

PLANNING REF : 250735
PROPERTY ADDRESS : 2 Newlands Farm Barns
: Sindlesham Road, Arborfield, Berkshire
: RG2 9JH
SUBMITTED BY : Mrs Hayley Sykes
DATE SUBMITTED : 09/07/2025

COMMENTS:

I wish to express my strong objection to the current application, which, in substance, mirrors the previously submitted proposal (reference 242421) that was rightly refused in December 2024.

This revised application should be declined for the following reasons:

Encroachment on Green Space: The site lies beyond the defined boundary of Arborfield Cross and would significantly diminish the green buffer that currently separates Arborfield Cross from Barkham Hill. The environmental impact is well-documented, and unquestionably negative.

Unwarranted Expansion: The development extends into Greenfield land outside the established settlement boundary, representing a substantial and unjustified alteration to the character of the area. Given the recent significant housing added to Arborfield Garrison, this is unwarranted, and unnecessary.

Lack of Community Benefit: The proposal offers no meaningful contribution to the existing village and would exacerbate pressure on local infrastructure and amenities.

Unsustainable Transport Links: The location is not conducive to sustainable travel. It is too distant from Arborfield Green for walking to be practical, and cycling is neither safe nor appealing. Access to Arborfield Cross via Cole Lane is also problematic and not suitable for regular use.

Increased Traffic and Safety Risks: All non-local journeys would require private vehicle use, increasing traffic along School Road, which passes the Coombes School. This road was intentionally closed to through traffic to address longstanding safety concerns. Reintroducing significant traffic volumes both during construction and post-occupation would directly contradict the Council's commitment to safeguarding children and families in the area. Given that this road was permanently closed as a no-through road in recent months for that very reason, how can it be justified to add more traffic to this route, which also lacks safe pedestrian provision from the main junction at Arborfield Cross.

The minimal revisions made since proposal 242421 do not address the 20 separate grounds on which it was previously refused. I respectfully urge the committee to reject this application in the interest of preserving the integrity, safety, and sustainability of the local area