

PLANNING REF : 251705
PROPERTY ADDRESS : 5 Chesterment Way
: Lower Earley, Reading
: RG6 4HW
SUBMITTED BY : Miss Helen Malyn
DATE SUBMITTED : 12/11/2025

COMMENTS:

I would like to object to the application and make the following comments:

1. Lower Earley Way is an extremely busy road, and adding further infrastructure would significantly increase the traffic along the road. Regardless of whether you add another arm to the Meldreth Way roundabout, this will not alleviate the traffic pressure. It is extremely difficult to pull out of Paddick Drive, Meldreth Way & the neighbouring Barncroft Estate at the moment, and all this will do is make it virtually impossible. The Lower Earley Way is the access route for most to either J10 or J11 of the M4 and all you will be doing is adding to the traffic using the road.

I note that you want to add 20 permanent gypsy sites as part of the development. This will simply attract further illegal encampments in and around the area, which is already a problem in the Maiden Place events field and in the layby along Paddick Drive; as families will be attracted to the permanent sites.

The area floods on a regular basis, on both sides of Lower Earley Way, so putting so much infrastructure in the space will only cause further problems to drainage in the area. My concern is that it will just push the water further towards the opposite side to Lower Earley Way. The river Loddon is already a very high river, the vegetation around the river is in an appalling state with trees blocking the flow of the water - so adding further water usage and taking away some of the natural water drainage is only going to cause further flooding problems. There is not enough natural space to drain away the water as it is. The area continues to flood from the Tesler charging centre outside the Best Western Hotel, all the way to the roundabout by the cinema - so the area is already under pressure from the new houses on the Hatch Farm Way, so adding more houses and infrastructure is just going to create more issues, and create more flood zones.

I do not think the research has been done with regards to the educational provisions. If you look at the predicted birth rates for the next few years, all are predicted to fall. Currently schools are having to reduce their intake from 3 form to 2 form entry as there simply not enough children to take up the places. It does not equate that just because you have new houses it will automatically produce children to attend schools - you would simply be putting pressure on the existing schools, who are under extreme financial pressure at the moment due to the low numbers and the lack of funding for schools, as they struggle to cope with the children with SEND needs, as the local authority are failing to provide sufficient provision.

It seems to me that this application and proposal has been badly thought out, and you seem to believe that if you say you are going to provide shops, schools, gyms and traveller sites then everyone will be happy.

This application will cause further chaos to the already busy roads

and for those living on the Paddick Drive / Meldreth Way area, then this inevitably will devalue the properties as no-one will want to live in a road that they cannot get out of, and it will just be dangerous for all users.