

PLANNING REF : 243188
PROPERTY ADDRESS : Ability Plaza
: 35 Arbutus Street, London
: E8 4DT
SUBMITTED BY : Mrs Amy Oludare
DATE SUBMITTED : 03/01/2025

COMMENTS:

For context, I own a property near to this location and did reside in Lower Earley for 3.5 years up until recently.

I object to this application on the following grounds.

- Traffic & Local Service Pressure

Lower Earley and surrounding areas to the proposed development are already buckling under the pressure of traffic and unavailable local services. Adding an estate, even with local amenities, will not offset the pressure of a further 3900+ homes (and even more people) being added to the area.

- Removal of vast natural and quiet green spaces

During and following lockdown, the fields in this area provided a calm and quiet natural landscape to walk and simply enjoy nature away from traffic.

Even with a "landscaped" greenery provided in the plan, this cannot and will not mimic the pre-existing environment and would simply be a waste of money to poorly recreate what nature already provides. The trees have been there for years and cannot be replaced but I do fear would be removed by developers.

Having walked through the area many a time, I am also concerned about an increased flood risk following development if the plans were to go ahead. The fields there become waterlogged following rain which

obviously helps to protect local areas nearby. Building upon this would remove that protection.

- Profiteering by the university with lack of consideration for local residents

I find it of note that "one rule for thee but not for me" seems to be an increasingly common theme for the University of Reading. While they keep their green spaces on their campus, green spaces for local residents just seems to go to the highest bidder. One reason we bought in Lower Earley was the appeal of the countryside being a walk away, having grown up in a similar type of location myself.

Removing this seems unfair to local residents.