

PLANNING REF : 251862
PROPERTY ADDRESS : The Firs
: 100 Reading Road, Finchampstead, Wokingham, Finchampstead
: RG40 4RA
SUBMITTED BY : Ms Alison Smith
DATE SUBMITTED : 07/10/2025

COMMENTS:

I would like to strongly object to this planning application for the proposed change of use to provide light industrial (Use Class E(g)) and internal and external storage and distribution (Use Class B8) on the site with associated parking.

Firstly, I cannot begin to understand the stress that this is causing to those residents closest to the plot in question. Secondly I cannot believe the audacity of anyone believing that this would be acceptable. This is a residential area and is in no way suitable for the proposed changes. The suggested business hours of 07:00 to 21:00 are far greater than any of Collard's other sites, all of which close at 17:00 on a weekday and 12:00 on Saturdays. None of which are open on Sunday. What could they possibly need to be open for such long hours for? They have requested 16 parking spaces for 10 personnel. All of whom will be increasing the already unacceptable level of traffic in the area. They will all presumably require those facilities required during a working day and as there are no facilities on the site, they will be required to leave, and return, during the day. I am not sure how relevant it is but on the CIL form, they have ticked 'No' to the question "Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?" but the Planning Application form quotes the Existing gross internal floorspace as 383.27 square metres.

Our children are provided with a free bus to school under the "Safe Route to School" scheme as it is already understood by WBC that Reading Road is unsafe to pedestrians. How is encouraging and allowing this application in line with that? The additional number of HGVs and/or skip lorries would increase the danger to all pedestrians and road users in an already overloaded area. As a resident of the property next to SIG Roofing, I can give first hand feedback of the noise and light pollution provided by such a business. As I write this I can hear the harsh warning sounds of a vehicle reversing. Their powerful spotlights are regularly left on for 24 hours so even overnight and at weekends the rooms at the back of our house are lit up like it is daylight. The proposal from Collards for extended opening hours, 7 days a week, would require external spotlights for a significant length of time every day, especially in the shorter days of autumn and winter.

Other residents have expressed concern over the narrow access track to the site which will only allow one vehicle in or out at one time. I can pretty much guarantee that this will lead to vehicles parking along the main Reading Road while waiting for other vehicles to exit the site or waiting for there to be sufficient room on site for them. We are regularly having to ask people to move their vehicles

that have parked across our driveway while they wait for access to the SIG site. The site Collard's are proposing is on a bend in the road so any vehicle waiting on the main road for access will force eastbound traffic onto the wrong side of the road, thereby increasing risk of accidents to all road users. SIG do not operate on a Sunday and their Saturday opening hours are restricted to the morning only. Why should Collard's be allowed to operate any differently?

I strongly urge the Council to deny this application, it is just unfair and totally inappropriate.