

From: Andrew Wilkinson [mailto:Andrew.Wilkinson@dunelm.com]
Sent: 23 September 2015 10:20
To: M4 Junction 3-12 Smart Motorway
Subject: M4 Junctions 3 to 12 Smart Motorway (TR010019)

YR: TR010019
OR: M4312-S57061

Dear Sirs,

Application by Highways England for an Order Granting Development Consent for the proposed M4 Junctions 3 to 12 Smart Motorway

We do not object to the development per se, but we do have concerns regarding the building phase of the development and its likely impacts on our Dunelm retail premises off Pincents Lane, Reading RG31 7SD; which directly backs on to Junction 12 of the M4.

Being located so close to Junction 12, we are concerned at the higher levels of noise, dust and construction traffic that will undoubtedly exist, plus increases in congestion in the area, during the construction phase of the development and in particular with respect to Bath Road.

Indeed, Construction Compound No 2 will be located off Bath Road which is the main road access to Pincents Lane. This will dramatically increase the number of vehicle movements off Junction 12 of the M4 and down Bath Road – this will come on top of the increase in traffic movements expected from the Ikea development off Pincents Lane currently under construction – causing even more congestion, especially at peak times. We are concerned that this will impact negatively on our store's trading ability as customers may find it difficult to reach our store / exit from Pincents Lane at peak times. We would therefore request to be kept apprised of the progress of the application and the submission of any Traffic Modelling and Traffic Management Plans relating to Junction 12 of the M4 area.

Yours faithfully

Andrew Wilkinson
For
Dunelm Estates Ltd as land owner and
Dunelm (Soft Furnishings) Ltd as occupier

Andrew Wilkinson

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