

PLANNING REF : 252498  
PROPERTY ADDRESS : 6 Birch Green  
: Reading, County  
: RG2 8HS  
SUBMITTED BY : Cllr Andrew Gray  
DATE SUBMITTED : 16/01/2026

COMMENTS:

I have some concerns over the housing development for the following reasons.

Infrastructure delivery:

Some of the infrastructure in the plan is set to be delivered quite late in the development, for example the secondary school. I would like to see this brought forward, or a plan for providing more sufficient places earlier on in the development as I can see this becoming an issue if the school gets delayed.

There are currently no plans for a church or other religious buildings. These form a central community hub which not only act as places of worship but often hubs for charitable giving and community centres. I would like to see land considered for buildings like these.

Flooding:

There is significant concern about the flood plans for the development. This area regularly floods. On behalf of future residents it would be good to see robust evidence that the houses built will be insurable and that flood risk to properties will be minimal- I am concerned the houses may not be as desirable if there is a risk to flooding in the area.

Traffic:

There will be immense pressure on traffic at peak times on the Lower Earley way, which I think has been underestimated in the modelling, this will be a big concern for those living in Earley not only when it is finished but during the construction period.

SANG charges and Estate management fees:

I have had assurance that Reading University will not levy SANG charges on individual households in this development, but I will continue to raise this until it is fully confirmed. I would also like to make the plea that the estate is fully adopted by the council and that an agreement on full adoption is entered to early on so residents aren't saddled with unfair estate management fees. The development will only push future residents into a cost of living nightmare if estate management fees are levied. The council must aim to adopt the whole estate, otherwise it will push people into terrible financial pressure.