

PLANNING REF : 252498
PROPERTY ADDRESS : 9 Laniver Close
: Wokingham, Berks
: RG65UD
SUBMITTED BY : Mr Andrew McCaffrey
DATE SUBMITTED : 07/11/2025

COMMENTS:

A total number of house builds will be 3930 and not 2800 residential units as stated. Why is this not part of the submission or is it because this is only phase 1?

Most house purchasers will be families, probably those currently living East of Reading in cramped accommodation, currently observed in Lower Earley. Many if not most of these potential house buyers will have 2 cars so a total number of cars will be in the region of let's say 7000 for the development.

Where will these cars be parked and has the existing road network been considered adequate, bearing in mind Wokingham Borough already has a choked road network.

Garages. I expect some houses, especially the larger 5 bed one's, will have a garage or two. Will the garages be wide enough to accommodate new wider EV's and if not, what will be the purpose of building them?

Will any housing be provided for those downsizing and if so, will these houses be single storey?

Doctors surgeries and dentists: Lower Earley, an urbanisation of 10,000 homes, is woefully inadequately provided with doctors and surgeries. How many surgeries and qualified doctors will be provided for the incoming homeowners? Same applies for dentists.

If the shopping/retail units are comparable to Shinfield or Lower Earley then this only means that homeowners will get into their cars and drive to where there is better and more substantial shopping. Has this been considered?

Public transport: Has this proposed urbanisation been put to Reading buses?

Will the new schools be provided with built in SEN units?

To accommodate the huge influx of people, will a new water treatment plant be built?

Access to Lower Earley Way/Meldreth Way: This is one of two access points for the new development. At present, Lower Earley Way is heavily used and serious problems regarding traffic congestion will be inevitable.

For this development to work a new parallel road would be required to access Hatch Farm Way as Lower Earley Way is already congested at peak times and access via Observer Way will only make the Black Boy roundabout more congested than it is already.

When the M4 is closed/vehicle breakdown/vehicle accident (especially eastbound) then the traffic will inevitably use the B3270/Lower Earley Way causing even more congestion than normal.

Flooding: The river Loddon regularly floods and due to climate change, the flooding will become more frequent. The area that is being

proposed for building on is adjacent to the Loddon flood plain. The rainfall absorbed into the earth will no longer be able to do so due to the buildings and roads. The rainwater just cannot be drained into the river as this just increases the water level and even more flooding. How is this problem going to be resolved?