

PLANNING REF : 250415
PROPERTY ADDRESS : 2 Zenith Avenue
: Reading, Berkshire
: RG2 9FN
SUBMITTED BY : Rev Carol Atkins
DATE SUBMITTED : 28/02/2025

COMMENTS:

I do not feel that the current application is appropriate for the area. Although this site has been used for offices for years, the area around it has since changed use, from an RAF training site to a residential development. It would now be far more appropriate for this site to be made into residential only. There is currently a lack of affordable housing in this area as it is.

The current proposal is for an industrial complex with minimal office use which will increase the noise and the pollution level for nearby residents, particularly during demolition. The current noise impact assessment was carried out in part during half term school holidays, so do not provide an accurate levels of noise. As a commuter myself, I know that traffic levels reduce dramatically during half term. Also reference was made to noise coming from the M5 (3.4.1) which is clearly inaccurate and makes me wonder about the accuracy of the whole noise report. No traffic data has been provided in the report (5.1.1) so it is unknown what the impact of the new development will be and whether it will take it above nationally agreed limits. I am concerned that there are no plans for mitigation of the noise of HGV's entering, moving around, unloading or loading and exiting the site. There have not been HGV's coming onto this site in its previous usage and the residential estate is exceedingly quiet. Therefore any noise from HGV's especially at night time will be heard on the estate, leading to a deterioration in quality of life for the residents.

I am also concerned about air quality, especially during the demolition phase. Whilst I have no desire for the building to stay as it is very ugly(!), the 'medium' risk to human health during demolition is of concern. The list of mitigations do not say whether this will reduce the risk to human health. The avoidance of blasting is encouraging but there will need to be penalties in place for the contractors to ensure this does not happen on site. I would like to see evidence that the company will do everything they can to reduce the risk to human health.

With the lack of traffic data as well, it feels as if not enough work has been done to work out what the impact of the change of site usage will have on the surrounding area. So at this stage I can not support this planning application.