PLANNING REF : 252498
PROPERTY ADDRESS : 116 Westall Street
:
: RG2 9RL
SUBMITTED BY : Ms Leah Lane
DATE SUBMITTED : 16/01/2026

COMMENTS:
I am writing to object to planning application 252498 concerning the proposed Loddon Garden Village development. My objection is based on material planning considerations, including flood risk, environmental impact, infrastructure capacity, and concerns regarding the
prematurity of determining this application ahead of the emerging Local Plan.

1. Flood Risk and Drainage Concerns
The Lower Loddon Valley is widely recognised as highly flood sensitive. Recent Environment Agency (EA) alerts for Shinfield, borfield, Lower Earley and Sindlesham demonstrate the ongoing risk, with warnings such as: "Flooding of low lying land and roads " and "River levels remain high flooding is expected." These repeated alerts confirm sustained flood pressure in the area.
Council SFRA mapping also identifies significant areas within Flood Zones 2 and 3. Given this evidence, the drainage strategy and proposed SuDS measures must be considered inadequate and unreliable for a scheme of this scale.

2. Prematurity and Local Plan Concerns
The development is allocated under Policy SS13, which has not yet been approved. Planning Inspectors have raised serious concerns about the deliverability of the Local Plan, including unresolved issues around infrastructure, environmental mitigation, and site justification.

Determining an application of this magnitude before the plan is adopted would be premature and risks predetermining the Local Plan examination. National planning practice guidance makes clear that refusing an application is justified where granting permission would prejudge the plan making process, particularly for large strategic sites.
This proposal clearly meets those criteria:
- It is the largest allocation within the emerging Local Plan (2,800 homes).
- Its viability depends entirely on the soundness of SS13, including phasing, infrastructure delivery, and mitigation measures. Approving the application now would undermine proper democratic planning processes.

3. Insufficient Infrastructure Capacity
Essential infrastructure required to support this development including bridges, roads, utilities, schools, and healthcare provision   remains unfunded or uncertain. Existing networks are already under strain, and no credible evidence has been provided to demonstrate that this level of growth can be accommodated without significant adverse impacts.

4. Traffic and Transport Impacts
The proposed development would significantly increase congestion on

key routes including the A327, Lower Earley Way, and M4 access points. Current infrastructure is already operating at capacity and cannot support the additional traffic volumes anticipated. Mitigation measures proposed are insufficient and lack clarity on delivery and effectiveness.

5. Environmental and Biodiversity Impacts
The site contains sensitive habitats, and the development raises concerns regarding biodiversity loss, habitat fragmentation, and ecological disruption, particularly to the River Loddon corridor. Claims of achieving 20% biodiversity net gain appear unsubstantiated and reliant on assumptions rather than demonstrable outcome s.