

PLANNING REF : 250415
PROPERTY ADDRESS : 20 Aphelion Way
:
: RG29FR
SUBMITTED BY : Mr Marc Paridimal
DATE SUBMITTED : 25/03/2025

COMMENTS:

Traffic and Infrastructure Concerns

Increased Traffic Congestion: The demolition and redevelopment will significantly increase traffic, worsening existing congestion issues. Whiteley Wood Lane is not designed to handle commercial-grade traffic, leading to potential gridlock and safety hazards.

Strain on Local Infrastructure: The influx of heavy vehicles and increased traffic will strain existing infrastructure, including roads and public services, which are already under pressure.

Environmental and Health Impacts

Noise Pollution: The construction and operation of an industrial warehouse will generate substantial noise pollution, disrupting the peace and quality of life for residents.

Dust and Air Quality: The demolition process will produce large amounts of dust, posing serious health risks, especially for children and individuals with respiratory conditions.

Environmental Degradation: The project will likely lead to a decline in local wildlife and green spaces, negatively impacting the ecosystem and biodiversity of the area.

Safety and Community Well-being

Child Safety: Increased heavy traffic and construction activities pose significant safety risks for children living in the area.

Property Values: The presence of an industrial warehouse and the associated noise, traffic, and environmental issues can lead to a decline in property values, affecting homeowners and the local economy.

Planning and Regulatory Concerns

Contradiction of Use Plans: The proposed development contradicts the established use plans for Wokingham Borough, which prioritize residential and community-friendly developments.

Environmental Impact: The environmental impact, including increased carbon emissions and potential contamination from construction materials, is a critical concern that has not been adequately addressed.

Community and Quality of Life

Disruption to Daily Life: The construction process will cause significant disruption to the daily lives of residents, including noise, dust, and traffic congestion.

Long-term Impacts: The long-term presence of an industrial warehouse will permanently alter the character of the neighborhood, potentially leading to a decline in quality of life for residents. The community deserves a development plan that prioritizes their well-being and aligns with sustainable, resident-friendly goals. It is crucial to consider alternative proposals that address these concerns and benefit the local population.