

PLANNING REF : 252498
PROPERTY ADDRESS : 19 Gabriels Square
: Earley, Berks
: RG6 3WN
SUBMITTED BY : Mr Guy Grandison
DATE SUBMITTED : 16/01/2026

COMMENTS:

The fact that this planning application has been submitted prior to any sort of approval of the local plan is a disgrace.

But I object to this planning application on multiple levels.

1: There has been insufficient examination and consideration to the risk of flooding of the area that would be caused by removing a large clay based soil sink, Carters hill is also subject to flooding and removing the green soak away that the fields of Hall farm offer will instead push water to the river loddon quicker, resulting in considerable flooding down river at Ealey, Winnersh and Twyford, with the Winnersh Triangle Roundabout likely to flood even more.

2: Waste Water provision is also sorely lacking, the existing waste water site that caters for Shinfield, Arborfield, Barkham and Earley is already at capacity with still more properties to be built at Shinfield. With Thames Water unable to upgrade the site for over a decade this will result in more waste water flooding into the Loddon which is a valuable chalk stream and have negative environmental impact.

3: The Plans for the Infrastructure are sorely lacking especially when it comes to road connections, the current plans call for a bridge over the M4 in order to bring traffic to lower earley way and then onwards to J10, however there is no timescales on when such an undertaking could be done, even less so on how it could be paid for when council funds are stretched. There is also no consideration or traffic

planning done as to the impact on Lower Earley Way with no plans in place currently to deal with the traffic of over 4000 new homes directly putting out onto an already congested road.

4: Environmental impact, there are multiple green spaces that are being concreted over for housing instead of being protected for future generations. Instead of building on brownfield sites this application is instead building over farmland that has been supporting the community for almost 2000 years in some form or another.