

PLANNING REF : 250543
PROPERTY ADDRESS : 11
: Kelburne Close, Winnersh, Berkshire
: RG415JG
SUBMITTED BY : Mrs Richa Singh
DATE SUBMITTED : 20/03/2025

COMMENTS:

Objection to the proposed change of use of the current office complex

I am writing as a resident to formally object to the proposed change of use of an office complex at Gazelle close next to Wicks/Halfords near the Showcase roundabout. I have several concerns regarding this development, which I believe will have negative impact on the surrounding area and community.

1. Traffic Congestion and Safety Risks: The location of the proposed application near a busy roundabout raises significant concerns about increased traffic congestion. Showcase roundabout is already a high-traffic area providing access to Earley, Lower Earley, Winnersh, Wokingham, Reading for the traffic coming from M4 /A329 and any additional burden in the vicinity could exacerbate congestion, leading to longer delays, increased pollution, and most importantly the higher likelihood of accidents! The flow of traffic during peak hours is already a cause for concern in this area - this will only increase the risk of accidents, particularly for pedestrians and cyclists.

2. Impact on Local Infrastructure: The infrastructure around this area and the roundabout was not designed to accommodate the additional strain -more vehicles and footfall - more strain! I am particularly concerned about the adequacy of local roads, public transport links, and other essential services, which may not be able to support the increased demand. This will most certainly lead to reduced quality of life for residents and increased pressure on local amenities.

3. Environmental Concerns: Any change of use from a quiet office complex to a centre with higher number of visitors at different times of day and night will bring with it environmental concerns that might not be evident currently. I believe careful consideration should be given to the environmental impact, with measures taken to mitigate any harm.

4. Parking issues: The increase in number of people visiting this tucked away (currently office complex) with only 9 parking spaces will certainly be a cause for concern- Where will the visitors park? On residential streets? Reading road? Showcase cinema?

5. Safety of Cyclists and pedestrians: With the increase in number of vehicles and people visiting this centre- Reading road will be used for parking - obstructing the cyclists and pedestrians - putting them in grave danger!

6. Noise Pollution: This proposed change of use of the office space in such a prominent location will increase noise pollution, disrupting the peace and tranquility of the surrounding residential areas.

Particularly, traffic noise from an increase in vehicles numbers and visitors at different times of the day and night will certainly affect the well-being of residents.

7. Compatibility with Local Character: I believe that the proposed change does not align with the existing character of the area. The current neighborhood is primarily residential and seeks to maintain its quiet, suburban atmosphere. The tucked away office complexes

were serving the needs of the community well. Introducing a centre which will stay open for longer hours and have more visitors from outside the area could change the overall aesthetic and character of the area, detracting from the quality of life that local residents currently enjoy.

In conclusion, I respectfully urge the planning authority to carefully consider the proposed change of use near Showcase cinema taking into account the above concerns. I trust that the council will prioritise the safety, well-being, and interests of the community when evaluating the impact of this change.

I look forward to a favourable decision in line with the local residents' wishes.

Richa Singh