

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/X0360/W/25/3371069**

#### DETAILS OF THE CASE

Appeal Reference APP/X0360/W/25/3371069

Appeal By DANDARA SOUTHERN LTD & ELSTREE LAND LTD

Site Address  
Land North of Reading Road  
Arborfield  
RG2 9HN  
Grid Ref Easting: 475452  
Grid Ref Northing: 167524

#### SENDER DETAILS

Name MS SUSAN HUGHES

Address  
Woodside  
Church Lane  
Arborfield, Reading  
Berkshire  
RG2 9JA

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

## YOUR COMMENTS ON THE CASE

I object to this development, yet another proposed in this area, on many grounds.

Flooding - the area is already prone to flooding and, with increased rainfall, this is only going to get worse. It appears that the plan is to direct the water towards Church Lane which already suffers badly after heavy rain with the corner near Reading Road flooding, lots of surface water and all ditches being full. I am not convinced that full consideration has been made for the impact on the surrounding area and existing properties.

Water Treatment - Arborfield's water treatment plant is already overloaded and untreated sewage is being pumped into Barkham Brook after heavy rainfall. Thames Water is known to have financial difficulties and hence there is no definite plan that the plant can be expanded or a new one built to ensure it can cope with increased housing. And on top of this development are the 4,000 planned new houses for Hall Farm.

Infrastructure - the area is already lacking in areas such as doctors, dentists & schools. This development will only add yet more traffic to what was a quiet rural location. Observer Way was built to direct traffic away from the village and traffic calming measures were introduced. However, 111 new houses is only going to increase traffic through the village.

Yet more houses in this area is going to change Arborfield from the rural village it currently is.

As a farmer's daughter, I hate to see yet more destruction of our countryside and the habitat of many wildlife species like deer, bats, foxes, woodpeckers & jays. There will be no green spaces left in Arborfield if development continues to be allowed in this area and the wildlife will have nowhere to live. Part of the site is grade 3a Agricultural Land and therefore the development results in the loss of Best and Most Versatile agricultural land.