Marley Brickworks). Joe Dray an environmental health officer thought that was acceptable, as long as mechanical ventilation and acoustic window glass was added to the building. The builder breached and it was never added, nor did anyone from WBC planning and EH ensure it had been done. I and other families appeared on the local news to talk about devastation from the noise/air pollution we had experienced, and the residents of Lilly May Court commissioned a noise report to evidence the damaging levels of noise we were being exposed to (I am happy to share this report with WBC Planning for a second time).

The removal of condition 32 for this huge new haulage development will jeopardise people/families 'right to quiet enjoyment of their home' and that is morally and ethically wrong.

Many of these families were told by Bloor Homes and Redrow building firms at the point of buying, that area would be changed into housing. When in fact Keith Baker had protected the area as brownfield many years previously.

I struggle to understand why WBC planning allowed the Bakers Place and Redrow estate to be built on brownfield land/very close to it. The noise impact reports documented online are flawed and have minimal testing periods, whereas the noise impact report conducted at Lilly May Court was over a 7-day period and shows excessive and damaging to health noise levels already being experienced by many homes on the Bakers Place development.

I cannot reinforce enough how devastating the removal of condition 32 will be to the surrounding area. That industrial estate had been dormant for years and the change to a fully working area will be huge for residents, let alone making it 24-hours with no respite for them. The calculation of vehicle movements is dramatically underestimated within the planning documents submitted by the landowner and that statement is supported by a TRL report associated to the complaint regarding air pollution ref Lilly May Court. Environmental Health/ Emma Choules would have a copy of the report commissioned by WBC - this will give a true reflection of the actual amount of heavy large/heavy goods vehicles using the area on a 24-hour basis already. Just because BDT and Delivered already have 24-hour licenses, that should not mean the new development should be granted the same operating licenses. Should WBC Planning committee agree to the removal of this condition, they will be condemning all homes within both housing estates and surrounding area to a sub-standard living

environment.