

PLANNING REF : 250148
PROPERTY ADDRESS : 20
: Regent Close Lower Earley, Reading, Berkshire
: RG6 4EZ
SUBMITTED BY : Mr Sathish Sundarakumar
DATE SUBMITTED : 12/04/2025

COMMENTS:

To planning council,

I am writing to submit a formal objection to the planning application 250148, concerning the proposed erection of 3no. two-storey buildings comprising eighteen apartments, at Liberty House, Strand Way, Earley. My objection is based on the following serious concerns, which I contend constitute material considerations that have not been adequately addressed:

Highway Safety and Capacity: The existing road infrastructure is demonstrably inadequate to support the increased traffic volume that this development will inevitably generate. The road is narrow with a pronounced curvature, a factor that has already led to numerous near-miss incidents. The proposed development will exacerbate this dangerous situation, significantly increasing the risk of accidents. This contravenes planning policies aimed at ensuring highway safety and free movement of traffic.

Insufficient Parking Provision: The application fails to provide adequate parking for the proposed eighteen residential units. It also neglects to account for visitor parking. This deficiency will inevitably lead to overspill parking onto the surrounding streets, obstructing access, and further compromising highway safety. The resultant anti-social driving, including dangerous maneuvers and obstruction of visibility, is already a problem and will be significantly worsened. This is unacceptable and fails to comply with local parking standards.

Risk to Pedestrian Safety, Particularly Children: The proximity of the development to a playground, where children frequently cycle, raises serious safety concerns. The increase in traffic and haphazard parking will create a highly dangerous environment for pedestrians, especially vulnerable children. The application does not provide sufficient mitigation measures to address this clear and present danger.

Failure to Conduct Adequate Risk Assessment: I contend that an appropriate and thorough risk assessment has not been conducted to evaluate the impact of the proposed development on highway safety, pedestrian safety, and the existing infrastructure. The application lacks robust evidence demonstrating how these risks will be mitigated. The absence of such an assessment is a fundamental flaw in the application process.

Conflict with Planning Policy: The proposed development, due to the issues outlined above, conflicts with several key planning policies, including those related to:

Ensuring highway safety and efficiency.

Providing adequate parking provision.

Protecting the safety of pedestrians, particularly children.

Promoting sustainable development and minimizing adverse impacts on the local environment.

I urge the Local Planning Authority to:

Refuse this application on the grounds of highway safety, inadequate parking, risk to pedestrian safety, and the absence of a satisfactory risk assessment.

Demand that a comprehensive and independent risk assessment be carried out, with full public consultation, to properly evaluate the potential impacts of this development.

Ensure that any future application adequately addresses the serious concerns raised herein and complies fully with all relevant planning policies and guidelines.

I trust that you will give this matter your most serious attention.

Sincerely,
Sathish / Priya
Home Owners