

PLANNING REF : 252498  
PROPERTY ADDRESS : 95 Mill Lane  
: Lower Earley, Reading, Berks  
: RG6 3UH  
SUBMITTED BY : Mr Robert Woods  
DATE SUBMITTED : 12/11/2025

COMMENTS:

A development of this size will generate a huge amount of surface run-off water. Part of the development site is a flood plain. The River Loddon can't cope with the existing winter flow at the moment. The "Showcase" roundabout and the Garden centre regularly flood each winter. Even if the water is stored and released slowly into the river I still doubt the river could cope with the extra demand. The proposed access road onto Lower Earley Way North would allow extra traffic onto the already very congested local roads. Already at peak times the East bound traffic on LEWN can back up to the Meldreth Way roundabout making it almost impossible to get out of Rushey Way onto LEWN. More traffic will just make the congestion worse.