

PLANNING REF : 243188
PROPERTY ADDRESS : Cutbush Manor
: Cutbush Lane East, Reading, Berkshire
: RG2 9AL
SUBMITTED BY : Mr Mark Cockram
DATE SUBMITTED : 14/01/2025

COMMENTS:

- This EIA scoping document is premature given that the regulation 19 Local Plan submission has yet to be determined by the Planning Inspector. It seems that the outcome is being pre-judged.
- The timescale for consultation is too short and was submitted over a holiday period.
- The EIA does not include the land surrounding Cutbush Manor, Cutbush Barn and Badger Cottage, stating that this area had been previously considered in the Shinfield Studios application (211841). This is not correct, the council have clarified that this land was not surveyed as part of their CEMP. The land is home to Badgers, Foxes, Deer (Roe & Muntjac), Rabbits, Kite, Buzzard, Owls and Bats. In historic maps, it is labelled as 'Badger Farm'. The area has already been heavily impacted by the construction of Shinfield Studios and its access road.
- There are 3 x Grade 2 listed properties near to Shinfield Studios. These have already been impacted by vibration and noise during the construction of Shinfield Studios. We were told that this would be effectively managed and monitored, but it was not. Additional road widening and traffic will increase noise and vibration levels.
- Maps are incorrect. The scoping area marked includes land belonging to the Cutbush Estate.
- Traffic volume has been mentioned in many other comments, but speed control is a major concern that has not been addressed in the documentation. The access road past Shinfield Studios is crossed by the Lower Early footpath and cycle route. It is very popular with walkers and cyclists. The speed limit is 20MPH, but a high proportion of vehicles have been frequently recorded by the Community Speedwatch group travelling at more than 40MPH, some over 50MPH. Near misses with pedestrians have been observed. These issues have been reported to the council, but no action has been taken to try and control speed in the area.
- The same is true for the Eastern Relief Road, this road has to be crossed by walkers and cyclists from Cutbush Lane to Cutbush Lane East. This is a 50MPH road and there is no pedestrian crossing.
- Increased traffic volume (when able to move freely) will increase the risk of speeding and the potential impact on public safety.