

PLANNING REF : 252498
PROPERTY ADDRESS : Wilsford Clo Lower Earley
: Reading, Rm
: RG64BP
SUBMITTED BY : Mr Massimo Bonavita
DATE SUBMITTED : 06/12/2025

COMMENTS:

There are a number of serious issues that make the proposed development completely unviable and a potential calamity for current residents in the area.

1) Access

The Hall Farm development will never be sustainable. It has poor public transport links, and is miles from the nearest station. It is telling that the sustainable transport page talks about sponsoring improved links from Reading, such as the Heathrow rail link. But it is largely silent about how people are intended to get to Reading. As we know many of these new residents will be commuting towards London and will naturally head for the M4 due to the lack of rail services. It is also noticeable that the only part of Wokingham Borough connected to London via the new Elizabeth Line has very little planned development. Makes one wonder why? The vast majority of development has been south of the M4 leading to very large new developments and fundamentally changing the nature of the Borough. New transport infrastructure (the Elizabeth Line and Green park railway station) in contrast have both been provided north of the M4 and are not easily accessible from the south. If we are serious about sustainable transport, and given that the majority of residents in the area are M4 commuters surely more of the development should have been allocated to areas near these two stations.

2) Traffic

The plans as published show access to the Hall farm site via a new highway connecting into the B3272 Lower Earley Way. This road is already severely under capacity for current traffic, the rush hour starts at 7 and lasts until 9:30 in the morning and in the evening runs from 4:30 to 6:30. In the morning traffic is often queued from Meldreth Way all the way to the Showcase cinema roundabout and in reverse all the way to Junction 11. The mitigations proposed for an additional 3,900 houses, are inadequate. There are also other issues with this plan. When the M4 is congested LE way becomes a car park and it can take more than an hour to get out of Lower Earley. Likewise the Loddon regularly floods the showcase and Mill lane

roundabouts

which can cause significant delays. I can see no mitigation for these issues and

consider the proposed access to be unacceptable.

Finally the planned route will impose a large high level, multi lane road into

current open countryside necessitating the removal of hedges and trees and

increasing noise and pollution levels for current LE residents.

3) Flooding area

The proposed development sits on in a Flood risk area

(<https://www.planning.data.gov.uk/>) which gets regularly flooded.

The adaptation works described in the proposal will only have the effect of exacerbating the flooding in downstream areas and along

Lower

Earley way.