

PLANNING REF : 250543  
PROPERTY ADDRESS : Danywern Drive  
:  
:  
: RG415NR  
SUBMITTED BY : Mr Arwinder Singh  
DATE SUBMITTED : 25/03/2025

COMMENTS:

I am writing to formally object to the proposed development of the Islamic Centre / Mosque . While I fully respect the right of all communities to have places of worship, I believe this proposal raises significant planning concerns that could have a detrimental impact on the local area. My key objections are as follows:

1. Over-concentration of Similar Facilities

The local area already accommodates approximately 17+ Islamic centres, with another mosque located just a few miles from the proposed site. This raises the question of whether there is a genuine need for an additional facility in Winnersh specifically. Planning policy discourages the over-concentration of similar developments, particularly where they could negatively impact local infrastructure and character.

2. Severe Traffic Impact on Reading Road and Wider Congestion Issues

The proposed location sits on Reading Road, which is already heavily congested, particularly during peak hours. This will have a knock-on effect on:

- Increased queuing times and traffic delays along Reading Road.
- Knock-on congestion at the A329 and Winnersh roundabout, both of which are already under strain during peak hours.
- The no-right turn restriction when leaving the business park, which will force additional traffic onto Reading Road, worsening bottlenecks and increasing journey times for all road users.
- Greater accident risk due to the additional vehicle movement in an already pressured traffic system.

3. Cumulative Traffic Burden from Retail Shops Using the Same Access Road

This development must also consider the existing substantial traffic caused by nearby retail shops using the same access road. These businesses already generate high volumes of vehicle movement, and adding another facility with significant visitor numbers will only worsen congestion, increase accident risk, place extra pressure on local parking, and further slow down traffic flow in the area.

4. Previous Planning Rejections and Safety Concerns

A previous application for an educational facility on the first floor of this site was rejected due to the lack of a suitable fire escape. Given that this proposal will bring large gatherings into the same space, it is unclear whether the fire safety risks have been adequately addressed in the current plan.

5. Flood Risk and Drainage Concerns

The site is located in an area already prone to flooding. Large-scale developments increase the risk of surface water runoff, potentially overwhelming the existing drainage system. Without proper mitigation, this could lead to long-term environmental and property damage.

#### 6. Noise, Pollution, and Environmental Disruptions

- Call to Prayer Concerns: Many mosques install external speakers for the call to prayer, which could create significant noise disturbances multiple times per day. The application does not clarify whether this is planned, raising concerns for local residents.

- Noise Pollution: The centre is likely to host large gatherings late into the evening, creating additional disturbances.

- Air and Odour Pollution: Without proper ventilation and waste management plans, communal cooking and events could impact local air quality.

#### 7. Inadequate Parking Provision

The application proposes very limited parking, which is entirely insufficient for the expected visitor numbers. This will lead to:

- Overflow parking in residential areas and business spaces, mirroring the issues already seen on London Road.

- Increased congestion and road safety risks due to illegal or unsafe parking.

- Further strain on public parking facilities, which are already limited.

#### 8. Lack of Essential Facilities for the Proposed Use

Islamic centres require dedicated sanitary and washing facilities for religious practices, yet no additional provision for these has been outlined in the application. This raises concerns about whether the facility has been appropriately planned for its intended use.

#### 9. Impact on Local Character and Need for Justification

The immediate area already has a large place of worship and community centre nearby. Adding another in such close proximity raises concerns about whether this contributes positively to the character of the community or places undue strain on local infrastructure.

#### Conclusion

For the above reasons, I strongly urge the planning committee to reject this application. The combined impact on traffic, road safety, parking, infrastructure, flood risk, and local amenity far outweighs any potential benefits. The proposal does not provide adequate justification for its necessity, nor does it sufficiently address the planning constraints of the site.

I request that the council carefully consider the cumulative burden of similar developments in the area and the long-term consequences

for local residents.