

PLANNING REF : 243188
PROPERTY ADDRESS : 95 Silverdale Road
: Earley, Reading, Berkshire
: RG6 7NF
SUBMITTED BY : Mr David Robinson
DATE SUBMITTED : 08/01/2025

COMMENTS:

My motivation for these comments; I Am Pro Development, But I am Anti Bad Development.

CONSTRAINTS PLAN RISK OF FLOODING FROM SURFACE WATER (Figure 14.2): This flood prediction map is misleading - there are areas on this map shown as "1 in 1000 year event" that flood every year. For example, Sindlesham Mill floods every year. British Garden Centres floods every year. The meadows north of Lower Earley Way flood every year. Fields either side of A327 by the River Loddon crossing flood every year. I realise the "1 in 1000 year event" is a coincident event where the whole of the area shown floods, but this is not a good indicator of risk.

Prevent increase in severity of flood events in Loddon valley:

The incremental flood risk in the Loddon valley due to 4000 new homes on the Hall Farm land is significant.

I broadly agree with the land use recommendations that came out of the previous flooding potential study. However, the Loddon floods regularly, and converting agricultural land in the Loddon watershed to buildings/roads will make this flooding worse. The consultants will recommend mitigation, but a few retention ponds aren't going to be enough. Considering the very high increased flooding potential for the Loddon, I recommend:

- o Large scale rainwater retention and recycling schemes for the whole development
- o Large scale separate grey water collection systems and water recycling systems
- o Separate treated rainwater/grey water supply systems in all buildings in the development (with the recycled water being used for irrigation or toilet flushing)
- o Extensive use of permeable surfaces for car parking, minor roads etc
- o I know this looks over the top, but why not do this properly? You have an opportunity (and an excuse). They managed it at "East illage, London". They managed it for the Olympic Park at Stratford.