

PLANNING REF : 252498
PROPERTY ADDRESS : Salmon Close Salmon Close
: Spencers Wood
: RG7 1EG
SUBMITTED BY : Mr Ian Finlayson
DATE SUBMITTED : 06/11/2025

COMMENTS:

I am objecting on the basis that this is an overdevelopment of the land given it's proximity to Arborfield, Reading, Shinfield, Sindlesham and Winnersh.

The defined area if fully developed to its limits would erode any boundary between the villages and there are already infrastructure

issues that would only be further stressed by the proposal in its current state.

The most prominent issue are the key highways around this area 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 does the roundabout connecting Mill Lane to 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 country park, planners should be extremely mindful of the wider environmental impact and potential displacement of animals as the defined area in the current proposal 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 ecosystems.