

PLANNING REF : 252498
PROPERTY ADDRESS : 52 Colemansmoor Road
: Woodley, Berkshire
: RG5 4DN
SUBMITTED BY : Mrs Linda Sharp
DATE SUBMITTED : 11/01/2026

COMMENTS:

I have massive concerns and strongly object to this and the development along Mole Road for the following reasons.

Environment. The ecological damage to removing such a huge area of farmland, no mitigation by the developer can negate the wider impact. The loss of natural habitat to wildlife, carbon capture by trees, support of insect habitat which is critically low and is overlooked all the time for the wider sustenance of the food chain, growing of crops; diversity of plant life to support bees. All this has a place. To take away this forever and not to think about how to utilise this special area to support, protect, embrace what it has to offer is a disaster for our area and the UK. The UK is already the most nature starved Country, I refer to the Landmark Report and The World Land Trust. We are facing a fact that many species and types of wildlife are under threat. This application will destroy this environment. What I see from developers, once they leave an area that has been developed is minimal and not sustainable. After all, once they have built and sold and made their money they have moved on. They have no vested interest in nature, they just can't reside together, not on this scale.

Flooding: The area in question has the Loddon flowing through it. There has been substantial flooding some years, and regular flooding every year. Take this flood protection away and it will just move the problem further down or up the river, putting at risk urban and industrial areas. Natural flood plains contribute to diversity and nature, as they cope and it encourages birds during the winter months, certain forms of plant life. Unhindered it provides a valuable benefit to nature itself whilst at the same time protects existing residents from unintended consequences of flooding.

Traffic & Pollution. Developing 4000 properties who will no doubt start with 2 cars per household with further cars for children as they grow up. I can't accept that any work that looked into the impact on the number of trips wouldn't be an issue.

Already traffic backs up down Mole Road, Lower Earley Way, Showcase Roundabout, Reading Road, Hatch Farm. Whilst not all vehicles will be using these roads, it will have a significant impact on local traffic. Pollution from brake dust, tyre dust, engine fumes has a risk to human health so I don't know why you would encourage a risk to human health by allowing so many properties.

I believe there is potential to build a road through Hatch Farm Way, as some kind of way of reducing some traffic. This is meant to be a Country Park, it seems that whichever party is involved, maybe Wokingham Council, I'm not sure has omitted to refer to minutes from a Planning Meeting back in 2016 where it was stated this area was designated as a Country Park. That means you cannot back away from that commitment and build another road. Another road that will I am sure then have a knock on effect to flood risks.

What a wasted opportunity this was. Farmland that we desperately need here, because we should not be reliant on importing food in; farmland that is ready to go, with plenty of rural acreage, being turned over to housing when with such a large population in this area already, could benefit from locally produced food, maybe schemes to encourage grow your own, community schemes to help food poverty, schemes to help mental health treatment. So many, many things that could be done here.

Wokingham borough is already over developed, over populated. We have brown field sites and other parts of the country also. Enough is enough, we should be protecting our quality of life, improving our quality of life. There are other ways, don't destroy this beautiful space. Do something positive with it. Protect it.