

PLANNING REF : 252498
PROPERTY ADDRESS : The Delph
:
: RG6 3AN
SUBMITTED BY : Laura Schult
DATE SUBMITTED : 15/01/2026

COMMENTS:

As it stands, traffic around the proposed site is already heaving due to all the recent new houses that have been built. This is clear by the two recent awful crashes in the past week, right near the site that is part of the continuation of traffic past the site. This would no doubt increase tenfold should this go ahead with workers and

families needing schools, meaning more people on the roads and increasing the chance of crashes, as well as clogging any emergency vehicles routes to attend to these accidents.

Not to mention the oversubscription of local schools that we are currently dealing with, with this development it will only add increased pressure to already bursting schools, shops and amenities.

As someone who has recently moved to another house within this area, I am well aware just how many houses are already available. There is simply not a need for further housing as there are so many houses available at all times, during my own looking process I found so much choice and such a quick turnover of houses everyday. Driving along the route of the proposed and surrounding areas, there are uncountable for sale signs popping up everywhere, every week. There is no shortage of houses that already exist, including the recent developments close by that have new builds ready and available too. There is not a gap in the market that warrants this demolishing of green space, particularly to this scale.

The vast amount of green space to be built on and habitat destruction that is proposed is detrimental to the general health of the area by way of pollution due to the traffic and housing, but also to lack of green areas and trees. Similarly to the site of the Swallows Meadow that was attempted to be bulldozed, it is an important environment for wildlife to thrive in and is important to the reason why others already living in the area love Earley and its surrounding areas so much. It is the perfect mix of rural and urban, and the reason for this is all the green space on our doorsteps.

I'm sure others will no doubt mention the obvious point of the flood plains, every year this area gets flooded multiple times a year. This is not only costly for the council and the complaints they would receive, but is dangerous for the potential homeowners that would live here, and is dangerous for the entire area. Either these houses will be consistently flooded often and will cause issue for anyone living in them, or efforts would be made to displace this floodwater to save these homes and that water still needs to collect and drain somewhere. Meaning the flooding would be pushed to other parts of the local area, and causing issues from people who already own homes here, showing no care at all by the developers for anything but the money they would gain from this development going ahead.

