

PLANNING REF : 250415
PROPERTY ADDRESS : 16 Aphelion Way
: 16 Aphelion Way, Shinfield
: RG2 9FR
SUBMITTED BY : Mr Ahmed Warraich
DATE SUBMITTED : 25/03/2025

COMMENTS:

I object to this proposed development. I think there will be a direct impact of this development on my day to day life as a resident of Shinfield Park estate. The reasons for my objection are:

- The Whitely wood lane is not suitable for HGV or commercial grade traffic, which will be frequenting all day for the type of development proposed.
- Similarly B3270 is not adequate for the increase in HGV and commercial traffic, which will be a direct cause of this development. - This kind of warehousing and industrial units may be better suited for South of M4 on the A33 corridor. Noise and as well commercial traffic may not be an issue there.
- This type of development goes against mixed use plans for the Wokingham borough.
- Why build such a heavy traffic industrial use area operating all hours so close to residential areas. These areas and pathways are frequently used and cycled by kids.
- Entrance to the site and whitely wood lane in general is frequently used by pedestrians from the neighbouring Shinfield Park estate especially children on their way to school/work. Pedestrian use will over time reduce and die out due to HGV/Commercial traffic and inhospitable industrial buildings in the area.
- Late night usage of the facility is not conducive to the residential estate very close to the facility. The noise from HGV, reversing sirens and light pollution in the late hours will cause problems to the residential areas and will ruin forever the peace and quite of the area.
- This location is the highest elevation in this area and the massive industrial unit will ruin the view up till Arborfield.
- Instead, why not go for a residential development and move the industrial use to south of M4 on A33 corridor. This should go a long way especially with the increase in annual new housing targets
- Building unit-5 will be overbearing and will ruin the entire approach of the Shinfield park estate.
- There's already been issues with fly-tipping at the entrance of the Shinfield Park estate on Whitely Wood lane. This type of development will increase such issues in the area.