

PLANNING REF : 252498
PROPERTY ADDRESS : 5
: Parker Close Shinfield, Reading
: RG2 9RG
SUBMITTED BY : Charlotte Davies
DATE SUBMITTED : 11/12/2025

COMMENTS:

I am writing to formally object to the proposed planning application for the development of Loddon Garden Village on the following grounds:

1. Traffic and Highway Concerns

The proposed development will significantly exacerbate the existing traffic congestion in the surrounding areas, particularly on the following routes:

Mole Road, Mill Lane, and Lower Earley Way: These roads already experience heavy congestion during peak commuting hours. Additional traffic from up to 2,800 homes is likely to make conditions unsafe and increase journey times significantly.

University Roundabout (formerly Blackboy Roundabout) in Shinfield: This roundabout already experiences severe congestion during morning and evening peak hours. I have personally experienced delays of up to 30 minutes when attempting to travel from Shinfield to the M4 during my morning commute. The addition of this development is highly likely to worsen these delays.

New Access Roads and Bridges: While the application includes plans for new roads and bridges over the M4 and River Loddon, these are unlikely to mitigate the increase in traffic, particularly given the high volume of daily commuters in the area.

The cumulative impact of these additional vehicles poses a risk to road safety, will increase pollution, and will adversely affect the quality of life for existing residents.

2. Public Transport Concerns

Public transport in the area has already worsened since the completion of previous developments such as Shinfield Meadows.

Services are frequently overcrowded, and journeys are increasingly unreliable. There is no clear plan within this application to significantly

improve local public transport infrastructure to accommodate the population increase from an additional 2,800 homes.

Without substantial investment in buses, train services, or other alternatives, the reliance on private vehicles will inevitably rise, further worsening traffic congestion and environmental impacts.

3. Local Infrastructure and Community Facilities

While the plans include two primary schools, one secondary school, and other local facilities, it is unclear whether these will be sufficient to accommodate the projected population. The strain on existing healthcare, education, and community resources could be considerable.

The proposed electricity substation, cemetery, and housing for gypsy and traveller families may also create additional local service pressures, which have not been fully accounted for in the planning documents.

4. Environmental and Green Space Considerations

The creation of over 58 hectares of green space and a large country park is commendable; however, without a full transport and environmental impact assessment, it is unclear whether the increased traffic and development density will negatively affect these areas, particularly in terms of air quality, noise, and wildlife disturbance.

While the proposal mentions a 20% increase in biodiversity, this must be considered alongside the significant loss of existing green and open spaces, and the increased human and vehicular activity.

Summary:

The scale of this development, combined with existing traffic congestion, inadequate public transport, and strain on local infrastructure, raises serious concerns. I urge the council to refuse this planning application