

PLANNING REF : 252498  
PROPERTY ADDRESS : Milagro  
: 46 Strand Way, Lower Earley, Berkshire  
: RG6 4BU  
SUBMITTED BY : Mrs Beverley Wise  
DATE SUBMITTED : 05/01/2026

COMMENTS:

I write in objection to the proposed development on 3 areas of consideration.

1. Traffic congestions - the proposed development implies a vehicular bridge joining the development to Lower Earley Way at the Meldreth

roundabout. This road is already at maximum capacity with traffic at peak times queueing back from the Sindlesham Mill roundabout to the Meldreth Way roundabout restricting exits from Meldreth Way, Barncroft Drive and Paddick Drive. The proposal to then make Lower Earley Way into a Dual Carriageway will exacerbate the issue with more traffic having to go around the Sindlesham Mill roundabout to head East from Paddick Drive or Barncroft Drive. In addition, this will increase the traffic on Meldreth Way which connects to Rushey Way which again at Peak times is already over subscribed.

2. The provision of healthcare for the Reading and Wokingham areas is already beyond capacity, with no new hospital scheduled until mid 2030's, lack of Doctors surgeries and a reduction in the number of GPs coming through the system, where will the healthcare be provided and what is the impact on the existing communities who are already struggling to get Doctors appointments

3. Environment - The area of Hall Farm and the areas around Mill Lane and Mole Road stretching to the Showcase cinema roundabout are prone to flooding, with the Hatch Farm development, there has been an increase in the flood water moving eastward with the Tesla SuperCharge facility regularly being flooded and Mole Road shut, In 2024 the water level on Lower Earley Way came to within a few inches of overwhelming the road itself. Whilst there is talk of flood mitigation, the water has to go somewhere and there is a strong possibility of pushing the water further east and further flooding the land adjacent to Lower Earley Way. The area adjacent to the new relief road past the new Film studios and near the current main entrance to Hall Farm also

floods and the question I have is where does this water go to.

Whilst I understand the need for affordable housing, the 2800 homes will not be affordable and will sit in the average price of houses for the area, it will increase the traffic in an already busy area, further oversubscribe the local Doctors and impact the existing communities and finally the impact to the environment with water movement is not sustainable and neither is this development.