

PLANNING REF : 252498
PROPERTY ADDRESS : Mill Lane
:
: RG6 7JE
SUBMITTED BY : Mr Andrew Bain
DATE SUBMITTED : 22/11/2025

COMMENTS:

I object to planning application 252498 for the Loddon Valley Garden Village

1. Road Network and Traffic Congestion

The plans for new access points, roundabout changes, and bridges over the M4 and River Loddon do not solve the main issue: the surrounding roads are already heavily congested. Lower Earley Way, the A327 Reading Road, and nearby routes regularly experience long delays, especially during rush hour. Adding up to 2,800 homes, plus shops and schools, will significantly increase traffic, worsen air quality, and make the roads less safe. The application does not provide a clear or reliable transport plan showing how this extra congestion will be managed.

2. School Provision

The proposal includes two primary schools and one secondary school, but none will be open when new homes start being occupied. This will put immediate pressure on already full schools in Arborfield, Shinfield, and Earley. Building homes before providing new school places will create overcrowding, force families to travel further, and add more traffic to roads that are already struggling.

3. Drainage and Flood Risk

The site sits in the Loddon Valley, an area already known for flooding. Although the plans include SuDS and other drainage measures, these are not enough for a development of this size or for such a sensitive river catchment. Covering such a large area with hard surfaces will increase surface water runoff and raise the risk of flooding for communities downstream. The application does not clearly show that the drainage plans will work in the long term or that local wildlife and habitats will be protected.

4. Pressure on Local Health and Community Services

Local health services particularly GP surgeries, dental practices, and community health facilities are already operating near or at capacity. The development will bring several thousand new residents, yet there is no firm commitment to expanding healthcare provision to match this growth. Without new facilities being delivered early, residents will face longer waits, reduced access to appointments, and increased pressure on already stretched local services. Other community services, such as emergency response, social care, and recreational facilities, will also come under additional strain.