

PLANNING REF : 252498
PROPERTY ADDRESS : Wheatsheaf Close
:
: RG41 5PT
SUBMITTED BY : Mrs Suzanne Hedley-Bosworth
DATE SUBMITTED : 08/11/2025

COMMENTS:

I wish to formally object to planning application 252498 for the proposed Loddon Garden Village development on the following grounds:

1. Excessive Housing Density

The proposal for up to 2,800 new homes represents a significant overdevelopment of the area. This scale of housing is disproportionate to the surrounding settlements and risks overwhelming the local character. The density and volume of housing will:

- Increase traffic congestion on already strained local roads. - Put pressure on existing public services and amenities.
- Lead to urban sprawl and loss of greenfield land.

2. Inadequate Infrastructure Provision

While the application mentions new schools and healthcare facilities, there is insufficient detail and certainty about delivery timelines and capacity. Key concerns include:

Transport infrastructure: The local road network, particularly Mole Road in Sindlesham, Lower Earley Way and the Hatchwood Crossroads, is not equipped to handle the projected increase in vehicles.

Healthcare and education: Existing GP surgeries, dentists and schools are already under pressure. The proposed facilities may not be operational in time to meet demand and in actual fact a number of existing schools in the area do not have enough applicants to maintain their current levels and have requested that their intakes are decreased.

Utilities and drainage: There is limited information on how water, sewage, and electricity networks will be upgraded to support such a large development.

3. Proximity of Gypsy and Traveller Pitches to Existing Homes

The inclusion of pitches for Gypsy and Traveller families is acknowledged, but the proposed location is less than 0.05 miles from existing residential properties. This raises concerns about:

- Loss of residential amenity due to potential noise, lighting, and visual intrusion.
- Lack of buffer zones or screening between the pitches and neighbouring homes.
- And most upsetting is that this has never been included in previous plans and nearby residents have not been consulted about the siting and management of these pitches.

This element of the proposal appears to have been added without adequate consideration of its impact on existing residents or

integration into the wider development. There are ample other locations more suitable and closer to the newer houses where people would be informed of these pitches before purchasing their house.

Conclusion

While I support inclusive planning and sustainable growth, this application fails to demonstrate that the scale of development is appropriate, that infrastructure will be delivered in a timely and effective manner, or that the siting of sensitive elements like Traveller pitches has been responsibly planned.

I urge the Council to reject or significantly revise this application to address these concerns.