

PLANNING REF : 252498  
PROPERTY ADDRESS : 62 Delane Drive  
: Winnersh, Berks  
: RG41 5AT  
SUBMITTED BY : Mr James Atkinson  
DATE SUBMITTED : 05/01/2026

COMMENTS:

I object to this planning application for the following reasons:

1. This is established countryside with many rights of way that allows residents of Early, Winnersh, etc to escape to nature. I appreciate that the existing rights of way will not be removed but their character will be lost. You will now be walking/cycling through another estate of houses. I can see that there will potentially be more rights of way established which could be a benefit to the plan if this were properly financed. But, I suspect from what I have seen that this will be done with minimum cost. I would like to see more investment in the existing paths and provide additional attractions, like play parks, exercise equipment and bike tracks. Equally any new tracks should be planned as bridleways/byways so their use is secure for future generations and give reasons for people to use them (e.g. play parks, exercise equipment etc) and provide parking.

2. My main objection to the application is that it seems to have been designed in a bubble with no consideration for existing communities. There has been no attempt to fix any existing issues like traffic congestion and doctors/dentists availability. These need to be addressed as part of the application (or before it is granted). I appreciate the additional bridge over the M4, but suspect this is not going to fix any problems with traffic and more likely just another gridlocked junction every morning/evening on the Lower Early Bypass. More money should be diverted to fix other road projects as part of this application. More dentists/Doctors need to be financed to solve the existing problems before adding another 3800 houses.

In a nutshell, I perceive that it is inevitable that this plan is approved as government has deemed that we need more houses, But more consideration should be given to established communities that will be affected by the new houses, Money should be diverted from the profits of the development to help fix existing problems before this new development makes things worse.