

PLANNING REF : 252498
PROPERTY ADDRESS : N/A
:
: RG29
SUBMITTED BY : Miss N/A N/A
DATE SUBMITTED : 16/01/2026

COMMENTS:

Dear Sir or Madam,

I am writing to formally object to the proposed Loddon Garden Village development at Hall Farm, Reading.

Traffic conditions in this area are already extremely poor, particularly for vehicles travelling from Shinfield towards Reading, Woodley, and Earley. Congestion is a daily issue, with long delays at peak times. The addition of this development will place significant extra pressure on an already overstretched road network, worsening congestion and increasing journey times for residents and commuters alike.

Increased traffic also brings increased vehicle emissions. Prolonged idling of cars in congested traffic contributes to air pollution, which has a direct and negative impact on public health. This proposal does not adequately address how these additional fumes will be

mitigated in an area that already suffers from heavy traffic flows. The land identified for development is currently floodplain, and at present it is exceptionally saturated. Building thousands of homes will require extensive impermeable surfaces such as roads, driveways, and pavements. This will inevitably exacerbate surface water runoff and increase flood risk, not only to the development itself but also to surrounding areas and the local road network, which is already affected by flooding during periods of heavy rainfall.

In addition, this development will result in the loss of countryside and walking routes that are currently used and valued by local residents. These green spaces contribute significantly to quality of life, mental wellbeing, and the local environment. Their removal represents a permanent loss that cannot easily be replaced.

From an infrastructure perspective, there is already a shortage of local secondary school places. Even the construction of a single new school will be wholly insufficient when set against plans for more than 3,000 new homes. This will place undue pressure on families, children, and existing schools in the surrounding area.

Overall, this proposal appears poorly planned when environmental impact, infrastructure capacity, and resident wellbeing are properly considered. The scale of the development will bring undue stress to existing residents and risks long-term harm to the local environment and community.

For these reasons, I strongly object to the proposed development and urge the planning authority to reconsider.

Yours faithfully,

A local resident