

PLANNING REF : 252498
PROPERTY ADDRESS : 10 Equestrian Court
: Arborfield Green
: RG2 9ZS
SUBMITTED BY : Mr Luke Harrington
DATE SUBMITTED : 05/11/2025

COMMENTS:

I would support development within the defined area, however given the current scale of the proposal I am objecting on the basis that it is a significant overdevelopment of the land given it's proximity to Arborfield, Reading, Shinfield, Sindlesham and Winnersh. If the proposal was reduced to be more proportionate, I would be supportive.

The defined area if fully developed to its limits would erode any boundary between the villages and the local infrastructure would only be further stressed by the proposal in its current state.

The most prominent issue are the key highways which I believe cannot support additional capacity in their current design. The roundabout on Shinfield Road connecting to the B3270 faces significant congestion at peak times, as do several of the connections onto Lower Earley Way. Neither Mole Road or Reading Road to the North-East and North-West of Arborfield Cross respectively are viable to carry large amounts of traffic, as seen by the recent closure of Mole Road that re-directed traffic onto Bearwood Road and caused significant delays around Sindlesham and Barkham during peak times.

While the proposal does include the allotment of a SANG, planners should be extremely mindful of the wider environmental impact and potential displacement of wildlife under the current proposal as the defined area is the only remaining green space to the north of Arborfield. By scaling back the proposal to keep some of the natural green space, it would help minimise the impact on the local habitats and ecosystems - it's okay to have green space to just look at, it doesn't always need to be made functional for people.