

PLANNING REF : 250517
PROPERTY ADDRESS : 3 Farley View Basingstoke Road
: Reading
: RG7 1PP
SUBMITTED BY : Mrs Steph Naylor
DATE SUBMITTED : 26/02/2026

COMMENTS:

Dear Sir or Madam,

I wish to formally object to the above planning application on the following material planning grounds.

Traffic impact and highway congestion

The proposal would result in a significant increase in vehicle movements onto an already heavily congested road network. During peak commuting hours, traffic currently backs up through Three Mile Cross and into Spencer's Wood. Any additional traffic generated by this development would materially worsen congestion, increase journey times, and heighten the risk of accidents. In my view, the application fails to demonstrate that the local highway network has the capacity to safely accommodate the proposed increase in traffic.

Pedestrian safety and access to local schools

There is an apparently lack of safe pedestrian crossing points between the proposed development and the local school. This raises serious concerns regarding child and pedestrian safety, particularly at peak school and commuting times. Without appropriate crossing infrastructure, the development would expose residents, especially children, to unacceptable risk, contrary to good planning and highway safety principles.

Noise and disturbance

The development would create a new major access route, leading to a sustained increase in traffic noise. This would materially harm residential amenity through increased noise pollution, particularly during early morning and evening periods. The application does not adequately address how this impact would be mitigated.

Flood risk and surface water drainage

There are significant concerns regarding flood risk. The field in question has been flooded for approximately the past two months following rainfall between January and February 2026. This demonstrates existing drainage and surface water issues. Developing this land risks exacerbating local flooding, both on-site and downstream, and the application does not provide sufficient evidence that these risks can be safely managed.

Sewage and wastewater capacity

The existing sewage infrastructure is already under strain. Untreated sewage discharges from the mains have occurred consistently this year and have required additional pumping. Adding further demand without confirmed upgrades to the wastewater network is unsustainable and poses environmental and public health risks.

Pressure on GP and healthcare services

Local GP services are already operating at or beyond capacity. The application does not demonstrate how additional demand for primary

healthcare will be met, nor does it provide secured mitigation to support local healthcare infrastructure. This represents a failure to adequately plan for the needs of future residents.

For the reasons set out above; highway safety, pedestrian safety, noise impacts, flood risk, inadequate sewage capacity, and insufficient healthcare infrastructure, the proposal represents unsustainable development and conflicts with core planning principles. I therefore respectfully request that this application be refused unless these matters can be fully and satisfactorily addressed.