

PLANNING REF : 261059
PROPERTY ADDRESS : 20 Oak Drive
: , Arborfield Green, 20 Oak drive Arborfield Green, Reading
: RG29GJ
SUBMITTED BY : Mrs Abigail Mowbray
DATE SUBMITTED : 19/05/2026

COMMENTS:

Dear Sir/Madam,

I wish to formally object to the above planning application for the following reasons:

1. Unsustainable Scale of Development

The proposed development is entirely disproportionate to the size and character of the village. A development of up to 660 dwellings would fundamentally alter the rural identity of the area and result in urbanisation that is out of keeping with the existing settlement pattern.

2. Highway Safety and Traffic Impact

The local road network is already under significant pressure, particularly during peak hours. The surrounding roads and junctions are unsuitable for the substantial increase in traffic likely to arise from a development of this scale.

There are serious concerns regarding:

- * Increased congestion;
- * Highway safety;
- * Pedestrian safety;
- * Increased journey times;
- * Impact on rural lanes and village roads.

The submitted transport assessments do not appear to adequately reflect existing traffic conditions experienced by residents on a daily basis.

3. Pressure on Local Infrastructure and Services

Existing infrastructure within the village and surrounding area is already stretched. Local schools, GP surgeries, dentists and other community services do not currently have the capacity to absorb the level of population growth proposed.

There is insufficient clarity regarding:

- * School provision;
- * Healthcare capacity;
- * Sewerage and drainage infrastructure;
- * Public transport improvements;
- * Community facilities.

Without guaranteed and deliverable infrastructure improvements, the development would place unacceptable strain on existing residents and services.

4. Landscape and Environmental Harm

The proposal would result in substantial loss of countryside and green space, harming the rural setting and character of the village. The scale of development would have a significant visual impact on the landscape and reduce the separation between settlements.

There are also concerns regarding:

- * Loss of wildlife habitat;
- * Impact on biodiversity;
- * Light pollution;

- * Noise pollution;
- * Long-term environmental sustainability.

5. Flooding and Drainage Concerns

Residents already experience drainage and surface water issues within the local area. There is concern that the proposed development would worsen flood risk both on-site and elsewhere within the village.

The long-term effectiveness and maintenance of the proposed drainage measures remain unclear.

6. Prematurity and Conflict with Planning Policy

The proposal appears premature and/or inconsistent with the scale of development envisaged within the Local Plan for the village.

The cumulative impact of a development of this size has not been properly justified and would significantly exceed what is appropriate for a rural settlement.

Conclusion

For the reasons outlined above, I respectfully request that the Council refuse this application.

The proposed development would cause significant and lasting harm to the character, infrastructure, environment and amenity of the village, without adequate mitigation or supporting infrastructure.