

PLANNING REF : 252498  
PROPERTY ADDRESS : 1 Marfleet Close  
:  
: RG6 3XL  
SUBMITTED BY : d broadbridge  
DATE SUBMITTED : 12/11/2025

COMMENTS:

I formerly object this hybrid planning application.

The proposed site is a flood plain and like all the areas around and adjacent to the river Loddon, flooding occurs multiple times a year. It is plain, blind stupidity to build in the area based on what we witness year in and year out with flooding in the area. Further building on the flood plain will markedly reduce the land's ability to absorb water, it will also exacerbate and accelerate the passage of water downstream. Why is the council not looking at what is happening under their very noses. Areas further downstream of the proposed development already suffer from flooding and this will greatly worsen the problem. Yes, new houses are needed but we all know in this area social housing doesn't happen to any great extent, it's all about large corporate construction firms building them cheap and selling them expensive for big short-term gains.

Whatever new roads and routes might be built, they will not satisfy (any) further development to the area, "you can't fit a quart pot into a pint". Instead of this proposed new village with 2,800 residential units, an application to rebuild the Royal Berkshire Hospital, would make more sense and get a great deal of local support.

2,800 houses would mean 5,000+ new cars in the area, morning and evening rushhour traffic would be disasterous and come to a standstill. 2,800 households would flood an already saturated health system and schools, sporting facilities and leisure amenities will not cope, the burden is heavy enough as it is today.

In summary, a big fat NO for this application.

Thank you,  
D Broadbridge