

PLANNING REF : 250415
PROPERTY ADDRESS : 3 Pascal Crescent
: Shinfield Park
: RG2 9FP
SUBMITTED BY : Mr Simon Lang
DATE SUBMITTED : 28/03/2025

COMMENTS:

I object to this proposal.

The site has operated as an office park for nearly half a century, providing low-impact employment in a landscaped setting. There is no history of industrial use. This longstanding use has been compatible with the surrounding residential areas. The shift to a flexible industrial use (Classes B2/B8 and E(g)) represents a significant intensification and a fundamental change of character - and change the character and appearance of Shinfield Park. This change is inappropriate in a location immediately adjacent to established residential communities and sensitive ancient woodlands.

In some cases, there is less than 50 metres between residential gardens / houses and the proposed industrial yards and buildings, where 24/7 operations are planned. These residential properties were not built with this kind of exposure in mind.

The proposed uses will generate continuous noise and heavy goods vehicle (HGV) traffic, which will severely harm the residential amenity of the area. Surrounding roads are not suitable for industrial traffic; surfaces are already poor, and increased HGV use would

degrade them further, introducing considerable safety risks (e.g. potholes, narrow lanes, pedestrian danger).

Many residents regularly work from home, aligning with Wokingham Borough Council's climate targets. The introduction of industrial noise, HGV activity, and general disturbance throughout the day and night will make it difficult for people to work from home, or even walk and cycle safely along local roads. This presents a serious amenity issue that must be considered in the assessment of the application.

The site borders ancient woodland and a designated local wildlife site vital both for biodiversity and for the wellbeing of local residents who use the area to enjoy nature. Industrial development, with

round-the-clock lighting, noise, and air pollution, threatens to disrupt these sensitive ecosystems and diminish access to green space. The National Planning Policy Framework (NPPF) specifically protects ancient woodland and irreplaceable habitats. The proposal also conflicts with CP7 of Wokingham's Core Strategy.

Note that the Shinfield Parish Neighbourhood Plan states that development proposals should demonstrate "Creation of suitable site layout that provides sufficient spacing between buildings to maintain privacy and amenity for any new and existing residential properties;" However, in addition to the negative impacts, the proposal reduces the distance to the established resident buildings. And trees and vegetation are ineffective in shielding against low frequency noises and vibrations.

The proposal will negatively impact Shinfield Players Theatre.

All of these impacts conflict with Wokingham's Core Strategy Policy CP3, which requires new development to avoid causing harm to the amenity of nearby residents. And Shinfield North is not within a strategic development region for distribution hubs / industrial use. Given the site's location in a well-connected, predominantly residential area, it would be far more appropriate to bring forward a residential development. New housing would also benefit from planned changes for climate friendly commuting, new bike lanes on Shinfield Road etc.