

PLANNING REF : 252498
PROPERTY ADDRESS : 6 Soham Close
: 6 Soham Close, Lower Earley Reading
: RG6 4JD
SUBMITTED BY : Mrs Amanda Granger
DATE SUBMITTED : 14/01/2026

COMMENTS:

I have been a resident living just off Lower Earley Way since 1998, and am an expert on Lower Earley Way. Lower Earley Way is a major artery which has been progressively slowing down as new developments in the area have driven up traffic. When there is an accident or roadworks on the M4, the whole area grinds to a standstill as it is a cut through between junctions 10 and 11. Furthermore, Showcase roundabout regularly floods and any delay here causes chaos as it is a major crossing point for traffic from Reading and Wokingham.

Loddon Valley Police Station now serves Wokingham, with Newbury being the fallback position. The quickest way from Rushey Way to Wokingham is via Lower Earley Way. Hawkedon Primary School is at the end of Rushey Way before Lower Earley Way, and traffic from Loddon Primary School also joins the same area. If traffic is blocked because of queues to reach Lower Early Way, where would drivers go if police vehicles on response tried to access Wokingham at key times? A significantly longer route would lead them to Showcase roundabout, but this will also be impacted by additional traffic from Earley avoiding Lower Earley Way. To allow traffic to build up on Lower Earley Way would significantly increase response times and endanger not only public safety, but also the lives of the police officers and other emergency workers who would need to try to weave through the additional traffic and frustrated drivers.

Furthermore, Maiden Erlegh (catchment school) is usually oversubscribed. Children living on the roads nearest to Lower Earley Way generally go to Wokingham Schools such as Forest School. My daughter missed a GCSE mock because of the traffic during roadworks for Hatch Farm, and I asked Councillor Pauline Jorgensen to help ensure that the actual GCSE period was traffic free, which she did. Children in this area already have an earlier start than their peers because of the traffic.

I also have concerns about the management of the waste water. If this is not handled correctly, it will flood over Lower Earley Way.

The current proposal to allow 3,800 additional households (adding in the other new development planned at Mill Lane and Hatch Farm) to flow onto Lower Earley Way is untenable and dangerous. I have no doubt there are better options.