

PLANNING REF : 252498  
PROPERTY ADDRESS : Reading Road  
: Winnersh  
: RG41 5HX  
SUBMITTED BY : Mrs A L  
DATE SUBMITTED : 12/11/2025

**COMMENTS:**

I wish to formally object to the above planning application. While I appreciate the need for new housing, the scale and location of this proposed development are entirely unsuitable for the area and would have a significant negative impact on existing residents, local infrastructure, and the environment.

**1. Overstretched Local Infrastructure**

The local infrastructure is already under considerable strain. GP surgeries, dental practices, and other essential services are operating at full capacity, and residents already experience long waiting times for appointments. Adding up to 2,800 new homes potentially accommodating several thousand additional residents would place further unsustainable pressure on already limited resources.

**2. Traffic Congestion and Road Safety**

Local roads are already heavily congested, particularly during peak hours, with frequent bottlenecks on key routes such as [insert relevant local roads, e.g., Lower Earley Way, A327, or Reading Road]. The proposed development would drastically increase traffic volumes, worsening congestion and air quality, while heightening the risk of accidents for pedestrians and cyclists.

**3. Flood Risk**

The proposed site lies on a flood plain and within the Loddon Valley, an area known for flooding and high groundwater levels. Increasing hardstanding and altering natural drainage patterns will exacerbate the risk of flooding for existing homes and infrastructure, even with Sustainable Urban Drainage Systems (SUDS) in place. Climate change projections suggest a continued increase in flood risk, making this development particularly inappropriate.

**4. Environmental and Ecological Impact**

The proposed loss of green space and disruption to local wildlife habitats is concerning. While the plans include areas of Suitable Alternative Natural Greenspace (SANG) and biodiversity measures, these do not offset the permanent environmental damage caused by the scale of this development and the loss of open countryside.

**5. Inadequate Public Transport Links**

The area is not well-served by public transport, meaning the majority of future residents will be dependent on private vehicles. This is contrary to sustainability goals and local policies aimed at reducing carbon emissions and promoting active travel.

**6. Unsustainable Scale of Development**

The proposal represents overdevelopment on an unprecedented scale. The density and scope are wholly incompatible with the surrounding area, which does not have the capacity either in infrastructure or

community services to absorb such rapid expansion.

In summary, this development is inappropriate for the proposed location and would have a long-lasting negative impact on the community, the environment, and local infrastructure.