

PLANNING REF : 261059
PROPERTY ADDRESS : 6 6 Hillcrest
: Arborfield Cross
: RG2 9PX
SUBMITTED BY : Miss Harriet Jarman
DATE SUBMITTED : 18/05/2026

COMMENTS:

This proposal represents an excessive and unsustainable level of development that would place intolerable pressure on infrastructure and services that are already struggling to cope with existing demand.

Firstly, the local road network is already overwhelmed. Residents regularly experience congestion, delays, and increased traffic volumes from developments that have already been approved and occupied. Adding a further 660 homes would inevitably lead to a significant increase in vehicle movements, worsening traffic conditions, road safety concerns, noise pollution, and air quality for existing residents.

Secondly, local healthcare services are already overstretched. GP surgeries in the area are operating beyond capacity, with residents facing increasing difficulty obtaining appointments. There is no clear evidence that sufficient medical infrastructure, staffing, or funding would be provided to support such a substantial increase in population.

In addition, several recent housing developments in the area have not yet been completed or fully occupied. It is therefore unreasonable to continue approving large-scale developments before the impact of existing permissions has been properly assessed and absorbed by local infrastructure and services.

The proposed site is currently countryside land which contributes to the character, openness, and environmental value of the area. Development on this scale would result in the unnecessary loss of green space, harm local wildlife habitats, and further urbanise what is presently rural countryside.

This application appears to prioritise housing numbers over sustainable planning and the wellbeing of existing residents. Without substantial improvements to infrastructure, healthcare provision, road capacity, and community services, this development is unsuitable for the location and should be refused.