

PLANNING REF : 250543
PROPERTY ADDRESS : Arbor Lane
:
: RG41 5JD
SUBMITTED BY : Mr Ravi P
DATE SUBMITTED : 31/03/2025

COMMENTS:

I am writing to formally register my strong objection to planning application [250543] regarding the proposed development at [Unit 4, Winnersh Fields, Gazelle Close, Winnersh, Wokingham RG41 5QS]. Additionally, I am deeply concerned about the lack of adequate public consultation with residents within a one-mile radius of the site. In my assessment, this application contravenes both local and national planning policies. Below are my specific objections:

1. Negative Impact on Neighbouring Homes

The scale and continuous use of the proposed development, including early morning and late evening activities, will significantly disrupt the quality of life for neighbouring residents. The increased activity will create an overbearing presence, reducing the peaceful enjoyment of their homes.

2. Parking and Traffic Issues

The development does not provide sufficient on-site parking, leading to overspill onto nearby residential streets, especially during events and religious festivals, causing inconvenience to residents.

Increased traffic will worsen existing congestion on Reading Road and the Showcase Cinema roundabout, particularly during peak hours. This will directly affect residents of Cavendish Gardens, Greenacres Avenue, Albany Park Drive, and Arbor Lane, who already experience heavy traffic delays.

The site is too small for the proposed use, making it unsuitable for accommodating additional vehicles.

3. Overconcentration of Community Facilities in a Residential Area

This development is in close proximity to the already approved Sikh Community Centre. Having multiple community centres within a residential area may lead to increased traffic, noise pollution, and additional pressure on local infrastructure.

4. Insufficient Health and Safety Measures

The proposed building includes multipurpose halls but only provides one male and one female toilet per floor, which is highly inadequate for large gatherings such as weddings and cultural festivals.

The inclusion of a gym will further strain these already limited facilities, raising significant health and safety concerns.

5. Increase in Noise Pollution

The potential use of loudspeakers for the call to prayer (adhan) will add to existing noise pollution from motorways and railway lines.

The noise and disturbance caused by the proposed activities would be unacceptable in a residential setting.

6. Existing Facilities Already Meet Community Needs

There are existing mosques in Woodley and Reading that adequately serve the local Muslim community.

A new mosque in this location is unnecessary and does not justify the disruption it will cause to the surrounding residential area.

If additional religious facilities are required, they should be integrated into new large-scale developments rather than being imposed on established residential neighbourhoods.

7. Development Does Not Align with Local Priorities

Wokingham Borough Council should prioritize urgent community needs such as affordable housing and job creation. This development does not contribute to these essential priorities.

8. Environmental and Infrastructure Concerns

The likelihood of cars being poorly parked on neighbouring roads will create safety hazards and inconvenience for residents.

Increased congestion will place additional strain on local infrastructure.

9. Previous Rejection Sets a Clear Precedent

A similar application for an education centre at this location was recently refused by Wokingham Borough Council. This precedent should be upheld for this application as well.

10. Disruption to the Residential Character of the Area

The proposed development does not align with the character of the surrounding residential area.

It will negatively impact the area's established aesthetics and the peaceful environment for local residents.

11. Conflict with Local and National Planning Policies

This application appears to violate local and national planning policies concerning residential amenities, traffic management, and sustainable development.

I urge the planning authority to carefully review these conflicts and reject the application.

I respectfully request that the planning authority fully consider these objections and refuse this application in the best interests of the local community.