

PLANNING REF : 252498  
PROPERTY ADDRESS : 26 Allendale Road  
: Reading, Berkshire  
: RG6 7PB  
SUBMITTED BY : Mr Gregor Budde  
DATE SUBMITTED : 06/11/2025

COMMENTS:

I wish to formally object to the proposed planning application to build 2,800 (and eventually some 4,000) south of the M4 in the so-called Loddon Garden Village. The main areas of contention centre around:

1. Infrastructure

a) Essential services in this area are already over-stretched and beyond capacity. The plan proposes to eventually build 2 primary and one secondary school. Invariably these things tend to happen towards the end of the development programme (if ever) and will force new residents to find places for their children at existing schools where there are already not enough places. Reading is already suffering from a shortage of GP practices leading to ridiculous waiting times to get an appointment. Royal Berkshire Hospital is at breaking point and good luck trying to find a dentist willing to take on new NHS patients! A new bus route to Reading is touted as the panacea for all potential transport issues. Unless you live near the route/a bus stop how is one route meant to serve a vast expanse like the proposed

Loddon Garden Village? There is also no mention of any new connections to Wokingham.

b) The existing road network is already not coping with the current weight of traffic. The application proposes the construction of new roads and bridges but ultimately these all feed into the existing network with the potential of some 7-8,000 additional vehicles hitting the already congested main arterial roads north of the M4. Travel times will be vastly increased, air pollution worsened and during peak times will lead to utter gridlock. None of these roads/bridges would be needed without this proposed development.

2. Environmental Impact

a) The application makes a great deal of the proposed country park leading to increased bio-diversity etc. How on earth could this be possible when, in order to create this a huge natural area is going to be lost to new houses, roads etc. This will lead to significantly reduced biodiversity, loss of natural habitat for many creatures who won't even be able to "migrate" between green areas given that the new "village" is going to join up existing built-up areas. Local residents will lose significant recreational areas which can only have an adverse impact on health.

b) The area proposed for development encompasses natural flood plains. The Loddon has a well-documented history of flooding virtually every year leading to the closure of roads such as Mill Lane, the Showcase roundabout to name but the main ones. The new development will seriously exacerbate the flooding issues at the same time creating the risk of "new" flooding issues further downstream. The flood plains act like a natural "sponge" retaining a significant amount of rain water and slowly releasing it. Covering them in

concrete will accelerate rain water flowing into the Loddon! While the application purports to have conducted all sorts of modelling showing there to be no detrimental impact, you only have to look at the Tesla charging station on Mill Lane to understand how much reliance can be placed on such modelling!

c) If this development were to go ahead it would create a mega-suburb effectively joining Lower Earley, Arborfield, Sindlesham and Winnersh. This would lead to the loss of communal identity effectively merging these communities into a single "town". Many local residents will have chosen to live in these villages because they are individual villages not one massive sprawling conurbation.

### 3. Impact on Existing Residents

a) The area has already taken more than its fair share of new housing developments which have already led to the loss of significant green areas and heightened pressure on essential services and infrastructure. This new development would lead to overcrowding of what is already a very densely populated area and at the same time removing existing green belt.

b) The proposal claims that 2,800 new homes would be available to local residents. The vast majority of new home owners will be moving into the area relocating from more expensive areas such as London or simply to gain access to what is one of the best job markets in the UK. How will this help alleviate pressure on the local housing market?

In conclusion I strongly object to this application as there will simply only be negative ramifications for existing residents whose quality of life will undoubtedly be adversely impacted. Whilst some new housing is undoubtedly needed, building a new town of 4,000 homes and creating a mega-suburb by joining up existing settlements is not a sustainable and environmentally friendly way to approach this matter.