

PLANNING REF : 252498
PROPERTY ADDRESS : 4 Huick Road Shinfield
: Reading
: RG2 9YG
SUBMITTED BY : Mr Benjamin Cradock
DATE SUBMITTED : 16/01/2026

COMMENTS:

Dear Sir or Madam,

I wish to formally object to the above planning application for up to 2,800 residential units and associated development.

My objection is based on the following key planning concerns: 1.
Severe Traffic Congestion and Inadequate Infrastructure

The scale of this development will generate an unsustainable increase in traffic volumes. Local road networks are already operating at or beyond capacity, particularly during weekday morning and evening peak hours. Congestion in 2026 is already significant, and the proposed development would substantially worsen delays, air pollution, and road safety risks.

While new access points, junctions, and bridges are proposed, these measures do not adequately address the cumulative traffic impact of 2,800 homes, schools, commercial facilities, and associated services. Promised infrastructure improvements are insufficient to mitigate the long-term pressures this development would place on Lower Earley Way, the A327 Reading Road, surrounding roundabouts, and commuter routes during peak times.

2. Development on a Flood Plain and Flood Risk Concerns

The application site lies within a known flood plain and has already experienced flooding during the first two weeks of 2026. This demonstrates that the land is actively vulnerable to flooding, not merely at theoretical risk.

Building extensively across this land will significantly reduce its natural capacity to absorb and store floodwater. Although Sustainable Urban Drainage Systems (SUDS) and flood alleviation measures are proposed, these cannot fully replicate the function of undeveloped flood plain land. The application fails to clearly demonstrate where floodwater will be safely displaced to during extreme weather events, raising concerns that flood risk will be worsened both on-site and in surrounding areas.

3. Long-Term Sustainability and Community Impact

The proposal represents overdevelopment of the site without sufficient evidence that existing and future infrastructure can sustainably support it. The scale and intensity of development risks long-term harm to local residents, emergency access, and environmental resilience, particularly in the context of climate change and increasing flood events.

For the reasons outlined above, I believe this application is unsound and should be refused or substantially revised. The proposed

mitigation measures do not adequately address the serious traffic and flood risks associated with development on this scale and in this location.

Yours faithfully,
Ben Cradock