

PLANNING REF : 250415
PROPERTY ADDRESS : - Pascal
: Wokingham, Select State
: RG9FP
SUBMITTED BY : Dr Mbiba Beacon
DATE SUBMITTED : 03/04/2025

COMMENTS:

Planning Application Number: 250415

This planning application for industrial/commercial development next to a residential area should be rejected.

1. *Traffic congestion, parking and noise* will be a key negative impact on the local residents. The proposal proffers positive impacts assessments on noise and pollution that are *based on incomplete to non-existent traffic data*. For example, paragraph 1.2.4 of the Air Quality Assessment' report states inter alia that 'Assessment of operational road traffic emissions has not been done to determine impact..". Similarly, paragraph, 6.1.5 of the "Noise Impact

Assessment" report states that " traffic data associated with vehicular movements has not been provided". Clearly, in the absence of the relevant operational traffic data, the credibility of the proposals is highly compromised.

2. *Traffic Congestion will be a major issue*.

2.1 Since inception in 2007, traffic congestion has increased year on year on the stretch of the road from Black Boy Roundabout to Junction 11, making entry and exit into Shinfield Park increasingly difficult especially in the morning and late afternoon.

2.2 In particular is congestion on the short stretch of road (metres) from the traffic lights at B32070 to the Roundabout at Whitley Wood Lane/Greenwich Road. Vans and heavy goods vehicles will be using this stretch to exist the site. Just one long delivery van will block the entire stretch and causing congestion. This was already happening during the demolition on this site earlier in the year. The plans are completely silent about this particular point and section of the road.

3. *Intrusive and Overbearing Unit 5 should go*

The landscape and design propose a massive Unit 5 on what is currently parking space. This is unacceptable as it not only increases the

built-up space; it runs along Whitley Wood Lane/Greenwich Road and would block current views that residents enjoy. This overbearing and intrusive Unit 5 should be removed or scaled back in size at the minimum.

4. *Sustainability Proposals are devoid of people*.

4.1 The development proposals have no plans to enhance or create harmonious engagement and coexistence between residents of Shinfield Park and the entities operating on the site. Once complete, as the site matures it will generate unforeseen socio-environmental issues (overnight use will be one of them). The proposals offer no binding plans for continuous engagement between the site operators and local residents in Shinfield Park that will be most affected (for instance via the Residents Committee). Without such binding plans, the plans are incomplete.

4.2 Furthermore, *there are no specific plans to demonstrate how the

site development will benefit local residents (Shinfield Park)* - the ones who would shoulder most of the negative impacts. How for example will local people, children and youth in particular benefit from the purported high quality employment spaces to be created? The developer has shown no appetite to engage (with Shinfield Park residents) on how the site operations will contribute directly to address needs of the Shenfield Park residents.

5. *Proposals are Silent on Cumulative Impacts*.

Consideration of cumulative impacts (noise, traffic, pollution etc) not been considered. The site is in area where major developments

have taken place in recent years; and more are on the way. Hence it is imperative that the cumulative impacts of this major development have been considered as part of the assessments.

6. The application is for 'proposed development and demolition' seems insincere and dishonest given that demolition of some of the buildings has already been completed before the application is approved.

Thank you for your consideration