

PLANNING REF : 243188
PROPERTY ADDRESS : 52 SWEPSTONE CL Lower Earley
: Reading, Berkshire
: RG6 3EY
SUBMITTED BY : Cllr Moses Iyengunmwena
DATE SUBMITTED : 07/01/2025

COMMENTS:

The proposed London Garden Village at Hall Farm/Loddon Valley will have highly detrimental environmental impact on Earley residents.

My main concerns can be summarized as follows:

The massive scale of the development would exacerbate flooding in Lower Earley and downstream areas due to the conversion of agricultural land to urban residential areas, which could increase runoff into the rivers and streams. There have been years of flooding at Mill Lane junction on Lower Earley Way and around Showcase about. The construction of the very significant number of buildings, roads, and other infrastructure will increase the number of

impermeable surfaces, reducing the land's natural ability to absorb rainfall, as water cannot percolate into the ground, raising the risk of flooding. Changes to the landscape and natural drainage systems can disrupt existing water flow, potentially leading to increased surface runoff and localized flooding. During the construction phase, activities such as excavation and soil compaction can temporarily increase the risk of flooding by disturbing the natural ground cover and drainage. This is particularly onerous as the construction is proposed to be done in phases over decades. Although properties are proposed to be located outside of the flood zone, it is unlikely that the proposed measures will mitigate the flooding. Importantly, it needs to be recognized that The Flood Zones shown on the Environment Agency's Flood Map for Planning do not take account of the possible impacts of climatic change effects and future probability of flooding.

The addition of 3930 homes will generate additional vehicular trips, particularly during peak hours, which could lead to increased traffic volumes on surrounding roads and junctions, worsening existing traffic congestion in Lower Earley, Shinfield, and surrounding areas. There is already significant traffic congestion on Lower Earley Way. This additional development would also push traffic further than to B3270 leading to "Black Boy" roundabout and ultimately the M4. The

development will include new access junctions and road infrastructure, such as a new link over the M4 to Lower Earley Way and associated highways works. The proposed crossing on the M4 could have several implications. The crossing might alter traffic patterns,

potentially increasing traffic on Lower Way as drivers seek alternative routes to avoid congestion on the M4. Changes in traffic volume could impact road safety. During the construction phases, there will be an increase in HGV movements and construction worker traffic on key access and travel routes within Lower Earley, potentially causing temporary disruptions and delays on local roads. The proposed development may cause significant strain on infrastructure. Some of the existing infrastructure is already insufficient and would be further strained by the new development, leading to significant problems. This is particularly the case with the phased development of the infrastructure, the lack of known

sources of funds for some of the required infrastructure, and as infrastructure development frequently lags actual home builds

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