

PLANNING REF : 243188
PROPERTY ADDRESS : 27 Conygree Close
: 27 Conygree Clo Lower Earley, Reading, Berkshire
: RG6 4XE
SUBMITTED BY : Councillor Jacqueline Rance
DATE SUBMITTED : 07/01/2025

COMMENTS:

As many people are, I am extremely worried about the suitability of this site being developed as the entire surrounding areas will be affected. There is a significant risk of flooding, and as of this moment in time, fields are flooded all around, particularly the Showcase roundabout/Loddon Bridge roundabout which is flooded and regularly causes difficult issues. The immense amount of traffic that building at Hall Farm will derive will push out to these significant routes. A bridge is proposed to the Lower Earley Way which will be a key access point and I believe the flooding of LE Way or Mill Lane roundabout at Sindlesham Mill (which is flooded right now) has not

been deeply thought through. It is clear that the traffic impact of the development of Hall Farm has not been studied enough. Lower Earley Way from University Bridge (which leads to the M4 or into Reading) will take a huge proportion of traffic coming from the development and this is virtually always completely blocked with traffic from early morning to 10 am and later between 5 and 7 in the evening.

There are several housing estates already on Lower Earley Way, where residents leave for work into an already gridlocked road. Overall this massive increase in traffic will pollute the air and destroy Swallows Meadow and other areas used for walking. Church Lane, Arborfield

leading to the church enjoys a rural, peaceful existence, but with the future plans for Hall Farm this will be destroyed by the increase in cars and lorries causing worries for safety and the impact on the environment.

Apart from the huge increase in traffic, smog, destruction of wildlife, flooding, there are inadequate rail and bus links.