

PLANNING REF : 252498  
PROPERTY ADDRESS : Rose Cottage  
: Church Lane, Arborfield, Select  
: RG2 9JB  
SUBMITTED BY : Mr David Bartlett  
DATE SUBMITTED : 28/11/2025

COMMENTS:

The site and location of the proposed development will have major impacts on existing and future residents. The proposals to plan for increased traffic volumes are woefully inadequate, as are those for environmental and infrastructural requirements.

1 Transport. It is a fatal and ludicrous assumption that there will be significant uptick in cycling, walking and sustainable travel. People will drive. The proposed bridges across the M4 and Loddon are late in the development and will do little to mitigate the traffic impact on the A327, Lower Earley Way. The 'spine road' leading to Mole Road and its contribution to the traffic in Winnersh, already gridlocked at peak times, has not been considered properly and the lack of a cohesive and detailed traffic management strategy in the short, medium, and long term is a grave omission. How are these impacts to be managed?

2 The site in the Loddon valley has a long history of flooding, although I appreciate that most of the hard buildings lie outside the area prone to floods. The proposal has SUDS and various engineering solutions, but these will go no way towards sensible mitigation of the risks of high water. Having 2800 dwellings and associated infrastructure and impermeable surfaces will make this is of greater concern. What are the plans to manage runoff and associated water management upstream of downstream of the site?

3 The plan to provide educational establishments will not be actioned until well after the development is populated and will place intolerable strain on other local schools which are at or near capacity with current loading.

4 The application provides no clear plan to expand healthcare to meet increased demand. Healthcare services, GPs, dentists, and the Royal Berkshire Hospital are already under pressure to the extent that the system is broken. Many thousands of additional residents, many of whom will rely on NHS services, will have a major deleterious effect on routine care.

5 The location of the gypsy and traveller site needs to be integrated into the new development, not located in proximity to existing dwellings. People should have the choice as to whether they want to purchase near this site, not have it placed near existing properties.

In conclusion, the plan is not viable as it stands, and the key areas of traffic and phasing need to be reworked to provide a sensible solution.