

PLANNING REF : 261059
PROPERTY ADDRESS : Archer Grove
: Arborfield Green
: RG2 9TB
SUBMITTED BY : Mrs Joanne Charlton
DATE SUBMITTED : 27/05/2026

COMMENTS:

I wish to formally object to the proposed development at Land South of Langley Common Road, Arborfield Green.

My primary concern relates to the proposed positioning of the allotments and associated car parking directly adjacent to existing residential properties, including my own home. I believe this aspect of the development will have a significant negative impact on the safety, security, privacy, and wellbeing of nearby residents.

The introduction of public allotments and parking areas immediately beside family homes is likely to increase noise, disturbance, and opportunities for anti-social behaviour, particularly during evenings and weekends. Increased public access so close to residential boundaries will inevitably reduce residents' sense of privacy and security.

As a parent, I am especially concerned that I would no longer feel safe or comfortable allowing my children to play outside due to the increased activity and presence of unknown individuals immediately adjacent to our property.

I am also deeply concerned about the impact this development will have on local roads and infrastructure. Traffic levels in and around Arborfield Green have already increased significantly in recent years, and the local road network is already struggling to cope with existing demand. The addition of up to 660 new dwellings, together with traffic associated with the allotments and additional visitors, will place further strain on already congested roads, increasing delays, noise, pollution, and road safety concerns for existing residents.

Furthermore, local services and infrastructure are already under significant pressure and do not have the capacity to support a development of this scale. There are insufficient school places, GP appointments, dental services, and other essential amenities to accommodate such a substantial increase in population without causing a negative impact on current residents. Continued expansion of housing without adequate supporting infrastructure is unsustainable and detrimental to the local community.

Residents have already experienced increases in anti-social behaviour and fly tipping associated with recent housing developments in Arborfield Green. In addition, there are already further large-scale developments proposed locally, including the potential Studios development and the proposed Hall Farm development of approximately 3,500 homes. Against this backdrop, it is difficult to understand why an additional 660 homes are necessary.

The ongoing loss of green spaces for large-scale housing

developments also undermines the principles of creating a "garden village" and raises serious concerns regarding the long-term environmental impact on the area.

There has also been a noticeable increase in crime locally, and further housing growth is likely to exacerbate these issues. Arborfield Green currently has very limited visible police presence. Additional development will inevitably increase demands on policing and other public services, potentially leading to increased council tax burdens for residents at a time when many households are already struggling with the cost of living.

It is also concerning that homes currently being built in the local area have not yet all been sold, and a number of resale properties are also remaining on the market. This raises legitimate questions about the necessity for further large-scale housing developments in the immediate area. It appears that planning approvals are being driven more by housing targets than by genuine local need or the capacity of existing infrastructure.

I respectfully ask the Council to reconsider both the layout and the overall scale of this proposal and to fully assess the cumulative impact on neighbouring residents, local infrastructure, public services, and community wellbeing before determining this application.

I ask that these concerns be given full and proper consideration as part of the planning process.