

PLANNING REF : 242665
PROPERTY ADDRESS : 46 WOODCOCK COU Three Mile Cross
: Reading, Berkshire
: RG7 1BZ
SUBMITTED BY : Ms Amar Her
DATE SUBMITTED : 22/03/2025

COMMENTS:

I have previously objected to the proposed housing development at the Land West of Kingfisher Grove, Three Mile Cross and although the plans have been revised, unfortunately none of my concerns have been addressed by the council or the developer in the revised plans. Please therefore see below my concerns that are still valid.

While I understand the need for new housing, I believe this development will have further detrimental effects on the local wildlife, the environment, and the quality of life for existing residents.

1. Loss of wildlife, green spaces and wildlife habitat

The site under consideration is home to a variety of wildlife, (including deer, foxes, birds, bats and more) The destruction of these habitats will have an irreversible impact on these species, many of which are already vulnerable and displaced due to the ongoing urbanization of the area. The development would lead to a permanent loss of yet more vital green spaces that support biodiversity and provide a home to wildlife.

2. Pollution concerns

This development would contribute significantly to both air pollution and noise pollution, which already affect the surrounding area.

Increased traffic from the housing development will exacerbate air quality issues, and the construction process will introduce further disruption through high levels of noise. Both of these factors are harmful to human health and the local environment.

Noise pollution is especially detrimental to wildlife. Species that rely on quiet for communication, navigation, and breeding, such as birds and bats, will be severely impacted by ongoing construction and increased traffic. The Noise Pollution (Environmental Protection) Act 1990 places responsibility on local authorities to manage and mitigate noise pollution.

3. Congestion and infrastructure strain

The local infrastructure, particularly roads, is already under significant strain. Since I moved here in late 2007, there have been numerous housing developments in the area (e.g. Mitford Fields, Deer Leap Park, Parklands, Oakwood place just to list a few), but the roads have not been adequately upgraded to cope with the resulting increase in population and cars in the area. The addition of more homes will only further exacerbate congestion, creating more traffic jams, even longer commute times, and greater pressure on an already overstretched local infrastructure.

I would recommend the members of the decision committee to visit Three Mile Cross between 7:45 am and 9am on a week day term time, stand by the village post office and watch the volume of traffic queuing up to the top of Spencers Wood on Basingstoke Road and all the way to the Six Bells Pub and beyond, on Church Lane.

Residents in the area experience delays and disruptions every day due to the current congestion, and without improvements to road infrastructure, this development will only make matters worse. This is particularly concerning as the roads in the village are narrow and there is no scope for improving that.

4. Alternatives to provide housing/ repurposing empty office spaces

There are currently a large number of vacant office spaces within the county that could be repurposed for residential use. Given that many office buildings are underused, repurposing these spaces would be a more sustainable and environmentally responsible alternative to further urban sprawl. It would also alleviate the need to destroy valuable green spaces, allowing for the protection of wildlife habitats and reducing the strain on local infrastructure.

The council has a responsibility to look at all available options and make decisions that prioritise the well-being of both current residents and the environment. Repurposing existing structures, rather than destroying habitats, is one such option that would contribute to sustainable development without further damaging the local ecosystem.

I would like to ask that the above concerns are taken into account before any decision is made. I would also like to request that the developers or the council provide a clear strategy for the relocation and protection of wildlife, as well as a comprehensive plan to improve local infrastructure, reduce congestion on our roads, reduce noise and air pollution caused by construction and by the increased traffic in our village.