

PLANNING REF : 252498  
PROPERTY ADDRESS : 9  
: Wilsford Cl, Reading  
: RG6 4BP  
SUBMITTED BY : Mrs R. Radu  
DATE SUBMITTED : 09/11/2025

COMMENTS:

I strongly object to the Loddon Valley Gardens Village development. We are not convinced it will be a garden, and it doesn't sound like a village. This is already an overpopulated area considering this is a suburban area and the ONLY remaining green natural areas around Shinfield and Arborfield will be destroyed through this proposal, natural habitats, unspoiled farmland and open countryside, our recreational natural areas which are important for our well-being will be stolen and wildlife will disappear under these thousands more cheaply built houses. University of Reading has said the planned sale of farmland to build a new village will raise money for food science research. The reality is that the sale of land would raise "multiple more" than that sum paid at the expense of destroying the natural environment and the life of people already living here. We already seen enough development in Shinfield, Spencers Wood and Three Mile Cross, culminating with the monstrous development of the Shinfield Studios.

Loddon Garden Village is outlined as a Strategic Development Location which could deliver at least 2,700 homes by 2040, with the eventual village size being around 3,930 homes, which will mean more than 5000 cars on the same roads into Reading. Already Shinfield Road is overcrowded with traffic jams every day and there is no doubt it will become impossible to travel into Reading to work or to school and back over the peak hours. It is already almost impossible now to get a doctor appointment in the General Practice and how it will be with about more 8000 people living in the same area? We have not seen any plans for urban development of such scale for a new hospital and doctor surgeries, new police stations and new road infrastructure to access Reading or any other proposed solutions for the existing congested traffic in Lower Early and Shinfield Road. This is a flooding area which makes it unsuitable for development. The additional sewage that will be generated by new homes will only exacerbate the already dire sewerage deficiencies, which will ultimately result in an increased pollution of this area. Construction noise, pollution, disturbance during development phases should be also taken into account. This is very worrying and it should not be allowed to happen.