

PLANNING REF : 252498  
PROPERTY ADDRESS : 3 Rhodes Close  
:  
: RG41 5SL  
SUBMITTED BY : Mr Neeraj Kumar  
DATE SUBMITTED : 12/01/2026

COMMENTS:

I object this planning application based on the following planning grounds:

1. Strain on NHS and Local Health Infrastructure

The proposed development would place additional and unsustainable pressure on already stretched local NHS services, including GP surgeries, dental practices, and associated healthcare facilities serving Arborfield and surrounding communities. Many local practices are currently operating at or beyond capacity, with difficulties in registering new patients and long waiting times for appointments. The application fails to demonstrate how increased demand for healthcare provision would be mitigated or supported, contrary to the requirement for development to be supported by adequate infrastructure.

2. Traffic Congestion and Overcrowded Road Network

Church Lane and the surrounding road network already experience significant congestion, particularly at peak times. Adjoining localities, including Arborfield, Shinfield, and routes leading towards Reading, are subject to increasing traffic pressures arising from recent and ongoing developments. The proposal would intensify these issues, adding further vehicle movements to roads that are already overcrowded and unsuitable for increased traffic volumes.

3. Highway Safety and Unsustainable Access

Church Lane is a narrow rural road with limited capacity and constrained visibility. Increased traffic associated with the development would raise safety concerns for pedestrians, cyclists, horse riders, and local residents. The cumulative impact of this proposal, when considered alongside other nearby developments, has not been adequately assessed.

4. Impact on Rural Character

The development would be harmful to the rural character and setting of Church Lane and Hall Farm. The scale and nature of the proposal would constitute overdevelopment in a countryside location, eroding the established rural environment and setting a harmful precedent for further development.

5. Residential Amenity and Quality of Life

The proposal would negatively affect the amenity of nearby residents through increased noise, disturbance, traffic activity, and light pollution. These impacts would significantly diminish the quality of life for existing residents.