

PLANNING REF : 252498
PROPERTY ADDRESS : 33 Lakeside
: Earley, Berkshire
: RG6 7PG
SUBMITTED BY : Mr Steve Feltham
DATE SUBMITTED : 13/01/2026

COMMENTS:

As Secretary of the Maiden Erlegh Residents' Association (MERA), I have been asked to make the following comments.

The sheer size of this application is overwhelming and transforms this huge area of land from a rural to an urban environment, which is very disappointing. It will generate a substantial amount of additional traffic onto our roads, which are rapidly reaching full capacity, and there are inadequate measures proposed to address this. There are no plans for a dual carriageway on Lower Earley Way, which is always congested at peak times in particular and some other roads, such as Sindlesham Road/Mole Road, the A327 Arborfield Road and Hatch Farm Way were not designed to carry the increased amount of traffic envisaged. We are surprised that traffic modelling has not identified this as a problem.

It is also feared that the proposed link to the Meldreth Road roundabout will create rat runs through Lower Earley, Gypsy Lane and Mill Lane, and in the event of particularly heavy traffic, this would also spill into Silverdale Road and Wilderness Road. This could be avoided by closing the link to Meldreth Way to vehicular traffic (except for buses).

We would like to see a direct link from this development onto the M4, which would be made viable if the new site for the planned hospital was to be the Thames Valley Science Park.

The planned sports hub offers an opportunity for Earley Football Club to utilise to take the pressure off the need for further sites to be developed in Earley, which MERA would support.

Although not forming part of this application, MERA wishes to make the point that there are opportunities for new and re-routed bus services to link into services in Earley. In particular, the loss making 19a/c service could be replaced by a new service via Hatch Farm Way, Rushey Way, Silverdale Road and to the RBH and Reading. There should be financial support from the developers for this to go ahead.

The new health care facilities will be run by Brookside Group Practice, and given current demand for appointments at Brookside, Chalfont and Wilderness Road surgeries, we would like to see this centre open in the earliest stages of development.

We welcome the new green infrastructure, provision for cyclists and pedestrians, as well as the ecological enhancements that are proposed.

The flood alleviation measures to be put in place should be robust, taking account of the fact that a large area of this land is a flood plain. The need for improvements to sewage and water infrastructure is vitally important.

We also wish to point out that 0.5 ha allocated for a cemetery appear inadequate, given the size of the increasing population.