

PLANNING REF : 252769  
PROPERTY ADDRESS : 52 Colemansmoor Road  
: Woodley, Berkshire  
: RG5 4DN  
SUBMITTED BY : Mr Rodger Sharp  
DATE SUBMITTED : 12/01/2026

COMMENTS:

This application is in my view a creep into what is the overall development of the Hall Farm area. From my point of view it threatens and has impact in same way as the application for 2,800 homes. All this is a way to give reduce the visibility of what really is going on here.

I therefore object to this for the following reasons;

Traffic. Regardless of what is really going on for Hall Farm in the background this application will cause traffic onto Mole Road and as someone who travels down that road on a regular basis during rush hour I can tell you that the traffic is bumper to bumper during these times along Mole Road from Winnersh all the way up towards Arborfield. The impact to traffic and pollution will be something that will affect those already trying to get around.

Concerns also for what might be decided about bringing in another road through what is a country park opposite the Hatch Farm development. This was designated as a country park in 2016 and is in the planning minutes. This means carving up what is meant to be a natural space for what's left of our wildlife but also for residents to benefit from.

Pollution will be worsened regardless of whether the vehicles are EVs or not. Tyre dust and Brake dust will go into the atmosphere and with traffic stationary will make this worse.

Loss of Natural Habitat and wildlife. The overall landscape that is given on Mole Road between Winnersh and Arborfield is beautiful and is our green belt space separating both urban areas. There will be urban sprawl and loss of vital green space and development sprawl, as one is given the green light another application can go in. The UK is one of the most nature starved countries in the world, we have a high number of species and plant life at risk, the loss of such a special area of natural interest should not be allowed.

Flood risks. Along the river Loddon which floods every year, developing this land will in my view place risk of flooding to other places along the river, some where there are properties, and properties that might flood once every 6/7 years will I expect flood more regularly.