

PLANNING REF : 261059
PROPERTY ADDRESS : Flat 10
: 10 The Pavillion, Arborfield, Berkshire
: RG29BH
SUBMITTED BY : Mrs Theo Benjamin
DATE SUBMITTED : 19/05/2026

COMMENTS:

I wish to object to the proposed outline application for residential development of up to 660 dwellings and associated works.

Firstly, the proposed development would result in the significant loss of open land that currently supports a wide range of local wildlife. The site forms an important natural habitat within the area, and development on this scale would inevitably disturb and displace wildlife, reduce biodiversity, and damage the existing natural environment. While the application refers to green infrastructure and SANG provision, this does not replace the value of established habitats currently used by local species.

Secondly, the surrounding road infrastructure is already struggling to cope with existing traffic levels. Recent traffic calming measures introduced within the village have already created increased congestion and delays for residents. Adding potentially hundreds of additional vehicles from a development of this size will place even greater pressure on local roads, worsen congestion, increase journey times, and negatively impact highway safety. The existing infrastructure is simply not adequate to support development on this scale.

Finally, there is serious concern regarding the lack of healthcare infrastructure in the local area. Despite substantial recent housing growth, no new doctors' surgeries or equivalent medical facilities have been provided locally. Existing GP services are already under pressure, making it difficult for residents to access appointments in a timely manner. Approving a further large-scale development without guaranteed investment in healthcare provision would place unsustainable strain on local medical services and reduce the quality of care available to existing and future residents.

For these reasons, I strongly object to this application and urge the council to refuse planning permission.