

PLANNING REF : 252498
PROPERTY ADDRESS : 52 Shepherd Road
:
: RG2 9SR
SUBMITTED BY : Ms Kwan Chan
DATE SUBMITTED : 29/12/2025

COMMENTS:

Formal Objection to Application 252498 - Loddon Valley Garden Village (Hall Farm)

I am writing to formally object to the hybrid planning application 252498. The proposed development of up to 2,800 residential units, multiple schools, a district centre, and a sports hub is of a scale that the local infrastructure and environment cannot sustain. My objection is centered on the following critical points:

1. Severe Traffic Impact and Cumulative Strain (Ref: 242484)

The proposal includes a new vehicular access to Lower Earley Way via the Meldreth Way roundabout and a new arm to the Observer Way roundabout. These areas, along with the M4 junctions and the B3270, are already at breaking point.

Cumulative Failure: This application must be assessed alongside Application 242484 (Long Acres Phase 2). The combined traffic from these two massive projects, plus the influx of visitors to the proposed 11,000m of Class E commercial space and sports hub, will lead to permanent gridlock.

2. Hydrological Risk and River Loddon Impact

The application site is within the Loddon Valley and includes proposals for "flood alleviation measures". However, the local reality is that the heavy clay soil provides poor natural drainage; adding vast areas of impermeable surfaces will increase the risk of surface water flooding for downstream residents. The proposed engineering works within the River Loddon corridor risk damaging the delicate local ecosystem and displacing floodwaters to existing communities.

3. Unsustainable Pressure on Public Services

The summary mentions 2,800 houses and 3 schools, but the full description also reveals a district centre, local centre, and public house. While the developer proposes commercial space, there is no guaranteed provision for the GPs and dental surgeries that are already over-subscribed. The influx of a projected 7,000+ new residents will leave existing locals without access to essential primary care.

4. Construction Pollution and Environmental Degradation

The "full permission" for Phase 1 and the outline for subsequent phases suggest a construction period lasting over a decade. The resulting Nitrogen Dioxide (NO2) emissions from HGVs, combined with dust and noise, will severely degrade the air quality and wellbeing of the Arborfield and Barkham communities.

Conclusion

The sheer volume of this "Garden Village" including 20 gypsy and traveller pitches and extensive commercial development represents a

gross over-development. Given the concurrent pressure from Application 242484, I urge the Council to refuse this application to protect the safety and infrastructure of our borough.

Yours faithfully,
Kwan Chan