

PLANNING REF : 252498  
PROPERTY ADDRESS : Blackthorn  
:  
: RG2 9GH  
SUBMITTED BY : Mr Volkan Firat  
DATE SUBMITTED : 06/01/2026

COMMENTS:

I strongly object to the Loddon Valley Garden Village Development plans (planning ref 252498) for the reasons set out below.

1. The roads surrounding the proposed development area, including the B3270, B3030, and A327, are already operating well beyond their capacity. During peak hours, a journey from Shinfield to Winnersh routinely takes at least 30 minutes, despite being a journey that should normally take no more than 10 minutes.

Mill Lane is frequently affected by flooding. During periods of heavy rainfall, which are not rare occurrences, Mill Lane is often closed, causing significant knock-on congestion across the surrounding road network. On such days, a journey that should take 10 minutes can take 45 minutes or more.

Introducing a development of this scale would likely add over 4,000 additional vehicles to an already overstretched road network. This would not only significantly worsen congestion but also increase the risk of traffic accidents and have a serious negative impact on residents' wellbeing and quality of life.

2. GP surgeries in the surrounding area are already under severe pressure, with routine appointments often unavailable for three weeks or more. Adding an estimated 6,000 new residents without guaranteed, fully funded, and operational healthcare provision in place will

further strain an already overstretched system and reduce access to essential medical services for existing residents.

3. The proposed development site is located in an area known to be susceptible to flooding. The existing green spaces and farmland currently play a crucial role in absorbing rainfall and reducing flood risk to surrounding residential areas and local roads.

Replacing these permeable surfaces with housing, roads, and other hard infrastructure will significantly increase surface water runoff. This will worsen flooding on nearby roads, and increase flood risk to neighbouring communities, exacerbating many of the problems already experienced in the area.

4. In the context of climate change, the protection of farmland and green spaces is more important than ever. These areas are vital for food security, biodiversity, carbon absorption, and the wellbeing of future generations.

The permanent loss of productive farmland and natural green space for this development runs counter to national and local objectives on sustainability, climate resilience, and environmental protection. Once lost, these landscapes cannot be replaced.

For the reasons outlined above, unsustainable traffic impacts, inadequate healthcare capacity, increased flood risk, and the irreversible loss of valuable farmland and green space, I strongly object to the Loddon Valley Garden Village development and urge the planning authority to refuse this application.

