

PLANNING REF : 252498
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SUBMITTED BY : Councillor Adrian Betteridge
DATE SUBMITTED : 16/01/2026

COMMENTS:

This is inevitably a complex development to be built out over many phases and with many components, not least the 2 related proposals. I note that most matters are reserved, other than external access and the first phase of internal roads, and the SANG.

This development is a fundamental part of the proposed local plan and, if approved, will contribute towards restoring the 5 year land supply, and thus re-establish the primacy of the Local Plan over speculative

development. This will be a good thing.

There are important lessons for Loddon Garden Village from the Arborfield Garrion SDL. The S106 agreement for infrastructure serving all 3 linked developments will need to be carefully planned, closely linked to dwelling occupations, and with an appropriate legal detail able to manage delivery in the real world.

Whilst the delivery of commercial facilities may be constrained by commercial viability, this is not the case for transport and utility connections, which will need to be front-loaded so that demand does not exceed capacity to any degree greater than the overall impact of the completed development.

Beyond access, the ability to travel between the site and appropriate destinations without undue impact on other local travel is a key consideration. The Local Plan includes many proposed capacity increases and modelling appears to indicate that net impacts are manageable

alongside the general increases anticipated in local traffic. A factor in this will be the quality of bus and active travel connectivity, not only within the site but connections to other destinations. These need to be defined and developed with the same rigour as vehicle routes, from all 3 related LGV developments.

I note the considerable effort made to date by Arborfield and Newland Parish Council in engaging with proposer, and their initial response to this application. If this development is approved, the Parish Council, with their neighbouring parishes, will be a critical component in delivering a successful community.