

PLANNING REF : 252498  
PROPERTY ADDRESS : 19 Wickham Road Lower Earley  
: Reading  
: RG6 3TE  
SUBMITTED BY : Mrs Paula Reynolds  
DATE SUBMITTED : 22/11/2025

COMMENTS:

I object on for two reasons. The first is that Lower Earley Way (B3270) from Junction 11 of the M4 to the showcase roundabout is not able to take any further traffic. It is already slow and difficult to leave Lower Earley via Rushy Way onto Lower Earley Way at rush hour and school pick up and drop off times and there are always queues along Rushy Way at these times. Just this week at 15:30 there was a large queue along Lower Earley Way approaching the Beeston Roundabout and a 5 minute journey took nearly half an hour. If there are any problems on the M4 motorway traffic diverts along Lower Early Way which just compounds the problem. Secondly, when we first moved into our house 25 years ago there was a lot of flooding in this area and at the moat house and showcase roundabouts. A lot of work was carried out which improved this situation and we had no further problems until all the houses at Hatch Farm Way were built and now we are back to these roundabouts flooding. Just this week the Moat House roundabout was flooded and down to one lane. The green spaces along the river Loddon and Lower Earley Way also have seen more flooding since the building of the houses on Hatch Farm Way and I feel building on the flood plains for this "Loddon Garden village" will further increase the flooding in this area and could impact our properties which have seen an increase in the level of surface water.