

PLANNING REF : 252498
PROPERTY ADDRESS : 27 Conygree Close
: 27 Conygree Clo Lower Earley, Reading, Berkshire
: RG6 4XE
SUBMITTED BY : Councillor Jacqueline Rance
DATE SUBMITTED : 14/01/2026

COMMENTS:

Traffic Congestion - Meldreth Way/Lower Earley Way/Bridge This area is already at maximum traffic capacity at peak times queueing from Sindlesham Mill roundabout to Meldreth Way roundabout and accessing this Lower Earley Way is extremely difficult. I am concerned at the proposal to make Lower Earley Way into a Dual Carriageay will make flow even worse having to go around the Sindlesham Mill roundabout which is tight. Traffic also goes up Meldreth to connect with Carshalton, then to Rushey Way, and at that point the traffic have a turn right or a turn left option. Turning right brings them onto Rushey Way, where the traffic is building up moving towards the Sindlesham Mill Roundabout. In other words, all the traffic is going in a circular movement.

The roads surrounding Hall Farm including B3270, B3030 and A327 are also operating to capacity and routine journeys e.g. Earley to Winnersh; or Earley to Finchampstead, Earley to Arborfield, take 20-30 minutes despite being only 5 miles. Bottlenecks occur daily.

It is also safe to assume that most of the occupants of the 3900 houses will have one vehicle, and many will have 2 - thus another 6000 cars on the roads all trying to get to a railway station, or into

Reading.

It is futile to assume/expect/hope that any parent is going to get on a bicycle with children and backpacks and undertake Active Travel; similarly what business person is going to ride a bicycle to a railway station, with a backpack full of clean clothes to change into. There are inadequate car parks, and where would 3000 bicycles park?

Mill Lane (Sindlesham Mill) is frequently affected by flooding after heavy rain.

Health Care: Hall Farm will have an additional 3900 houses all of whom will need health care.

ld/Arborfield, Earley and Lower Earley are at capacity NOW. Getting a doctors appointment is always 3 weeks hence NOW, what will it be like when Hall Farm is beginning/under way/finished. The promised new Royal Berkshire Hospital that we need NOW, is not even in the pipeline, and after 2035 might see the beginnings of a new one. With the surge in traffic that this development will produce, how will the Emergency Services cope in all the bottlenecking and huge traffic queues.

The beautiful wildlife in this area will sadly be wiped out if this project takes effect. Badgers, deer, foxes, owls live in the woodlands and venture out into the fields foraging for food. They will die and become extinct as bit by bit, the land is turned into concrete. The whole area is of considerable ecological value and supports the river systems.

My final point is that nowhere in all the plans I have seen is there any mention of a CHURCH which is essential to the lives of most people. A church brings unity, peace and friendship and by the looks of the plans with no church as a hub, lives will be blighted.

