

PLANNING REF : 252498  
PROPERTY ADDRESS : 46  
: Jay Close Lower Earley, Reading, Berkshire  
: RG6 4HE  
SUBMITTED BY : Mr Martin Clutterbuck  
DATE SUBMITTED : 11/11/2025

COMMENTS:

The proposed plans are massively over developing an already crowded area of Berkshire and where the infrastructure, roads and facilities are already struggling to cope with the ever increasing population already living in the area. Especially after the completion of an already significant housing development in and around the Shinfield area. Whilst there is a proposal to re-open the motorway bridge leading on to Lower Earley lane this will be insufficient to cope with the increased volume of traffic that 2800 (increasing to 4000) houses will create.

If you look already at the volume of peak time traffic moving along Lower Earley Lane and through Lower Earley itself there is no way that the roads will be able to cope, especially given the plan to add another junction where the new bridge will join. The development will also build on what is a significant area of natural beauty and one of the only areas of its type which is within walking distance of Lower Earley and I can't see how it would be lawful or acceptable to built on this green belt land, even though the plans

include a so called "country park" which will be much smaller than the current area and also will have to cope with a significant increased population from the 2800 (increasing to 4000) homes. The whole

proposal just seems wrong on so many levels and is being badged as a project to fulfil a short fall in housing, where in actual fact it is just the University looking to sell off its land to developers (as it has already done with the recent over development of a massive and unsightly film studio complex which is out of keeping with the area) and pocket millions of pounds for its own benefit - what are the

university proposing to do with the profits from the sale of the land that will enhance and benefit the existing residents of Lower Earley and Shinfield? - new doctors surgeries, improvements to ageing school properties and facilities, updated sports and recreation facilities etc etc?