

PLANNING REF : 250543
PROPERTY ADDRESS : 65
: Duffet Drive, Wokingham, Berkshire
: RG41 5RZ
SUBMITTED BY : Mr Naresh M
DATE SUBMITTED : 21/03/2025

COMMENTS:

My concern regarding the proposed community center site is its significant negative impact on the local community. The location is unsuitable for the following key reasons:

Severe Traffic Congestion: The site is already plagued by heavy traffic. Existing congestion is exacerbated by the recent proposal for 4,000 new homes in Wokingham, which will drastically increase traffic around the Winnersh roundabout and Showcase Cinema. The additional vehicle movement generated by the community center will further compound this issue, creating unacceptable delays and disruption.

Noise and Disruption: The proposed center's prayer gatherings, occurring multiple times daily and nightly, will generate significant noise pollution with movement of people and cars. This will disrupt residents and exacerbate existing noise and traffic issues near roundabout connecting the A329(M)/M4, Reading (A329), Wokingham, and Lower Earley. The location is fundamentally incompatible with such frequent, high-volume gatherings.

Increased Flood Risk: The site's location within a designated flood zone presents a substantial risk of exacerbated flooding. The existing flooding issues, such as those experienced by the Showcase Cinema, demonstrate the area's vulnerability. Development of this site will not only put the centre at risk but also impede water runoff, potentially worsening floods and endangering nearby homes.

Critical Infrastructure Strain: The site's proximity to the already overburdened Winnersh roundabout and Showcase Cinema will create a bottleneck, severely impeding traffic flow and emergency vehicle access. This will compromise the accessibility of key local roads and put public safety at risk.

Inadequate Parking and Overcrowding: The development will place excessive pressure on the area's already strained parking capacity. This will lead to parking shortages, increased congestion on local streets, and significant inconvenience for residents and visitors alike.

Viable Alternative Locations: Several nearby towns, including Maidenhead, Reading, Windsor, and Bracknell, already possess comparable community centers that adequately serve the needs of the wider community. Locating an additional center in this already overburdened area of Winnersh, Lower Earley, is unnecessary and will only add to the existing strain on local infrastructure and amenities