

PLANNING REF : 252498
PROPERTY ADDRESS : 58 Clare's Green Road
: Reading, Berkshire
: RG71DX
SUBMITTED BY : Mrs A Palmer-Bryant
DATE SUBMITTED : 11/01/2026

COMMENTS:

I strongly object to the proposed Hall Farm - London Garden Village development due to its scale, location, and the unacceptable strain it would place on already overstretched local infrastructure.

Traffic congestion in the area is already severe, particularly for residents accessing Junctions 10 and 11 of the M4. From personal experience, journeys that should take approximately three minutes regularly take up to 25 minutes during peak periods, clearly demonstrating that the local road network is operating beyond capacity. The development would generate a significant increase in vehicle movements, worsening congestion, increasing pollution, and raising road safety concerns. The transport assessment fails to reflect the daily reality faced by residents and underestimates the cumulative impact of existing and proposed developments.

In addition, local healthcare provision is already under considerable strain. GP surgeries and dental practices in the surrounding area are oversubscribed, and it is currently difficult to obtain timely appointments. The application does not provide clear, guaranteed

measures to ensure that healthcare infrastructure will be delivered in line with population growth, instead relying on vague future provision.

The scale of this development is also out of keeping with the character of the surrounding area and would result in the loss of open countryside, fundamentally altering the nature of nearby communities. Despite being described as a "garden village," the proposal does not demonstrate how it would function as a genuinely sustainable settlement, and would instead create a car-dependent development reliant on infrastructure that does not currently exist. For these reasons, the proposal represents unsustainable overdevelopment, and the long-term harm to local communities, infrastructure, and the environment would significantly outweigh any claimed benefits. I urge the planning authority to refuse this application.