

PLANNING REF : 252769
PROPERTY ADDRESS : 1 Betty Grove Lane
:
: RG41 5DR
SUBMITTED BY : Mrs Sue Manston
DATE SUBMITTED : 15/01/2026

COMMENTS:

This application is related to application 252498 and needs to be considered in the context that it is part of a larger plan to build almost 4000 houses.

I strongly object to this outline planning application for the following reasons:

1. Traffic

There are already queues and delays on the road network today, especially in rush hour - there are very long traffic queues along Mole Road and Lower Earley Way in the mornings and evenings.

The Transport Survey for the LPU was carried out by Stantec in September 2021 and this information is now well out-of-date and does not reflect current traffic levels. The level of traffic has increased enormously since 2021, particularly with the developments at Shinfield, Hatch Farm Way and Arborfield Green, and there are even more additional houses planned - 900 at Arborfield Green and 300 at Barkham - which can only cause further traffic queues and increase the risk of accidents.

Car ownership levels in Wokingham are some of the highest in the country, with around 40% of homes having 2 cars and 14% have 3 or more cars. Car ownership at LVGV will mean between 5000-6000 extra cars on the road. The impact of all this additional traffic on the rural road network will be highly damaging to the local heritage and environment around the Hall Farm and Gleeson developments. Despite all the new roads planned, traffic will eventually have to spill out onto

Lower Earley Way, Mole Road or Reading Road, all of which are currently operating beyond capacity. This has a negative impact on emergency vehicle response times as well.

The increased traffic queues will not only worsen congestion, they will increase air and noise pollution in the area, potentially affecting residents' health and wellbeing.

2. Biodiversity

The section of the River Loddon affected by this proposal represents one of the last remaining natural stretches of the middle and lower River Loddon. It is an area of considerable ecological value, providing important habitat for wildlife and supporting the wider health of the river system. Development will result in habitat destruction and biodiversity loss. The degradation of this natural corridor would be an environmental disaster.

There is an abundance of wildlife in the development area, including protected species. Wildlife in our garden includes badgers, foxes, roe and muntjac deer, bats, weasels, hedgehogs, grass snakes, tawny and barn owls, newts and frogs. Otters have been seen on the river.

What are the plans for all the wildlife in the development site. Are there plans to move these animals to other sites? We know badgers, deer, foxes, owls & other wildlife use the Gleeson site - where will they go?

The biodiversity net-gain claims are not credible given the scale of habitat loss. It is far more likely that the development will result in a net loss of biodiversity and to suggest otherwise is not credible.

The UK is one of the most nature-depleted countries in the world. There are plenty of brownfield sites and empty houses that should be considered before destroying this wonderful habitat. The whole idea of the EcoValley / SANG area is simply GREENWASHING and will do more harm than good.

3. Water and Sewerage

Why on earth is WBC planning to increase housing in the south of the borough when there is a chronic shortfall of waste water treatment facilities in the area?

At times of heavy rainfall, Thames Water regularly pumps raw sewage into Barkham Brook, which flows into the River Loddon (a rare example of a chalk river). There is no guarantee that sewage produced by the LVGV and Gleeson's developments will not end up in the Loddon.

According to the LPU, Arborfield Wastewater Treatment Works (WwTWs) is expected to exceed its capacity by 15,814 dwellings if the LVGV development goes ahead. Major upgrades will be required. WBC's own Water Cycle Study says that typically around 5 years is required for WwTWs to be upgraded.

Environmental Statement - Appendix 3.2 - App 5 TW Responses Nov 2025 - Response from Thames Water:

"Clean water capacity: We confirm that there will be sufficient capacity in our clean water network to serve the first 50 properties of your development within your supply zone. However this is not reserved for your development. We're unable to confirm capacity for your whole development of 431 houses, without further investigation."

"Fire hydrant and sprinkler demand: Please note that we cannot confirm whether a fire hydrant or sprinkler demand can be accommodated on a new connection."

Environmental Statement - Appendix 3.2 Utilities Statement states:

"Foul Water (Item 9.3)
It is understood that the foul water connection and capacity checks are being dealt with by a third party. For the purpose of this report, we have assumed that there is capacity in the local network for foul water discharge."

The statement above is absolutely ridiculous. It is well-known that Arborfield Waste Water Treatment Works frequently exceeds capacity

and will need a major upgrade to be able to cope with any new developments.

It seems clear from the statements from Thames Water that they are in no position to commit to either a potable water supply or sewage treatment for this development. They are struggling to maintain and upgrade existing infrastructure - new capacity for major developments does not appear to be a priority.

Without a firm commitment from Thames Water to supply potable water and sewage treatment this application should not proceed.

In contrast, the WwTWs at Ashridge is expected to have spare capacity of around 4,600 dwellings. It would make much more sense to develop land in the north of the borough rather than at LVGV.

4. Doctors, Dentists, Hospital & Emergency Services

There has been rapid growth in housing recently in the Shinfield, Winnersh, Three Mile Cross and Arborfield areas, and there is more to come with another 900 houses at Arborfield Green and 300 in Barkham. Our health services cannot cope with the present demands - GP

services, dentists and hospital services are all failing and an increasing number of pharmacies are closing. Arborfield Green still does not have a GP surgery or dentist. The RBH is crumbling and a new hospital is desperately needed.

Adding another 4,000 homes (c. 10,000 people) to the area is incomprehensible in the current dire situation. It will fail to meet the planning requirement for 'healthy and safe communities'.

Police, fire and ambulance services are already stretched and this development will place further strain on them, compromising public safety and emergency response times.