

EARLEY TOWN COUNCIL



Town Clerk
JO FRIEND BA(Hons) PSLCC

Council Offices
Radstock Lane
Earley, Reading
RG6 5UL

Tel: (0118) 986 8995

9th December 2025

Dear Councillor

An Extraordinary Meeting for the Members of the Planning & Transport Committee will be held in the Council Chamber at the Council Offices, Radstock Lane, Earley, Berkshire, RG6 5UL on **Tuesday 16th December 2025** commencing at 7.00 pm.

Members of the public wishing to attend the meeting, should email deputy@earley-tc.gov.uk by **12pm, on Monday 15th December 2025**, this will assist us in making appropriate seating capacity available.

Yours faithfully

Councillor Alistair Neal

Chairman of the Planning & Transport Committee

To: Members of the Planning & Transport Committee

Councillors A Neal (Chair), N Brock, R Browne, R Cook, M De Jong, D Hare, M Iyengunmwena, S Jordan, P Jorgensen, C Smith and M Smith.

AGENDA

1. **APOLOGIES FOR ABSENCE**

To receive any apologies of absence.

2. **DECLARATIONS OF INTEREST**

To receive any declarations of interest from Members.

3. **PUBLIC FORUM**

Members of the public wishing to speak will be limited to 3 minutes each and the Public Forum shall not exceed 40 minutes. If there are no comments, the Members of the Committee will commence business forthwith.

Following the closure of the Public Forum, further comments from members of the public may be permitted during the course of the meeting only at the discretion of the Chair.

4. PLANNING APPLICATION 252498

4.1 To discuss Planning Application 252498 – Hall Farm, Church Lane, Arborfield, RG2 9HX.

Proposal: Hybrid planning application (part in full, part in outline) comprising outline application for: up to 2,800 residential units to include up to 100 custom and self-build plots; 2 primary schools (up to 3 forms of entry) to include early years provision and 1 secondary school (up to 12 forms of entry); one District Centre, to incorporate up to 11,000m² of Class E (Commercial, Business and Service, to include a food store of around 2,500m²), and Class F (Local Community and Learning); one Local Centre, to incorporate up to 2,400m² of Class E; a Sports Hub to include sports pitches and pavilion space; up to 4,250m² of further Class E, Class F, and sui generis development to include commercial, health care and public house; associated green infrastructure, landscaping, public open space, play areas, and ecological enhancement measures; 20 gypsy and traveller pitches; drainage and flood alleviation measures to include Sustainable Urban Drainage Systems (SUDS) and engineering measures within Loddon Valley for the River Loddon; associated highway / transport / supporting infrastructure including spine road, pedestrian and cycle connections; associated utilities, infrastructure, and engineering works, including the undergrounding of overhead lines and an electricity substation; up to 0.5ha of land adjoining St Bartholomew's Church for use as cemetery.

All matters reserved other than access, incorporating: access to highways, incorporating: a new pedestrian, cycle and vehicular access to Lower Earley Way via a new 4th arm to the Meldreth Way roundabout; a new pedestrian, cycle and vehicular bridge over the M4; a new pedestrian, cycle and vehicular bridge over the River Loddon; a new vehicular access to the A327 Reading Road, via a new arm to the Observer Way roundabout; a new pedestrian, cycle and vehicular access to Thames Valley Science Park; Phase 1 of internal roads including pedestrian / cycle routes, associated infrastructure, drainage and landscaping.

Application includes full permission for the delivery of proposed 40.4 hectares of Suitable Natural Greenspace (SANG), 18.35 hectares of SANG link, and provision of Biodiversity Net Gain measures, the demolition and clearance of buildings and structures at the Centre for Dairy Research (CEDAR) and at Hall Farm, the demolition of 3 existing dwellings, and the retention of specified buildings at Hall Farm as specified by the applications drawings.

Details and plans can be found at: -

<https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>

5. PLANNING APPLICATION 252769

5.1 To discuss Planning Application 252769 – Land North of Mole Road & Church Lane, Newlands Farm, RG2 9JD.

Outline planning application with all matters reserved other than principal access from Mole Road, for up to 430 dwellings, associated infrastructure to include a connection through to the proposed Spine Road, ref. 252498, new pedestrian cycle link connecting Byway ARB03 Carter's Hill Lane and Byway ARB08 Ellis's Hill, associated landscaping to include formal and informal public open space, biodiversity enhancements and associated utilities, infrastructure, and engineering works.

Details and plans can be found at: -

<https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>

6. RECOMMENDATION

To **RESOLVE** ETC's recommendations on both applications to be submitted to Wokingham Borough Council, taking into consideration:-

- Review of the application details and plans
- Comments from the Public Forum
- Comments from ETC's Planning Advisor