

PLANNING REF : 252498  
PROPERTY ADDRESS : 23 Fingal Crescent  
: Spencers Wood  
: RG7 1FL  
SUBMITTED BY : Sarah Hampton  
DATE SUBMITTED : 13/11/2025

**COMMENTS:**

I wish to object to the proposed Loddon Valley Garden Village development.

The surrounding road network, including Arborfield Road, Mill Lane, Hatch Farm Way, Lower Earley Way, Mole Road, Shinfield Road and the A327/A329(M), is already overstretched, and Mill Lane frequently floods. The development is heavily car-dependent, and the transport proposals do not credibly mitigate the substantial increase in traffic this scheme would generate.

Residents in this area have only recently emerged from years of significant disruption caused by the M4 smart motorway works and associated road changes. Introducing another multi-year programme of roadworks, bridge construction and construction traffic at this point would be irresponsible and impose unacceptable cumulative disruption on the community.

Essential infrastructure, including GP capacity, schools, drainage improvements, public transport and community facilities, is not securely or clearly committed. Wokingham has a proven history of large developments being delivered ahead of the necessary services, and approving a scheme of this scale without guaranteed, front-loaded infrastructure would repeat those failures.

The site lies within a sensitive wildlife corridor in the Loddon Valley. Large-scale clearance, increased lighting and new roads would fragment habitats used by bats, owls, badgers, deer, hedgehogs, amphibians and waterfowl. The biodiversity net-gain claims are not credible given the scale of habitat loss.

The area already experiences drainage and flood-risk issues, particularly around Mill Lane. The proposed drainage strategy does not provide sufficient assurance that increased runoff and downstream flood risk will be safely managed.

Wokingham has also absorbed disproportionately high levels of housing growth compared with neighbouring authorities, leaving local services and infrastructure under sustained pressure. Adding another development of this magnitude at this time would be neither reasonable nor sustainable.

For these reasons, I request that Wokingham Borough Council refuse this application.