

PLANNING REF : 252498
PROPERTY ADDRESS : 5 Newlands Close
: Shinfield, Shinfield, Reading
: RG2 9LG
SUBMITTED BY : Miss Emma Stone
DATE SUBMITTED : 08/11/2025

COMMENTS:

I strongly object to the 2800 homes being built at Hall Farm for the following reasons:

1. Infrastructure- the traffic through Shinfield, Three mile cross and Lower Earley is already at full capacity during rush hour. Queues tailback throughout Lower Earley way, cars from Lower Earley, arborfield and further afield use Brookers Hill as a short cut to gain access to the a33 causing Church Lane to be mayhem, this is a road that is bendy and has a secondary school nearby. There is also major traffic around shire hall for the m4 junction 11 and Showcase roundabout near a329 for junction 10 m4. The plans to improve infrastructure do not go far enough and the residents surrounding this new garden village will become a nightmare. Why should us residents

suffer when we have experienced excessive house building already! A garden village already exists in arborfield where the new bypass roads that have been built are now so busy and often queuing. The greed by the Labour Party, Reading Uni and the council means that other areas that are more suitable are never touched! South of the m4 has been targeted for too long for overdevelopment where as Hurst and Twyford which have great transport links including a station is ignored. 2. Green space being destroyed for wildlife that have suffered already with over development

3. The new country park will be under water for most of the year due to flooding