

PLANNING REF : 252498
PROPERTY ADDRESS : The Spinney
: Church Lane, Arborfield, Berkshire
: RG2 9JB
SUBMITTED BY : Mrs June Mann
DATE SUBMITTED : 14/01/2026

COMMENTS:

My objections to the Loddon Garden Village development by Reading University are as follows:

1. The local Doctors' Surgeries are already near capacity and waiting times for appointments would only increase with the proposed development of a further 2,800 residential units at Hall Farm. In the past where planning applications are agreed, including Health Care facilities, these have not been supplied, freeing up land for further housing.

2. The areas surrounding Hall Farm are susceptible to flooding. Changes of weather cause flooding, so floodplains need to be retained not concreted over. There is insufficient capacity for waste water and sewage treatment in the area. Thames Water are not financially able to supply additional pumping and treatment facilities. There is also the issue of water supply in the area especially with the likelihood of future hot summers.

3. The use of agricultural land for the proposed development should not be allowed. The land should be retained for farming. Recent world conflicts prove we need to be able to supply more of our own food.

The merging of rural settlements with buildings urbanises the area removing historical rural aspects of the area to the detriment of existing residents and wildlife.

4. There is a lack of distribution of proposed housing across Wokingham Borough. There is overdevelopment of the same areas such as Arborfield Green and Shinfield. Most of the new housing is south of the Borough where there are few transport links, so residents must rely on their own vehicles. Alternative options should be considered where there are better existing transport links.

5. The roads in the area have already reached capacity during peak periods before the proposed development of a further 2,800 residential units at Hall Farm and other proposed sites in the area. Any further increase in traffic causes additional noise and air pollution affecting the quality of life of existing residents.

For the above reasons I strongly recommend that planning permission for 2,800 residential units at Hall Farm is refused.