

PLANNING REF : 252498
PROPERTY ADDRESS : 24 Easington Drive
: Reading, Berkshire
: RG6 3XN
SUBMITTED BY : Mr Anthony Gutteridge
DATE SUBMITTED : 11/11/2025

COMMENTS:

I object to this application. The 2018 River Loddon flooding risk modelling appears to be flawed. All of the recent modelling is based on this data.

Since the completion of Hatch Farm, flooding at the Showcase Roundabout at a lower level than the 2007 incident is now causing flooding at the Gazelle Close retail units (and you have approved building an Aldi at the end of Gazelle close, further impacting the flood plain). The flood alleviation culvert might work for the Hatch Farm housing but it just raises the level of the Loddon when it is in action and causes more problems downstream and elsewhere. I suspect the culverts are the cause of the flooding in Gazelle Close.

Riverside Park now floods to a greater extent when the Loddon breaks its' banks. And it has started to affect the B3270 / Rushey Way / Mill Lane roundabout as well as the Showcase roundabout.

Any removal of natural groundwater storage / drainage upstream is going to force more water into the Loddon which is already obstructed by debris and fallen trees. There has been no meaningful clearance or dredging on the Loddon in the Riverside Park / Sindlesham Mill area in over 30 years.

If this application is approved you are putting at risk of flooding additional businesses and residential properties in the Showcase roundabout area as well as those properties backing onto Riverside Park and the surrounding areas in Lower Earley. I wasn't in a flood risk area until Hatch Farm was built. I am now and I'm about half a kilometre from the Loddon at its closest point.

This application is just going to make things much worse. If you remove flood plain, the water levels elsewhere have to rise to compensate and we are beginning to see much more in the way of severe storms and substantial rain.

I appreciate you need to provide more housing but this site is completely unsuitable. The 2007 flooding also impacted the A327 and closed it. That was with the existing natural drainage. Any additional hard landscaping will exacerbate the problem.