

PLANNING REF : 250517
PROPERTY ADDRESS : 23 Wellington Court
: Reading, Berkshire
: RG7 1BN
SUBMITTED BY : Ms Helen Bouchami
DATE SUBMITTED : 14/04/2025

COMMENTS:

My primary considerations are about safety - both community and individual:

The development lies within the DEPZ. Whilst I understand that some developments have been given the go-ahead despite this, this application is for a particularly large number of houses, and the effect of multiple developments is cumulative. It stands to reason that the greater density of the population within the DEPZ raises the risk that the road infrastructure and the capacity of the emergency services could prove inadequate to ensure a safe and timely evacuation should one prove necessary. I also question the wisdom of locating an 80 bed care home in the DEPZ. Many care home residents have mobility needs and may need specialized transport and greater assistance.

Secondly, given the volume of traffic in the morning rush hour and the exit of the development onto the Basingstoke Road, it is inevitable that new residents will discover and use the rat run to the A33

offered by Barge Lane, Kingsbridge, Lambs Lane and White House Lane. These roads are unsafe for heavy traffic flow - indeed they are unsafe already, being narrow, bordered by ditches that often overflow and having no footpath. It is difficult for vehicles to pass each other, as witnessed by the gouged out and flooded tyre tracks already on the grass verges. It is particularly unsafe for vulnerable road users (pedestrians, cyclists, horse riders, children) as vehicles cannot give them the wide berth required by the highway code. I was knocked over on a similarly unsafe road in the borough.

Should the development go ahead regardless, I suggest blocking off Kingsbridge to through traffic by placing a bollard at either side of the bridge. It would allow access to properties (1 house and 2 fields) and safer access for walkers to the public footpath from the bridge to the Mill House.