I wish to object to this application on the grounds that it does not cover the access road allegedly required which is being dealt with by the University of Reading. The access proposed is out of scale to what is required and it seems that the access road is deliberately over designed to enable its use to open up and access further development beyond that currently proposed.

This includes possible future projects such as the Kew Gardens Seed bank facilities and the possible relocation of Royal Berkshire Hospital to this site. Then there are other local developments which the University of Reading are known to be actively promoting such as the 4,500 houses proposed for just across the river Loddon at Hall Farm.

I also wish to strongly object on the grounds of breaching CP11 of the Local Plan Policy- Proposals outside Development Limits (including countryside).

In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and

2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and

3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement.

This is not rural employment as I understand it, nor is it environmental improvement.

I also see a significant car park is included in the plan. There is a bus service, but no other public transport links nearby. Nearby Winnersh Triangle is only available as a park and ride on Saturdays, and the service goes into Reading, not out to Shinfield. This proposal will increase traffic on overcrowded rural roads. The pressure on local roads if all these developments go ahead will be enormous, requiring at least a new bridge over the M4, possibly a new junction between Junctions 10 and 11.

At the very least this proposal should be put on hold until after we can see how it fits with the Local Plan. This was promised to have been published in November 2023, surely it can only be a matter of a few more weeks or months before it is revealed. Then we can see how this, and other linked proposals for the area, fit into a bigger picture.

**Add you name here.**

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