

PLANNING REF : 252498
PROPERTY ADDRESS : 6 Hollydale Close
: Reading
: RG2 8LL
SUBMITTED BY : Mr Richard Underwood
DATE SUBMITTED : 15/01/2026

COMMENTS:

Dear Sir

Thank you for your letter bringing to my attention the planning application for Loddon Valley Garden Village at Hall Farm. I have also seen the planning notices on my regular walks through Hall Farm.

I object to the proposed development on the following grounds:-

1) Increased Traffic.

The traffic in Reading is already intolerable and it is inevitable that this development will only make it worse. As a keen leisure cyclist, I have to pick my low-traffic countryside roads very carefully. The development at Arborfield Garrison has increased traffic in that area and Loddon Valley "New-Town" will do the same. Wokingham has taken some measures such as closing School Road and Church Lane to through-traffic, but this only INCREASES traffic on the surrounding roads.

2) Loss of Countryside.

My wife and I walk on all of the paths in the development area, from Cutbush Lane East to Church Lane, Park Corner Lane, Gipsy Lane and Mill Lane. In order to score your "Rewilding Points" you have chosen the land north-west of the river Loddon, which of course is prone to flooding and often impassable in winter, while the elevated flood-free area will be largely built up with housing and facilities for 1000's of people. No longer will we be able to walk through the countryside here and on to Sindlesham and Winnersh, watching the crows, kites and cattle in the fields.

If the development goes ahead then I would urge you to:-

- a) Add a footpath and cycleway across the field to Mole Road opposite Ellis Hill (byway) to give access to the Combes (in addition to that via Gravelpithill Lane).
- b) A public house owned, not by a national pub chain, but a community owned co-operative and run by a manager for the benefit of the community.
- c) Ensure this is a "gas-free" development with all heating by heat pumps.

Yours Faithfully,

Richard Underwood