

PLANNING REF : 252498
PROPERTY ADDRESS : 2 Bland Way
: Shinfield, Berkshire
: RG2 9SL
SUBMITTED BY : Mr Lewis Wain
DATE SUBMITTED : 19/12/2025

COMMENTS:

I object to planning application 252498 for the proposed Hall Farm housing development, referred to as the "Loddon Valley Garden Village". I am a local resident, and my objection is based on the following key concerns, which I believe demonstrate that the proposal is unsustainable and poses material risks to the local area.

1) Flood risk and suitability of the site
My primary concern is the risk of flooding associated with this development.

The fields within the proposed build boundary are frequently under water for much of the winter period, demonstrating that the land already experiences poor drainage and acts as a natural floodplain or flood storage area. This raises serious questions about the suitability of the site for large-scale residential development.

Developing on this land risks:

- Displacing floodwater into surrounding areas and neighbouring communities;
- Increasing surface water runoff due to the introduction of impermeable surfaces;
- Overloading existing drainage systems and local watercourses;
- Creating long-term flood risk for future residents of the development itself.

As a local resident who frequently walks these fields in the Hall Farm development area, the Flood Risk Assessments do not accurately reflect the flooding I've personally witnessed for many of the winter months over the last few years.

2) Traffic impact and pressure on local roads
The scale of the proposed development would result in a significant increase in traffic on surrounding local roads, many of which are already under pressure and were not designed to accommodate high levels of additional vehicle movements.

Key issues include:

- Increased congestion during peak commuting hours;
- Heightened safety risks for pedestrians and cyclists;
- Increased rat-running through residential streets;
- Significant disruption from construction traffic over a prolonged build period.

Without major and enforceable highway improvements, the proposal

risks creating unacceptable impacts on road safety, air quality, and quality of life for existing residents.

3) Lack of strategic transport infrastructure

The proposal is poorly supported by strategic transport infrastructure. There are no proposals for a new M4 slip road, nor is there any rail network or station serving the immediate local area that would provide a realistic alternative to car travel.

As a result, the development is likely to be highly car-dependent, which conflicts with the principles of sustainable development and undermines the credibility of the "garden village" designation.

The proposal risks placing a disproportionate burden on existing transport networks while increasing car usage.

For the reasons outlined above particularly the demonstrated flood risk, the inevitable increase in traffic, and the lack of adequate transport infrastructure I request that planning application 252498 is refused.