

PLANNING REF : 252769
PROPERTY ADDRESS : Warren House
: Carters Hill, Arborfield, Reading RG2 9JJ, Julkes Lane, Readi
: RG2 9JJ
SUBMITTED BY : Mrs Liz Connolly
DATE SUBMITTED : 13/01/2026

COMMENTS:

Dear Sir/Madam,

I most strongly object the the proposed Loddon Valley Garden Village development.

The scale of this development is mind-blowing and this on top of the vast development of Arborfield Green and never ending development of Shinfield and local areas. There are three developers Reading University, Gleeson and Hatch Farm the latter is yet to submit their application. Where will the overall responsibility lie for the long term fulfilment of the many proposed plans?

Thames Water: Thames Water already regularly discharges into the Barkham Brook and does not have capacity for existing use and has zero capacity for another nearly 4,000 houses.

Flooding: Local residents are all aware of the severe flooding in and around the proposed site. Green fields absorb water like a sponge, building houses and roads on and above the flood plain will increase an already flood risk to an unacceptable level.

Traffic: It is beyond obvious that the local roads are already over congested and will be unable to cope with this extra level of vehicles.

Doctors: The local doctors surgeries are already well over capacity. A new GP surgery should be included in the overall plans, a new dentist and given the pressure on the Royal Berkshire Hospital a minor injuries emergency service.

Wildlife: Loss of wildlife habitat, deer, badgers, foxes will have nowhere to go. Are the developers going to cull these animals or just wait for them to be killed or injured on the new roads.

Leisure: Carters Hill and the site of the proposed LGV is used extensively and enjoyed by walkers, cyclists and horse riders. What provision is being made for the maintenance and improvement of existing PROW? Surely it is time for Footpath 16 to have a safe pathway to Arborfield.

Equestrian: I note that there will be a new pedestrian cycle link connecting byway ARB03 and ARB08 I also note there is proposed a new equestrian crossing, this has been campaigned for since the original ROW Improvement Plan. Surely this new pedestrian/cycle link is meant to be multi user / equestrian friendly? I trust this is a mistake. Arborfield is an historic equestrian area and has suffered unacceptably with the loss of two BHS riding schools and the increase in traffic reducing riding opportunities. Will provision be made to make all new routes multi user including the SANGS? There are three DMMO submissions 18 Holloways Lane, 19 Langley Lane, 20 Bear Lane we look forward to these being opened sooner rather than later. Langley Lane could connect to the new SANG and provide an equestrian link.

There is a significant percentage of adults, children, the elderly and disabled who ride and should not be discriminated against.

Wokingham Borough Council must refuse this application due to multiple unresolved risks including a lack of infrastructure delivery plan, sustainability, flood risk, heritage, loss valuable agricultural land and unspoilt countryside. Newlands Farm land has been meticulously managed for generations this stunning landscape could be lost forever this is criminal.

Yours faithfully
Liz Connolly