

PLANNING REF : 250415
PROPERTY ADDRESS : Aphelion Way
: Shinfield
: RG2 9FR
SUBMITTED BY : Mrs Sarah Homer
DATE SUBMITTED : 25/03/2025

COMMENTS:

I'm writing to strongly object the proposal for redevelopment of the Shinfield Park site for employment use, especially how this has been proposed. This planning permission isn't just for light industrial/warehousing but as the developer states "for future unknown use". This is a blank cheque for the developer to do what they like, ruin peoples homes and ruin an area of special scientific interest.

The junction into Shinfield Park and also in Shinfield Park itself is not suitable for HGV or commercial grade traffic, which will be frequenting all day for the type of development proposed. The junction itself is not big enough for HGVs to turn into, so feasibly not suitable. But the junction for traffic leaving Shinfield Park is small and just one HGV would cause a jam for outgoing traffic.

The B3270 similarly is not adequate for the increase in HGV and commercial traffic, which will be a direct cause of this development. The B3270 is already heavily congested at most times of the day and adding larger vehicles to this is more than the current road network can cope with.

We understand that the car parking provision has been significantly reduced in the proposal which for residents of Shinfield Park is a significant concern as when these run out the residential estate is going to be impacted. When as residents we struggle significantly to park as it is.

We're being told that we should only see 2-3 lorries a day but if this is true why is there a provision for 32? Suggests what we're being

told about what we should see and what is being provided for is at odds with each other.

This kind of warehousing and industrial units are far better suited for south of the M4 on the A33 corridor where noise as well commercial traffic won't be an issue.

This type of development goes against mixed use plans for the Wokingham borough.

It doesn't make sense to build such a heavy traffic industrial use area operating 24/7 so close to residential areas. These areas and pathways are frequently used and cycled by residents of all ages including children. Pedestrian use will over time reduce and die out due to HGV/Commercial traffic and inhospitable industrial buildings in the area. This will further increase traffic on the roads. The roads that haven't yet seen the full impact since Shinfield Studios have opened, as well as the same roads that will see a significant increase from the proposed Loddon Garden Village development. The roads such as the B3270 that are constantly being repaired for potholes, will need additional investment that just isn't there to keep the roads maintained for the additional heavy traffic.

Late night usage of the facility is not conducive to the residential estate very close to the facility. The noise from HGV, reversing sirens and light pollution in the late hours will cause problems to the residential areas and will ruin forever the peace and quiet the residents of Shinfield park enjoy. Not to mention the disruption and heavy noise pollution from the demolition and construction of the

site. As the developer has already demonstrated their complete lack of concern for the residents of Shinfield park by running a diesel generator 24/7. The most polluting form of energy available in both noise and emissions.

This location is the highest elevation in this area and the massive industrial unit will ruin the view up till Arborfield.

Instead, why not go for a residential development and move the industrial use to south of M4 on A33 corridor. This should go a long way especially with the increase in annual new housing targets. This could be adapted to help the parking issues seen in Shinfield Park and benefit existing residents.

Building unit-5 will be overbearing and will ruin the entire approach of the Shinfield park estate. Will residents privacy be taken into consideration with security cameras on the estate?

There is significant concern as well that this will result in significant reductions in the resale price of our homes, having huge industrial units so near residential ones is considered a negative aspect by home buyers and investors.

There's already been issues with fly-tipping at the entrance of the Shinfield Park estate and all along the B3270. This type of development will increase such issues in the area.

Every time another housing estate is given planning permission by Wokingham council on a greenfield site we are told of the desperate need and government targets for house building. Yet when a brown field site becomes available, suddenly there is no need for housing only for warehouses (or whatever the developer decides to do with the site).

If this planning permission is given it opens every green field property development open to challenge in the court.