

PLANNING REF : 252498  
PROPERTY ADDRESS : 131 Paddick Drive  
: 131 Paddick Dri Lower Earley, Reading  
: RG64HF  
SUBMITTED BY : Mrs Clare Cusack  
DATE SUBMITTED : 13/01/2026

COMMENTS:

Concerns are as follows:

Environmental - these houses are technically being built on a flood plane. The issues of flooding have increased around the lower earley area at an alarming rate due to all the new buildings and redirection of the water. This is causing more and more flooding; for example , only last year the fields running alongside Lower Earley Way were just below the road level. In our opinion, if we direct any more

water that way this will definitely start to flood the road and surrounding areas. The Cinema and Mill Lane are generally shut for a period of time every year due to flooding so more housing is only going to impact this further.

The other issue in this category is the amount of traffic along Lower Earley way. There is already excessive traffic at peak times causing ridiculous tailbacks and traffic at a standstill. There have also been a number of accidents down these roads both at Meldreth

roundabout and the cinema roundabout and more traffic will increase this risk signfically. The proposal to make Lower Earley way a part dual carriage way is just going to cause even more accidents.

Infrastructure/Environment

In terms of the number of houses to be built in this area; over the last few years there has already been a significant number of properties built in the local areas such as Arborfield, Winnersh, Spencers Wood and Shinfield. My question would be have there been any investigations as other areas that could accommodate these properties. I haven't seen any developments for years in the Twyford area? Has this been considered?