

PLANNING REF : 250415
PROPERTY ADDRESS : 59 Gloucester Avenue
: Shinfield, Reading
: RG2 9GA
SUBMITTED BY : Mr Steele Paul
DATE SUBMITTED : 08/03/2025

COMMENTS:

I object to the application on the basis the location is not suitable for the usage proposed. The travel plan and transport statements do not deal with the severe congestion that is already experienced on Whitley Wood Lane and the Black Boy roundabout with no measures to mitigate the issues relating to the additional traffic generated by the development. Both documents mention A10/M25 junctions which are a long way from Shinfield and suggested a cut and paste document. The document references vehicles travelling via either Whitley Wood Lane and Shinfield Road into Reading. Given the nature of Shinfield Road with schools, residential areas, shops and University this is not suitable as a route for significant numbers of HGVs with narrow footpaths that need to be used by residents and those walking/cycling to local schools, the University and hospital. The air quality assessments accepts there will be an increase in pollution, no doubt from the large numbers of HGV movements. The construction period is expected to have a significant impact on the local area, the complete lack of enforcement action in the Shinfield area witnessed by contractors parking on pavements, blocking roads, leaving significant levels of construction dust and mud and regularly working outside of permitted construction hours. The location is not suitable for the planned usage, with the A33 corridor being an appropriate location and having significant numbers of commercial units with further space to expand or redevelop existing old industrial properties. The units are likely to have a much greater impact on local residents due to the more 24/7 nature of commercial units than the previous usage of the site based around normal office (9-5) hours. Wokingham Council should reject this application and consider whether this site should be designated for residential use, which would be more in keeping with the local area, especially given proposals to build housing on current green spaces.