

PLANNING REF : 243188
PROPERTY ADDRESS : 27 Instow Road
: Earley, Berkshire
: RG6 5QH
SUBMITTED BY : Mrs Anne Booth
DATE SUBMITTED : 09/01/2025

COMMENTS:

I strongly object to the application for housing development at Hall Farm. The flood risk is too great, despite many measures being put in place, I do not believe these will be adequate to protect both the new development and existing built up locations nearby such as Shinfield, Lower Earley Winnersh and Woodley. Local rivers and streams will not be able to cope with the large increase of waste water and sewage created. The housing to the west of the new road by the Magpie & Parrot is already suffering sewage and flooding problems. The development would result in huge loss of productive farmland and wildlife habitat. With accelerating climate breakdown it seems reckless beyond belief to destroy a means of food production and a large area of natural environment which all species including humans depend on for life. The extra noise and air pollution created by will affect people and wildlife in nearby communities, as will the loss of tranquillity. We should be building on brownfield land before sacrificing a greenfield site like Hall Farm.

The University has an opportunity to do something marvellous here at Hall Farm by transforming it into an educational resource by introducing regenerative farming here including enhancement of wildlife habitats. This surely is the future for many areas not suited to intensive agriculture. It would then retain its reputation and history of agricultural research which is needed even more at this time.