

PLANNING REF : 242665
PROPERTY ADDRESS : 55 Grazeley Road
: Reading, Berkshire
: RG7 1BL
SUBMITTED BY : Mr Chris Barkus
DATE SUBMITTED : 11/03/2025

COMMENTS:

This should be a simple refusal really.

This development is well within the AWE's DEPZ, so should be refused on this basis alone.

Let alone the fact the road infrastructure is nowhere near suitable for the building traffic and then another 100 or so residents vehicles once the houses are occupied. This is a small road, it would be complete mayhem at rush hours. Especially as these vehicles would have to try and turn out of Grazeley road on to the extremely busy

Basingstoke road, this would cause a lot of queueing and traffic on this small road.

The loss of green space and wildlife habitat is of course another reason for refusal of this site.

Flooding is another reason for refusal of this site, with Three Mile Cross at the bottom of a hill in all directions, where we regularly have flooding issues and standing water. A lot of Three Mile Cross has been built on flood plains, so this would only get worse if yet more houses are built. You only need to look at the footpaths through the woods that are unusable 6 months of the year due to being under so much water.

Please see sense with this development. It should have been a non starter from word go.