

PLANNING REF : 252498
PROPERTY ADDRESS : 16 Lidstone Close
: 16 Lidstone Clo Lower Earley, Reading, Berkshire
: RG6 4JZ
SUBMITTED BY : Mr Peter Taylor
DATE SUBMITTED : 29/12/2025

COMMENTS:

I object to this application on the grounds of both traffic management and flood risk

Traffic Management

The plans submitted here 'conveniently' end at the roundabout changes at the end of Meldreth Way, Lower Earley and therefore seem to ignore the impact of traffic on Lower Earley Way (LEW). Under current conditions, LEW is regularly congested in term-time 'rush hour' periods with queues from the Sindlesham Mill Roundabout - at the same time the A327 is busy bringing traffic to the Shinfield Arms about. So this new connection will add the movements from 2800 households into these queues and add traffic from the A327 cutting through to the M4 Eastbound (Westbound would hopefully keep to its present route) This may not be true every day and at all hours but Lower Earley gridlock will be a regular occurrence.

Road widening (so long as there is no impact on the green space around Lower Earley might have an impact - but would be extremely unlikely to cure the problem - and a traffic calming and deterrent will be necessary to avoid Meldreth Way/Carshalton Way becoming a rat run blocking in the existing residents.

Flood Risk

Winter flooding of the River Loddon from the fields behind the Magpie & Parrot through the fields south of Lower Earley Way , through the Sindlesham Mill Hotel and onto the Winnersh Triangle Roundabout and the Showcase carpark has been a regular occurrence for many years. Protecting the new houses from flooding will just push the water somewhere else that means that the current water overflows must get worse. Currently this does not affect the existing housing - the impact of this scheme causing any house to flood will make it uninsurable and have a devastating impact on the occupants and the value of their home.

For these reasons, I think that this scheme is not sustainable and will have long term adverse impacts on Lower Earley.

However, if the Council and the applicants are determined to go ahead, this scheme is not a charitable enterprise by Reading University, the various developers and Wokingham BC - it's for profit but that profit must pay for all of the road improvements and calming schemes and compensate any householder for loss caused as a consequence of this scheme whether immediately apparent or emerging over time.