

PLANNING REF : 252498
PROPERTY ADDRESS : 63 Martingale Grove
: Arborfield Green, Berkshire
: RG2 9HD
SUBMITTED BY : Miss Nicola Williams
DATE SUBMITTED : 06/11/2025

COMMENTS:

Dear Sir/Madam,

I am writing to formally object to the above planning application for up to 2,800 new residential units and associated infrastructure near Arborfield Green.

While I appreciate that the proposal includes new schools and a doctors' surgery, which are much needed in our area, I strongly oppose the large-scale housing element of this application. The sheer volume of new homes proposed would have a devastating impact on our community, infrastructure, and environment.

1. Flood Risk and Environmental Damage

The proposed site sits within the River Loddon floodplain, an area already known for high flood risk. Building on flood-prone land is entirely inappropriate and will inevitably increase flooding downstream, affecting both existing and future residents.

Although the developers reference "flood alleviation" and SUDS systems, these are insufficient to offset the loss of natural water absorption. The River Loddon and its meadows are vital ecological corridors that support wildlife and biodiversity. Large-scale construction here would permanently damage this sensitive environment.

2. Unsustainable Scale of Housing and Infrastructure Pressure

Arborfield Green and surrounding areas have already experienced rapid housing growth in recent years. Our local infrastructure, roads, GP services, and public transport, cannot sustain another 2,800 homes.

I support the inclusion of a new secondary school, primary schools, and medical facilities, as these are urgently needed to meet current demand. However, these facilities should not be tied to the approval of thousands of additional houses. The existing population already justifies such amenities without the need for further mass development.

3. Traffic Congestion and Road Safety

The A327 Reading Road, Lower Earley Way, and Observer Way are already heavily congested at peak times. The addition of thousands of new homes would bring thousands of extra vehicles, worsening congestion and increasing the risk of accidents.

The proposed new access roads and bridges (including those over the

M4 and River Loddon) would not adequately mitigate the severe increase in traffic through Arborfield and neighbouring villages.

4. Loss of Village Identity and Character

Arborfield Green has a distinct rural character and sense of community. The construction of 2,800 new homes would effectively create a new urban settlement, destroying the village's identity and open landscape. The development is entirely out of scale and out of keeping with its surroundings.

5. Community Safety and Traveller Pitches

The proposal also includes 20 gypsy and traveller pitches, but provides no clear details on management or integration. Without a robust, transparent plan for how these pitches will be maintained and supported, residents have legitimate concerns regarding safety, security, and community cohesion.

6. Cumulative Overdevelopment

This application cannot be viewed in isolation. Combined with existing developments in Arborfield, Shinfield, and Barkham, the cumulative effect on infrastructure, roads, and local services will be overwhelming.

Conclusion

While I welcome the idea of new schools and a doctors' surgery to support the current and growing population, I cannot support this proposal in its present form. The housing numbers are excessive, the site is environmentally unsuitable, and the infrastructure is not capable of coping with such an expansion.

I therefore urge Wokingham Borough Council to refuse the residential element of this application and instead focus on delivering essential community facilities within the existing development footprint of Arborfield Green.

Thank you for taking the time to consider my objection.

Yours faithfully,
Nicola Williams