

PLANNING REF : 242665
PROPERTY ADDRESS : 41
: Kingfisher Grov Three Mile Cross, Reading, Berkshire
: RG7 1RA
SUBMITTED BY : Ms TRACEY PARSONS
DATE SUBMITTED : 07/03/2025

COMMENTS:

There are many reasons to object to this planning application -

1. The roads are already overcrowded in this area with only two bridges over the M4, this would again mean more traffic, more fuel emissions from the never ending traffic jams at rush hour and is not

in keeping with the net zero policy going forward. The original plans had the exit of this estate going out into Spencers Wood and it is purely a cost effective method for the exit to be at the end of Kingfisher Grove overlapping the by-way Woodcock Lane.

2. A main consideration has to be the sewage pump station at the end of Grazeley Road run by Thames Water. This is sub-standard already for the properties in Kingfisher Grove with the smell of sewage from the drains as you walk down Grazeley Road, and this will be unable to cope with additional waste running through it from 49 houses. This falls under a environmental hazard legal area, as when this pump station fails then sewage can back up into the waste pipes in Kingfisher Grove and is well documented within the environment agency who have had to deal with these matters on many occasions in the past. Also there are issues with water pressure in this area already and this will only add to the issue despite what Thames Water have said in the attached documents; their interest is purely financial and not practical.

3. There is limited parking in this area and another 100 + vehicles is going to make this a very busy road while currently the end of Grazeley Road is a quiet cul de sac. No consideration is currently being given by WDC about this and I would hope that this is going to be considered further as the traffic situation is going to be a difficult one.

4. AWE Burghfield's restrictions about further residential areas being built within the blast zone is being ignored and legally cannot be ignored going forward.

Thank you, I wish for these relevant and important points to be considered and for the proposal to be rejected.