

PLANNING REF : 252498
PROPERTY ADDRESS : 9 Wilsford Close
: Reading, Rm
: RG64BP
SUBMITTED BY : Dr Massimo Bonavita
DATE SUBMITTED : 08/03/2026

COMMENTS:

I strongly object for the following reasons.

1. The site floods a lot.

Local residents report the Hall Farm area "spends most of the winter underwater," raising serious concerns about building nearly 4,000 homes on land prone to seasonal flooding.

Developing on flood susceptible land increases long term risk to residents, insurance costs, and pressure on drainage infrastructure.

2. Severe traffic impacts with inadequate infrastructure

Residents and local representatives warn that adding ~3,930 homes will "hugely increase" traffic on Lower Earley Way, Mole Road, and surrounding routes.

A resident who attended University of Reading information sessions said they were "less than happy" with answers about how the road network would cope, noting the area currently has "very little in the way of existing transport infrastructure."

Without major upgrades, congestion, pollution, and commute times are bound to worsen significantly.

3. Planning inspectors themselves have concerns

Government planning inspectors have formally raised "concerns" about the deliverability of the entire scheme, which is a red flag for a project of this scale.

If inspectors doubt the plan can be delivered effectively, it suggests issues with feasibility, infrastructure, phasing, and environmental impact.

4. Large scale loss of greenfield land

The development would convert a huge area of open farmland between Shinfield, Arborfield, and Sindlesham into a dense housing estate.

This raises issues around biodiversity loss, landscape change, and the permanent removal of countryside that currently acts as a green buffer between communities.

5. Scale of the project is out of proportion

Nearly 4,000 homes in one concentrated location would dramatically reshape the area, placing heavy pressure on local services, like GPs, schools, dentists, RBH, and utilities.

Even with proposed schools and facilities, which will be delivered, if ever, years after new residents move in, the scale is simply too large for the surrounding settlements to absorb.

Enough is enough!