

PLANNING REF : 252498
PROPERTY ADDRESS : 4 Irvine Way
: Reading, Berkshire
: RG6 4JW
SUBMITTED BY : Mr Richard Poll
DATE SUBMITTED : 15/01/2026

COMMENTS:

Planning application ref. 252498.

I object to this planning application based on the following:

- Potential for increased frequency and severity of flooding from the river Loddon and surface water

Having witnessed first hand the flooding of the Winnersh Showcase cinema car park, roundabout, and garden centre I doubt the wisdom of building thousands of homes so close to the flood plain of the river Loddon, despite the proposed mitigation. Such flooding of this area is a regular occurrence, and climate change is causing a rise in extreme weather events which is likely to increase the severity, extent, and frequency of flooding of the river Loddon. I do not believe the proposed mitigation will be sufficient in the long term to prevent flooding of homes and businesses in the area.

- Overdevelopment in the area merging Winnersh, Arborfield, and Shinfield

There has been significant house building in these areas over recent years and this development will contribute to urban sprawl into Arborfield, and the urbanisation of the south of Lower Earley between Shinfield and Woosehill/Wokingham. The rural character of this area will be damaged.

- Loss of agricultural land

The loss of agricultural land for food production is concerning given the impact of climate change and global geopolitical instability on the UK's food security.

- Loss of wildlife habitats

Several species of birds on the red and amber Birds of Conservation Concern list will be not only directly impacted by loss of habitat, but also disrupted by the construction process. Ultimately increase in public access due to the development and predation by pets will extend disruption beyond the development itself.

- Traffic congestion

Feeding additional traffic from thousands of homes into Lower Earley Way which is already congested at peak times will compound traffic congestion in the wider area towards the Blackboy roundabout and Winnersh impacting safety and air quality.