

PLANNING REF : 243188
PROPERTY ADDRESS : 31 Pimento Drive
: Reading, Berkshire
: RG6 5GZ
SUBMITTED BY : Mr Andrew Hawes
DATE SUBMITTED : 06/01/2025

COMMENTS:

Nothing about this "development" will improve the area.

Let's start with the state of the traffic currently anywhere from Winnersh to Shinfield along lower early way. In the mornings you can sit in traffic all the way down it towards Winnersh and from blackboy roundabout to J11 is a joke at best.

That set of roads at most times is a single car being stopped away from complete gridlock for the length of it.
Forget traffic now.

3930 new dwellings.

Let's say that's an extra 2 people per dwelling (the average in the uk is 2.36 people)

That's an extra 7860 people using the already rammed amenities of lower early, Shinfield, Arborfield and Reading.

I'm aware that there are amenities of all kinds proposed in the plan but judging by the standard of other new developments in the area I don't see how that would adequately serve nearly 8 THOUSAND PEOPLE.

The area.

What about the displacement of all the animals that live in the vast amount of land there? Is there any consideration for the people that use all of the green space?

Also, the flooding situation on that land is bad, no amount of drainage without major infrastructure will work. So they'll be forced to do it and it'll be god awful to look at like the big ditches on Hatch Farm Way as they just get left to be overgrown messes. The next thing to worry about is now that flood plain is gone, what will be done to manage all the extra water down stream? Nothing? Because it's not the developers problem? I'll just leave that there

All in all, I see no benefit to putting nearly 4 thousand houses & brining in 8 thousand people next to a set of community's that reside in 2 of the largest towns in the UK.