

PLANNING REF : 243188
PROPERTY ADDRESS : Winnersh Community Centre
: New Road, Sindlesham, Wokingham
: RG41 5DX
SUBMITTED BY : Winnersh Parish Council
DATE SUBMITTED : 16/01/2025

COMMENTS:

Environmental Impact Assessment
Hall Farm/Loddon Valley SDL

There does not seem to have been any consideration to date on the impact this oversized development will have on the current residents of the immediate area affected namely Winnersh, Arborfield and Shinfield. Residents will be subject to years of disruption and pollution while development traffic uses the existing infrastructure. Residents and the effect on their health and the right to a normal life must be considered as part on any study going forward. The proposed development of 3900 dwellings is too large and needs to be completely re thought.

Transport:

An additional 3900 dwellings will generate around 8000 vehicle journeys a day in an area that already has high traffic volumes especially during peak periods. It will also attract additional traffic to the Local Centres and sports facilities. It is proposed building an additional bridge over the M4 and expanding Lower Early Way to a dual carriageway (both maybe). Even if these developments happen it will not be until the back end of the development (Phase 3 of 3), in the meantime the existing road network will have to cope. It currently struggles at times with long tailbacks at the Winnersh Relief Road/Mole Road junction as well as elsewhere in the affected area. Where is the planning to alleviate this and the provision for additional bus services into Reading and the railway stations?

Environmental:

The area to be developed is currently prime farmland that supports a wide range of animals and insects as well as diverse trees and shrubs. This will all disappear. The development does talk about having a Country Park and again this will not be provided until the back end of the development (if at all). Currently there are two green buffers zones, one the land between Winnersh and Hurst to the North and the second the land between Winnersh and Arborfield/Sindlesham, green land that will disappear with this proposed development. Since the early 80's green spaces have disappeared in Winnersh with constant infill and new builds. Residents have a right to green spaces.

Flooding:

The whole of this area is liable to flooding due to the Loddon. Last week the Showcase Roundabout was partially flooded causing delays and disruption. This was not a one off happening, it occurs on a regular basis. It is not currently proposed that the new dwellings will be built on the flood plain, however rainfall that is currently absorbed by the farmland and the trees and shrubs will have to go somewhere, into

the Loddon? This will increase the likelihood of more flooding and the proposed development will put additional traffic through the roundabout with even more disruption and delay.

Pollution:

The proposed development site is currently a "green lung" helping absorb the pollution from the M4 and expanding local sites such as Shinfield Studios. While the country is trying to turn to green vehicles this will not happen, if it ever fully does, in the short or medium term and the majority of the development vehicles will be diesel powered lorries and vans that cause a lot of pollution. This is before the pollution caused by the additional local traffic from the development is added to the equation.

The current proposed is over sized and any further studies/consultations should review the overall viability of it before progressing much further.

Planning & Transportation
Committee
Winnersh Parish Council