

PLANNING REF : 252498
PROPERTY ADDRESS : 31
: Mill Lane Earley, Reading
: RG6 7JF
SUBMITTED BY : Mr Jonathan Ebel
DATE SUBMITTED : 16/01/2026

COMMENTS:

There are two main issues with any schemes in the Arborfield area that I have concerns about. One is traffic and the other is flooding.

Traffic: It currently takes 20 minutes to get from Earley to M4 Junction 11 in the rush hour and when there are street works or traffic breakdowns, including any issues on the M4 it takes more than an hour. At other times it can completely snarl up and you cannot move out of reading for hours. The current road system does not work for the number of vehicles it currently deals with and the proposals will not cater for the additional 4000 plus vehicles it will have to deal with. It is quite clear that this will be part of ongoing

expansion in the Arborfield area. You need to put another junction in between junctions 10 and 11 for the Arborfield area and make the road from the Shinfield Road to Junction11 a dual carriageway for the whole route, including expanding the width of the carriageways as it approaches the junction from the Earley direction.

Flooding: The area around the River Loddon at the Reading Road floods every year and if this is built on, then this will adversely impact those residents further down the Loddon at Earley and Woodley, where the water will be displaced to.

More generally the proposals mention the undergrounding of the overhead lines in Arborfield. Currently Arborfield is being supplied via 2 overhead line feeders from substations in Woodley and by the old Reading (Earley) power station. There will need to be new circuits to supply this development as there is insufficient capacity. Due to the route which is in flood plain and otherwise criss-crossing much of the Loddon, cable installation will be more challenging and costly than more overhead lines. There is a cable running down Observer Way, which may need to be replaced.

The new developments at Arborfield Garrison have roads that are not full width; if someone parks on one side of the road, then you cannot turn off the road into your drive way. Also if there is any need to repair or maintain any utility apparatus it requires a full road

closure as a route on one side of the road is not possible due to the width. This may be required under 'urgent' works under NRSWA 1991, which will have to go ahead if services, gas, water and electricity are to be maintained to customers. All roads should be 5.8m wide.