

PLANNING REF : 250415
PROPERTY ADDRESS : 4 Aphelion Way
: Reading
: RG2 9FR
SUBMITTED BY : Mr Slawomir Nasuto
DATE SUBMITTED : 03/04/2025

COMMENTS:

The traffic to accessing the development by commercial vehicles will significantly impact the traffic flow into Shinfield Park making it harder for residents to leave. There is also little space on the Whitley Wood Lane roundabout to accommodate large trucks turning. Further, the traffic to the proposed industrial development will drastically contribute to the already heavy traffic that builds up onto the B3270 and Shinfield roundabout. This is especially so when combined with the proposed plans of the massive residential development in Hall Farm, which will have a great impact on the few main routes into Reading town centre - the closest routes to both Hall Farm and this development being via Shinfield roundabout and A327 and A33 (which are connected by B3270).

Secondly, the traffic to the development and in particular the commercial traffic, as well as the industrial use proposed, will contribute to noise levels and have an environmental impact. Have there been any surveys carried out on the increase in pollution particle levels, as a result of the proposed development from the increased traffic flow? Equally, it is concerning that the site will be used for industrial processes due to environmental and health concerns of how it will be used given it is so close to a residential neighbourhood.

Thirdly, the Foster Wheeler building is a landmark characteristic building in the area resembling brutalistic architecture, which should be preserved as part of the city's heritage instead of being demolished and replaced by warehouses. The building could be updated to accommodate offices or residential apartments instead whilst keeping the architectural integrity of the building. Further, the current plans for an industrial site/ warehouses are not in keeping with the type of use of buildings in the area which are residential. The previous use of the site for offices is also more in keeping with the quieter nature of the nearby neighbourhoods rather than an industrial site which would attract noise and 24/7 use.