

PLANNING REF : 252498
PROPERTY ADDRESS : Holly Cottage
: Holly Cottage Cutbush Lane, Cutbush Lane, Lower Earley, Readi
: RG64UU
SUBMITTED BY : Mr John Owen
DATE SUBMITTED : 19/11/2025

COMMENTS:

Even the planning officer from Reading University agreed at one of the public consultations that it is odd that Lower Earley Way which is log-jammed, often back to the Black Boy roundabout, morning and evening, should be considered suitable to manage the additional traffic under the Loddon Village proposal. Experience indicates that in the Reading area new properties generally house two vehicles, and often three, and it is proposed that the majority of these will debouche onto Lower Earley Way as they attempt to join the motorways. I note that no figure has been given for the cost of the new motorway bridge which will carry the new traffic over the M4 but the planning officer suggested upwards of 10 million. Equally no mention is made of any traffic surveys conducted to explore the impact of the new traffic on the existing Lower Earley; the references to partial dualling are merely a sop to local opinion. Above all, the proposed development with its dualling of parts of Lower Earley Way, will fundamentally damage the still-essentially rural identity of this part of Lower Earley, and will destroy the green corridor which was promised would be guaranteed when the original estate was planned and built. It should be noted that the planning inspectors referred to this promise when a recent proposal was made for further housing and a Lidl/Aldi store at the end of Meldreth Way. The inspectors noted that they were surprised that the application had been made at all.

I accept the need for additional new housing in the UK and agree that Reading must play its part in this, but why does this scheme yet again involve Lower Earley which has surely done more than most areas: why not, for example, Twyford, where even a proposal to extend the station car park has been met with a stubborn refusal? The answer, one must conclude, has much to do with those influential councillors who reside in Twyford. In addition, one notes that the so-called Garden Village involves the sale and development of Reading University land which has no particular value unless used for building. One must also suspect that the recent financial losses suffered by the university are a prime motivation for this proposal. The planning document does not mention the fact that most of the land for development is on a flood plain. The planning document delivered to residents merely refers to unspecified plans to deal with the issue of potential flooding and research to process grey water, whatever that is. Flooding of the Loddon and other local waterways now occurs every year and the water has to go somewhere.

If the Garden Village scheme must go ahead, then the planning authorities must explain why the huge increase in traffic must be routed through Lower Earley rather than following other routes out of the conurbation south of the M4.