

PLANNING REF : 252498
PROPERTY ADDRESS : 9 Laniver Close
: Reading, Berkshire
: RG65UD
SUBMITTED BY : Mr Andrew McCaffrey
DATE SUBMITTED : 16/12/2025

COMMENTS:

The Reading University plan has stated that nearly 4000 homes are proposed to be built on their land south of the M4 and known locally as Home farm. There appears to be no mention as to whether this includes land that Gleeson Land Ltd (Newlands Farm) and Hatch Farm Land Ltd are proposing to develop so this could be in excess of 4000 homes in total once new developers place their proposals to WBC for areas of the not yet .

As far as any home purchases are concerned, where do potential homeowners stand if their homes get flooded in the future bearing in mind a lot of the flood plain adjacent to the river Loddon is based on past flooding criteria?

Access: 4000 potential homes and possibly more could mean approx 7000 vehicles in the morning and the evening accessing rural networks. This has clearly not been thought out. Worst of all is the northern access road to Lower Earley Way at the junction of Meldreth Way. Lower Earley Way and Lower Earley Way North are heavily used already and a lot worse when the M4 is closed for various reasons. The same applies to the western access road to the Shinfield Eastern relief road as most vehicles will end up at the Black Boy roundabout to get access to Reading and the M4.

Sewerage: Where will the sewerage be processed for these new developments?

There appears to be little in the terms of infrastructure in the proposals and they will end up just like Lower Earley with a lack of doctors, dentists and health facilities. There appears to be no provision for older people to downsize into single level accommodation either (older people can struggle to walk up and down stairs and they don't necessarily want to live in a flat paying ground rent).

Overall the above information points to current maximum housing profitability and very little for potential homeowners where they would have to use a vehicle to get anywhere for work etc.