

PLANNING REF : 252498  
PROPERTY ADDRESS : Phillips Drive  
:  
: RG2 9SN  
SUBMITTED BY : Catherine Butcher  
DATE SUBMITTED : 07/11/2025

COMMENTS:

Whilst the provision of new primary and secondary schools is absolutely necessary and welcome, I have serious concerns regarding the associated traffic impact, flood risk, and lack of healthcare infrastructure within this proposed development.

Traffic Concerns:

The traffic in this area is already extremely congested. The only practical route to the M4 for this development would be via Arborfield Road, the Eastern Relief Road, and onto the B3270. At present, it already takes over 10 minutes just to get through the traffic lights at the roundabout onto the B3270, and from there the traffic crawls all the way to the M4 junction. Introducing up to 2,800 new homes could easily mean 5,000 or more additional cars using these same roads daily. This would lead to severe gridlock at peak times, making local journeys and commutes unmanageable and significantly worsening air quality.

Flooding Concerns:

There is also a significant flooding risk associated with this site. After any rainfall, the footpaths from Shinfield Studios towards Church Lane regularly become impassable due to heavy flooding. The surrounding fields already turn into lakes during the wetter months, clearly demonstrating the poor drainage and natural flood retention of the area. Further development would exacerbate this issue, increasing surface water run-off and the likelihood of flooding to nearby properties and infrastructure.

Healthcare Provision:

The proposed development makes no mention of additional healthcare facilities such as doctors' surgeries or dental practices. Local GP practices are already struggling to meet demand, and access to appointments is increasingly difficult. The Royal Berkshire Hospital is already under immense pressure, frequently operating at or beyond capacity. The addition of several thousand new residents without any plan for expanded medical or dental provision will only intensify this strain, further reducing access to essential healthcare for existing and new residents alike.

For these reasons, I strongly object to the current proposal until a realistic and sustainable plan is presented to address the severe traffic congestion, proven flood risks, and the critical lack of healthcare infrastructure in this area.