

PLANNING REF : 252498
PROPERTY ADDRESS : 4 Barn Path
: Wokingham
: RG40 4AN
SUBMITTED BY : Mr Rocky Luk
DATE SUBMITTED : 12/01/2026

COMMENTS:

I am writing to formally object to the planning application for the Loddon Valley Garden Village (Hall Farm). While I acknowledge the need for housing within the borough, the scale and location of this specific proposal represent unsustainable overdevelopment that will cause severe detriment to the local area.

My objections are based on the following material planning considerations:

1. Severe Impact on Highway Capacity and Safety The proposal for nearly 4,000 houses will introduce an estimated 8,000+ additional vehicles to the local network. The current infrastructure plan is fundamentally inadequate to mitigate this:

Bottlenecking: Existing junctions in Shinfield, Winnersh, and Arborfield are already at or exceeding capacity. The "Spine Road" within the development does nothing to solve the external pressure on the A327 and B3030.

Outdated Data: I am concerned that the transport assessments do not reflect "real-world" peak-time congestion and rely on optimistic modeling that underestimates the car-dependency of this rural location.

Lack of Sustainable Alternatives: Without a committed, high-frequency public transport link (not just a "contribution"), this development will lead to permanent gridlock, impacting emergency vehicle response times and local air quality.

2. Inappropriate Loss of Strategic Gap (Coalescence) This development effectively "concretes over" the vital green gap between Shinfield, Earley, and Winnersh. This violates the principle of maintaining the separate identity of settlements. The result is a continuous urban sprawl that destroys the character of our rural villages, contrary to Wokingham's own Core Strategy policies regarding the protection of the countryside.

3. Environmental and Flood Risk Concerns The Hall Farm site plays a critical role in natural drainage for the Loddon Valley.

Flood Risk: Replacing agricultural land with vast areas of impermeable surfaces (roofs and tarmac) will significantly increase surface water runoff into the River Loddon, which is already prone to flooding. This poses a direct risk to existing homes in downstream areas like Winnersh.

Loss of High-Quality Farmland: At a time of national focus on food security, the permanent loss of Grade 2 and 3a agricultural land is a regressive step.

4. Unsustainable Pressure on Local Services There is no evidence of a "phased-first" infrastructure approach. Local GP surgeries and dental practices are already full. Adding approximately 10,000 new residents before healthcare and secondary school capacity is fully operational will create a crisis for existing residents' access to basic services.

Conclusion The proposed development is not a "Garden Village" in the true sense; it is a high-density urban expansion that lacks the necessary road infrastructure and environmental safeguards. It fails to meet the test of "Sustainable Development" as defined by the NPPF.

I urge the Planning Committee to refuse this application in its current form.