

PLANNING REF : 252769  
PROPERTY ADDRESS : 52 Colemansmoor Road  
: Woodley, Berkshire  
: RG5 4DN  
SUBMITTED BY : Mrs Linda Sharp  
DATE SUBMITTED : 11/01/2026

COMMENTS:

I strongly object to the development of this natural, rural landscape for a number of reasons.

Traffic congestion. Currently moving around between Woodley, Winnersh, Earley is plagued by constant traffic all day, everyday. There has been no improvement to the levels of traffic overall and bringing into the equation 4000 dwellings is going to drastically raise the number of cars on the road, at all times of the day. I am particularly concerned with the level of traffic down Mole Road, the entirety of Lower Earley Way, impact to Showcase Cinema Roundabout, Hatch Farm Way, King Street Lane, I mean it's endless.

The Loddon floods regularly. This area does provide flood protection from other properties that are close to the Loddon. Such a massive development is going to adversely affect flood risks across a huge area.

Certain areas suffer with low water pressure now, and the provision of water when with climate change we see hose pipe bans coming into effect most summers, how does having to supply another 4000 homes with water help that situation? In addition to this there is the matter of sewage management. This places a huge pressure of already stretched services.

Environment, Nature, Ecology, Biodiversity. Whilst there is a need to build more houses, there are alternative sites and places that could provide housing. This development is more to do with making the University and Developers money than it is to provide housing and this sounds harsh but I say this because houses could be built without harming local residents quality of life and without destroying natural environment and without turning this part of Berkshire into one massive urban conurbation. Concreting over this pure, nature rich, farmland landscape is a crime to nature, to the environment. It is a crime to the wellbeing of human beings, it removes something that could produce food, could provide something more, so much more to the local area that would enrich lives, which already benefits us in so many ways.

Pollution. With the high number of cars and road use, regardless of whether these vehicles are mostly electric, nevertheless tyre and brake dust is pollution and the pollution risks will just increase, especially as what is being taken away already contributes to carbon capture.

I ask that this is refused with a view to protecting this valuable space for future population. This is a particularly lovely spot to enjoy, it gives a sense of being away from the suburbs just for a little while, whilst driving into the next. Everywhere is being built over now. I just wish I could have informed on the Local Plan at the time as I wasn't fully aware of this at the time.