

PLANNING REF : 252498
PROPERTY ADDRESS : 93 Fleetham Gardens
: Reading
: RG6 4BZ
SUBMITTED BY : Mr David Huber
DATE SUBMITTED : 11/11/2025

COMMENTS:

I think this new massive housing estate will have vast negative impacts on the surrounding areas. My main objection is to the increase in traffic levels in the already congested area. Lower Earley way is already stationary during rush hour, and this new bridge over the M4 will dump excessive amounts of new traffic onto the road. Most traffic goes onto the M4 and this will be the obvious route for all the new residents and their thousands of cars. Public transport is ineffective as it takes to long to get to any place of work. The initial plans stated widening the road in one direction only, but with no provision beyond that.

There are insufficient places at doctor surgeries, and stating a provision for a new one, will not guarantee it will happen.

The housing estate is being built on farm land. This country needs to be more self sufficient on food, and therefore should preserve what little we have. (The last estate build was on Hatch Farm Dairies.) The houses should be built elsewhere, such as North of the river Thames, where there is far more open land available.

Flooding

Each time a new housing estate is built on flood plains, it forces water to go elsewhere. The Hatch Farm Dairies site and also the new park and ride at Winnersh are good examples of this. We now have road flooding along Lower Earley way North, at the junction of Lower Earley Way and Rushey Way, and also in Winnersh by the bridges. If these developments that were supposedly done with consideration to prevent flooding have failed, I have no faith in any new development to prevent this. The field next to Lower Earley Way regularly floods. Realistic housing prices

I feel sorry for young adults these days. There is no way they can afford to buy a house on an average wage. The building of "below market rent of shared ownership" is not a good solution. All this does is line the pockets of the landlords and the investment business. It is stated that 40% will be in this category, although I suspect it will not happen. True affordable houses should be built with controlled buying and selling prices to enable realistic ownership.

Places to work

There are insufficient places to work in the nearby area. The examples given of the British Museum and Shinfield Studios are a joke. The BM place is a set of 3 big black boxes built on farm land that are just an overflow for storage. Hardly anyone works there. The film studios have been a failure. This is a very competitive area, with many film studios expanding in the UK. They went into administration in 2024, and there is now talk of demolishing some of the stages. This is hardly 12000 full time roles.

All the residents of the new site will have to travel to find work, and this will mean lots more traffic in the surrounding areas.

M4 bridge

I pity the users of the M4. In recent times, there was four years of hell as the first lot of new lay-bys were installed with the conversion to a smart motorway. They had a short break and then another annoying two years whilst more lay-bys were installed. Now you want to annoy them for another year whilst you put a new bridge over the M4!

So inconsiderate.

I use the Meldreth road access onto Lower earley Way. No doubt the "road improvements" would have a negative impact on my journey to work. I expect a years worth of road works would cause hell for the users of this area.

The extra delays caused by the new traffic lights from the recent housing development at Hatch Farm Dairies, are very annoying.