

PLANNING REF : 252769
PROPERTY ADDRESS : 7 St Marys Road
: Sindlesham, Berks
: RG41 5DA
SUBMITTED BY : Mr Iain Johnstone
DATE SUBMITTED : 15/01/2026

COMMENTS:

I'm not under any illusions that the Loddon Garden Village will not happen even though I object to it. However we do need to fully understand the impact on infrastructure before approval of any and all applications. You cannot just approve this application but MUST consider all the applications around Loddon Garden Village. The application for the infrastructure connecting to Hatch farm way has not yet been submitted and needs to be before this application is approved.

As a prerequisite all infrastructure to be upgraded and installed before the first spade his dug for a house. The roads and sewer system are the main issues I believe. Mole Rd should be reduced in its entirety to a 30 mile an hour speed limit with traffic calming measures installed to encourage traffic to use other infrastructure. A cycle pedestrian path should be installed along or close to Mole Rd to support these modes of transport to Winnersh. This will support children accessing Emmbrook, The Holt or Forest schools. Reading Rd/Arborfield Rd should also have pedestrian and cycleway installed along the parts that it does not already have to connect up with Observer Way. The whole of the lower Earley way should be made dual carriage way to support local traffic exiting and entering London

garden village. Where the roundabouts exist along the Lower Early Way they should be changed to lights to support local traffic entering and exiting this road. The roundabout affectionately called the showcase roundabout should be converted to a 4 way lights as there has been quite a few accidents on this roundabout. Something needs to be done on their lights at King Street lane to prevent all the accidents that have been happening there especially with increased traffic. King Street lane should also have and upgraded pedestrian path with cycleway to support the students going to school.

The sewer system is woefully inadequate even for the existing infrastructure this must be upgraded to support increased usage. Needless to say that all of the other infrastructure needs to be upgraded like mobile telephony, Internet, mains water.

To support environmentally friendly transport barretts lane needs to be improved to support the national cycleway and made purely accessible two bikes and pedestrians. The same should be done on gypsy lane. All lanes in or around Carters hill should not be accessible by cars from the new estate.

Existing Paths and Bridleways should remain in place and not impacted significantly by the developers. If any are impacted by route closures alternate paths must be made available before these closures. The so called Country Park along Hatch Farm Way should be made as such and the new Country Park in the development area should be created before houses are built. Care must be made to ensure these paths are

available even when flooding occurs in the area. New Trees and plants need to be planted and MAINTAINED until fully established. Budget should be shown that this is available to perform this maintenance. History has shown in the Hatch Farm estate this has not been done where many newly installed trees have died and not

replaced.

This MUST be the last major infrastructure development in the Winnersh/Wokingham/Shinfield/Barkham area as it is clear that we are already at capacity and the Loddon Garden Village development will severely overstretch it.