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PLANNING REF      : 252498
PROPERTY ADDRESS  : The Spinney
                  : Church Lane, Arborfield, Berkshire
                  : RG2 9JB
SUBMITTED BY      : Mr Barrie Mann
DATE SUBMITTED    : 14/01/2026
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COMMENTS:
My objections to the Loddon Garden Village development by Reading
University are as follows:

1. The existing road network that is in the vicinity of the proposed
development, which includes the A327, is frequently running to full
capacity during peak periods. At the northern end of the proposed
development, around Sindlesham Mill and Mill Lane, the area is
regularly subject to flooding following rain and this puts a further
strain on the already congested road network. The potential increase
in at least 4,000 to 5,000 additional vehicles using the road
network would be detrimental to road safety, quality of life and
would raises serious questions about air pollution.

2. There is a lack of distribution of proposed housing across
Wokingham Borough. There is overdevelopment of the same areas such
as Arborfield and Shinfield.. Most of the housing is south of the
borough where there are few transport links, resulting in residents
being
forced to rely on their own vehicles. Alternative options should be
considered where there are existing transport links.

3. Hall Farm has for many years been a centre for Dairy Research.
With the change in world climate and for the need to be more reliant
on self sufficiency for food, we need to retain our agricultural
farml and. Once this land has been concreted over, it is lost
forever.

4. I have lived in the area for nearly 40 years and I am now
experiencing the result of the significant increase in residents
living in the area. GP surgeries are at breaking point and to book a
routine appointment to see a specific doctor currently involves a
wait on average of 4 weeks.

As mentioned above there would be a serious impact on traffic, flood
risk and health care from the proposed development on his scale on
the existing community.

I strongly urge the planning authority to refuse this planning
application.