

PLANNING REF : 252498  
PROPERTY ADDRESS : Woodside  
: Church Lane, Arborfield, Reading, Berkshire  
: RG2 9JA  
SUBMITTED BY : Ms Susan Hughes  
DATE SUBMITTED : 06/01/2026

COMMENTS:

I strongly object to the Loddon Valley Garden Village Development on many grounds.

1. As a farmer's daughter I hate to see the destruction of yet more agricultural land during a time we should be supporting our farmers so as to retain some national food security. It is not clear if any of the land is BMV land (Best and Most Valued agricultural land) which has protected status in the planning system. Therefore the site should be surveyed to ascertain the BMV grade before being built on.

2. The Arborfield Water Treatment Works is already struggling to cope with the current number of houses and regularly pumps raw sewage into Barkham Brook. As is well known, Thames Water are in financial trouble and have not given any assurances that they will upgrade the capacity in the area for the additional housing.

3. Traffic is already a huge issue in the area and this additional housing will only add to that despite the planned additional roads which even then are not planned to be built until nearer the end of the development and are very costly. The site is not close to a train station so there will be more people driving to Twyford or Reading stations in the peak periods as I don't believe people will move to using buses as much as estimated. The other site considered for development at Twyford would have made a lot more sense from a transport point of view.

4. This side of the borough has had the majority of the development over the last few years and there is already blurring of the separate village boundaries which will only get worse with this development.

5. The area currently has a lot of wildlife which will lose their habitat. Deer, woodpeckers, bats, jays, white clawed crayfish, badgers and barn owls are just a few.

6. I use the land regularly for walking and even the slightest bit of rain can cause flooding which means I can't walk where I would normally. With climate change we will only see more extreme weather and more occurrences of flooding in the future and I do not believe enough work is planned to mitigate against that.

7. The old church and the 'avenue of trees' are places of local interest. Concerns have been raised by Historic England that it will be surrounded by houses and the avenue of trees is to be bisected by a new road.