

PLANNING REF : 252769
PROPERTY ADDRESS : 31 Arborfield
: Reading, Berkshire
: RG29FE
SUBMITTED BY : Mrs Nicki McLean
DATE SUBMITTED : 27/11/2025

COMMENTS:

I am submitting this objection regarding the planning application by Gleeson Land Limited for up to 430 dwellings at Newlands Farm in Arborfield.

This is on top of the proposed 2,800 homes as part of Loddon Garden Village which has yet to be deemed sound.

This proposal will add a further 600 cars to our already congested roads on the assumption there is one car per household based on the average number of cars in Berkshire is 1.41 per household and this will only increase as children get older. There is no infrastructure in place to support this increase in road users which will increase noise and air quality pollution levels. There are insufficient local amenities such as doctors, dentists, and schools.

There are several listed buildings and landscape areas in close proximity to this proposal, and this proposal will cause a loss of rural character and wildlife loss due to the destruction of wildlife habitats.

It would mean a huge loss of agricultural land and the implications on water and sewage which is regularly already pumped into our local water ways. Not to mention the climate emergency we find ourselves in - the rain needs land not concrete. Newlands Farm forms part of the greenbelt between settlements which help to preserve the identity and character of the smaller towns and villages. By removing open countryside once its lost it cannot be replaced which contradicts the Green Belt Policy. Whilst the plans talk about biodiversity, I fail to see how a net gain can be achieved when Woodland, ancient hedgerows, bird habitats, and the entire ecosystem will be destroyed. There will be no ecological continuity once the countryside is replaced by concrete. Adding this magnitude of concrete means the River Loddon would be at a greater flood risk for the surrounding areas.

For me, the application should be refused due to the unacceptable loss of greenbelt land. It will cause environmental, ecological and landscape damage. It will have a detrimental effect on the already creaking traffic infrastructure. It will worsen air pollution, flood risk, and result in a devastating loss of wildlife and green space. I strongly oppose this application.