

PLANNING REF : 243188
PROPERTY ADDRESS : Sideways
: Sideways Church Lane, Three Mile Cross, Reading, Berkshire
: RG7 1HD
SUBMITTED BY : Mr Darrell Lias
DATE SUBMITTED : 03/01/2025

COMMENTS:

As a scoping opinion application, I am aware that there is no consideration of objections at this stage, however since this is about establishing what should be covered by the EIA that the scale of this proposal requires.

The LGV scoping report covers Transport and Access in section 18, but I observe that there is a glaring omission in its content. The environmental impacts of the phasing of the development and its infrastructure delivery are subsumed by reference in 18.2.30 to "cumulative basis" and then traduced by 18.2.31 by giving 2026 Baseline, 2040 Forecast Baseline and 2040 With proposed development.

The granularity of the above three dates obscures the phased development between 2026 and 2040, i.e. two-thirds of dwellings constructed, with Phase 1 construction and occupation traffic having to use incomplete infrastructure to access/egress the west and east development areas for schools, employment etc..

Since the bridge over the M4 is in phase 3, after 2040, the environmental impacts of embedded travel patterns. not least since the Secondary School is not due until 2037 and the Primary Schools are triggered by 1000 dwellings and 1500 dwellings, but are in the western area as are the local centre provisions.

In Summary, the Transport and Access Environmental Impacts must be analysed and documented in an holistic manner across a full timeline demonstrating a comprehensive understanding of the impact on surrounding settlements and infrastructure.