

PLANNING REF : 252498
PROPERTY ADDRESS : 15 Harrow Way
: 15 Harrow Way, Wokingham
: RG41 5GJ
SUBMITTED BY : Mr MARK READING
DATE SUBMITTED : 15/01/2026

COMMENTS:

To: Wokingham Borough Council

14th January 2026

Loddon Valley Garden Village Development ref 252498

Dear Sirs,

I am writing to whole heartedly object to the proposed plans for the Loddon Valley Garden Village Development.

Although we understand that there is a housing shortage, the Wokingham and surrounding areas have seen their fair share of new housing developments over the past 10 or so years. This has had a detrimental effect on the whole area and has frankly made the area an undesirable to live. Yes, there are good links for road and rail, and access to shopping in Bracknell and Reading however the real issue weights on the additional pressures it puts on doctors' surgery's, Royal Berks Hospital, Dentists, and schools, not to mention the amount of extra vehicles on the roads! It is all too much for an already broken system.

The proposal allows for 'affordable housing' this in itself is a joke and are completely un-affordable to the average person. In addition the new housing developments pack as many homes as they can in for maximum return, the homes are small, cheaply made, and don't provide suitable living spaces with little to no garden space.

The only reason Wokingham Council want this proposal to go ahead is to generate more council tax which won't be spent on the things the community actually require, like road improvements and resurfacing, better educational facilities, new doctors surgery's, and maintenance of a broken community!

Now, we appreciate they propose to put 3 new schools in and I agree they should be built, but just leave it that, put the schools in and a new doctors surgery as these are what we need, not more housing!

The fact that the development at the end of the Nine Mile Ride/ Arborfield is still not completed so why are proposals made for another development when the houses elsewhere have yet to be built.

It is a massive shame having been a Wokingham resident for over 20 years and what was once a lovely market town, I have seen the demise of the Town centre, with nothing really left other than charity shops, caf 's, restaurants and pubs. If you need anything other than a second-hand pair of trousers an iced bun and a coffee, you need to venture beyond Wokingham to places like Bracknell and Reading both of which are at breaking point themselves with over developments hitting them hard also.

The surrounding countryside of the Wokingham area has been ruined with housing developments, the merge between Wokingham and Bracknell has been creeping ever closer, and now developments creeping towards Reading, A time will come when it will all merge as one if these preposterous developments continue!

Wokingham Council have an approved local plan to build 11,000 homes by 2039!

Recent development plans include:

- Arborfield Green - 2000 homes

- Hogwood Farm - 1500 homes
- Gorse Ride Estate Regeneration - 46 homes
- N. Wokingham - 2100 homes
- S. Wokingham - 2500 homes
- South of the M4 major development Shinfield - 3000 homes
- Loddon Valley Garden Village - 3930 homes

This is more than 15,000 homes, with more developments in the pipeline!

One of the key selling points of this new development is it will provide one of the largest green spaces to residents. Well get this, it already is a large green space used by many walkers, cyclists, horse-riders, moto-cross riders and more importantly it is a haven for the local wildlife! Whilst out on walks I have seen Badgers, Deer, Muntjac Deer, Red Kites, Sparrowhawks, Buzzards, Woodpeckers, Foxes, Barn Owls, Tawney Owls, amongst many other species that call this space their home.

When Loddon Valley Garden Village Development goes ahead it will be a very sad day for everyone in the community. It won't matter how many people object to this development it will go ahead.

Sadly, if it does go ahead I will be one resident to move away from this area and will never return due to the over development of the area. Wokingham Council need to wake up and listen to the people of its community, stop building houses and destroying what we have left of our rural spaces!