

PLANNING REF : 252498  
PROPERTY ADDRESS : Cutbush Lane  
: Earley, Berkshire  
: RG6 4UU  
SUBMITTED BY : Cllr Pauline Jorgensen  
DATE SUBMITTED : 18/01/2026

COMMENTS:

On the 16th January I put two pages of comments on this application, the site only seems to have posted the first paragraph and has done so twice. Please can you check how this is working as it is curtailing comments.

Some of my other comments were:

Traffic - the access from the site onto the LE peripheral road at Meldreth Way is unsustainable, the road is already queued back at rush hour, traffic flow is delayed by general volume and also by the traffic exiting Mill Lane which gets priority. It is unacceptable to dump another 3900 houses of traffic onto an already congested B road. traffic from the Manor and Paddick drive will be forced to join the east bound traffic jam in the morning even if they are going west this is also unacceptable and will have severe detriment to residents. Originally the plan was to link the development at Mill Lane of direct onto the M4 but this was changed, so impacting Earley Residents even more I am not clear why this change was made and why the traffic can't connect direct to the motorway. The use of LE way as a relief for the M4 means that when there is an issue the whole area grid locks, ho has that been considered. In addition when Loddon Bridge roundabout floods which it does almost every year there is insufficient ternative to access Meldreth way, this development will significantly worsen the situation and yet there are no plans to flood proof the roundabout.

Public transport - the development has insufficient public transport links, it is no where near rail links and any bus services will be caught in existing traffic jams. Traffic modelling is insufficient and does not look at the viability of the suggested public transport hubs.

Visual impact - the buildings are large and intrusive on a rural area and ill impact the currently rural outlook from Earley, they should be lower and fully masked by retained mature trees or mature planting. GRT pitches - the sudden appearance of GRT pitches against existing residential areas in Winnersh is unacceptable; the GRT provision should be on the university site well away from current residents. The density of GRT provision within a mile or two of the site is already quite high.

CIL - the porposal for 106 funding for mitigation rather than CIL leaves the risk that the impact of the plan on areas such as Earley will not be adequately mitigated.