

PLANNING REF : 252498
PROPERTY ADDRESS : 31 Attwood Drive
: Reading, Berkshire
: RG2 9FE
SUBMITTED BY : Mrs Nicki McLean
DATE SUBMITTED : 14/01/2026

COMMENTS:

I am a resident of Arborfield, and I am responding to this consultation on the Loddon Valley Garden Village proposals which includes the proposed Traveller Site at Mole Road & Betty Grove Lane, which was not included within the early consultation period, preventing meaningful feedback from local residents. I have serious concerns regarding the proposed Traveller site mainly due to the fact this has been an addition to the previous consultation and, more so, the wider Loddon Valley Garden Village proposals. My concerns relate to, flood risk, transport impacts, infrastructure capacity (already overloaded since the developments at Arborfield and Shinfield), heritage, countryside loss, policy compliance, and the transparency of the site-selection and consultation process.

I object to the planning application for 2,800 dwellings at Hall Farm. This proposal will add a further 3,948 cars to our already congested roads on the assumption there is one car per household based on the average number of cars in Berkshire being 1.41 per household and this will only increase as children get older.

Ecological / Climate / Settlement / Flood risk impact:

There are several listed buildings / heritage assets and landscape areas in close proximity to this application. The application will cause a loss of rural character and wildlife loss due to the destruction of wildlife habitats. The loss of woodland, ancient hedgerows, bird habitats, the entire ecosystem will be destroyed. It would mean a huge loss of agricultural land. There is strong evidence that significant parts of the site comprise Best and Most Versatile (Grade 3a) agricultural land. And then there are the implications on water and sewage which is regularly already pumped into our local water ways as it struggles with the ever-increasing capacity of all the already built and still being built new homes in the local area. Not to mention the climate emergency we find ourselves in which affects us all - the rain needs land not concrete. Hall Farm forms part of the greenbelt between settlements which help to preserve the identity and character of the smaller towns and villages. By removing open countryside, once its lost it cannot be replaced which contradicts the Green Belt Policy. There will be no ecological continuity once the countryside is replaced by concrete. Adding this magnitude of concrete means the River Loddon would be at a greater flood risk for the surrounding areas.

Health care Provisions:

Whilst the proposal mentions healthcare its not specific. With all the thousands of houses built in Arborfield in recent years and on-going we have had no new doctor's surgery nor dental facilities so I struggle to believe Loddon Garden Village will deliver on provisions for healthcare.

Transport Links:

Proposed Transport links - The transport survey was carried out in 2021 which is now seriously out of date as the volumes of traffic has increased over the last 5 years with all the new housing built in

Arborfield and Shinfield with yet more to come in Arborfield and Barkham. The access points in Lower Earley Meldreth Way and Shinfield, Hatch Farm Winnersh & Mole Road already are at capacity adding another nearly 4,000 cars to the roads is not sound plan. I attended a consultation with Reading University, and their view was that Loddon Garden Village residents would remain within the Garden Village which I highly doubt - There is no way all the potential residents will remain in Loddon Garden Village and instead will use our already congested roads which are already at a standstill each day, polluting the environment from idling engines.

For me, the application should be refused due to the unacceptable loss of greenbelt land and damage to the environment, ecological impact, and landscape. It will have a detrimental effect on the already

creaking traffic infrastructure despite the details in plans of adding more roads to the already existing infrastructure which cannot cope. It will worsen air pollution, flood risk, and result in a devastating loss of wildlife and green space.

I strongly oppose this application.