

PLANNING REF : 252498  
PROPERTY ADDRESS : 1 Hayes Drive  
: 1 Hayes Drive, Reading, Berkshire  
: RG7 1GB  
SUBMITTED BY : Miss Natasha Batt  
DATE SUBMITTED : 27/11/2025

COMMENTS:

I am writing to formally object to the proposed development named Loddon Valley Garden for the following reasons:

1. Inadequate Road Infrastructure

The existing road network is not equipped to handle additional traffic generated by this development. The current roads are already under significant strain, especially on Church Lane. Traffic is stationary every morning.

2. Insufficient Street Lighting and Road Safety

The area suffers from an inappropriate level of street lighting, which poses a safety risk, especially with the anticipated increase in vehicle and pedestrian traffic. Speeding cars are a persistent issue, and the development will exacerbate this problem.

3. Increased Pressure on Smaller Roads

Smaller residential roads will bear the brunt of diverted and increased traffic, leading to congestion, longer journey times, and heightened risk of accidents.

4. Queuing Traffic and Air Pollution

The development will add to the existing issue of queuing traffic, particularly during peak hours. This will increase air pollution directly outside schools and residential homes, negatively impacting the health and wellbeing of children and residents.

5. Existing Flooding Issues

The proposed road is already prone to flooding. Adding further impermeable surfaces and traffic will worsen the situation, increasing the risk of property damage and disruption.

6. Local School Performance and Safety

The local school has recently failed its assessment, indicating that it is already struggling to meet the needs of the community.

Increased traffic and pollution will further compromise the safety and learning environment for students.

7. Lack of Community Infrastructure

There is currently no adequate community infrastructure to support the proposed development. Essential services and amenities are lacking, and the development will place unsustainable pressure on existing resources.

8. Impact of Commercial Traffic During Construction

The building phase will introduce significant commercial traffic to the area, further exacerbating existing problems with congestion, air pollution, and noise pollution. Heavy construction vehicles will increase the risk of flooding by disturbing already vulnerable road surfaces and drainage systems. These impacts will be felt acutely by residents, schools, and local businesses.

Conclusion

For these reasons, I urge the planning committee to reject this application until comprehensive solutions are provided for road infrastructure, safety, environmental impact, flooding mitigation, school support, and community facilities.

Thank you for considering this objection.

Yours faithfully,

Natasha Batt