

PLANNING REF : 252498  
PROPERTY ADDRESS : 17 Wimblington Drive  
: Reading  
: RG6 4JG  
SUBMITTED BY : Mr Robert Zeller  
DATE SUBMITTED : 04/01/2026

COMMENTS:

I am writing to formally object to the planning application for the Loddon Valley Garden Village. While the need for housing is recognized, the scale of this proposal is unsustainable and poses a significant risk to the existing community. My objection is based on the following material planning considerations:

1. Severe Traffic Congestion and Highway Safety

The local road network, particularly Mole Road, Mill Lane, and the Lower Earley Way, is already operating at or beyond capacity. During peak hours, the Showcase and Black Boy roundabouts experience gridlock that impacts not only local commuters but also emergency vehicle response times.

The addition of 2,800 homes potentially adding 4,000+ vehicles to these specific corridors will lead to total saturation. The proposed mitigation measures are insufficient to handle this volume. Under the National Planning Policy Framework (NPPF), development should be prevented where the residual cumulative impacts on the road network would be severe. This threshold has already been met in the Loddon Valley area.

2. Critical Strain on Healthcare Services

The current healthcare infrastructure in Wokingham and the surrounding parishes is in a state of crisis. Residents currently face wait times of several weeks for routine GP appointments, and local surgeries are struggling to manage existing patient lists. The "Garden Village" model relies on the promise of new facilities, yet there is no guaranteed funding or confirmed NHS commitment to staff a new medical center. History in nearby developments, such as Arborfield Green, shows that housing often precedes healthcare by a decade, if it arrives at all. Forcing thousands of new residents into an overstretched system will compromise the safety and well-being of the entire community, failing to meet the requirement for "healthy and safe communities" as outlined in planning legislation.

Conclusion

This application represents an over-development of a sensitive site without the requisite infrastructure to support it. Until a comprehensive, fully funded plan for highway improvements and a guaranteed healthcare delivery strategy are in place, this application should be refused.

I request that these comments be formally recorded and considered by the Planning Committee.