

PLANNING REF : 252769  
PROPERTY ADDRESS : Rose Cottage  
: Church Lane Church Lane, Arborfield, Berkshire  
: RG2 9JB  
SUBMITTED BY : Mr David Bartlett  
DATE SUBMITTED : 14/01/2026

COMMENTS:

I am writing to formally object to the proposed Gleeson development at Arborfield.

My objection is based on the following planning grounds:

1. Overdevelopment and Impact on Character

The proposed development represents overdevelopment of the site and would result in a significant and harmful change to the character of Arborfield. The scale, density, and layout are not in keeping with the existing settlement pattern and would erode the semi-rural character of the area.

2. Traffic and Highway Safety

The local road network is already under considerable pressure, particularly during peak hours. The additional traffic generated by this development would exacerbate congestion, increase pollution, and raise serious highway safety concerns for pedestrians, cyclists, and residents.

3. Pressure on Local Infrastructure and Services

Existing infrastructure including schools, GP surgeries, dental services, and public transport is already operating at or near capacity. The proposal fails to demonstrate how these pressures would be adequately mitigated, contrary to sustainable development principles.

4. Environmental Impact

The development would result in the loss of green space and habitat, with insufficient evidence that biodiversity net gain would be meaningfully achieved. Increased surface water runoff also raises concerns regarding drainage and flood risk in the area.

5. Cumulative Impact with Hall Farm Development

Crucially, the proposal fails to adequately consider the cumulative impact when taken together with the Hall Farm development. When combined, these developments would place unacceptable additional pressure on local roads, infrastructure, services, and the environment. The cumulative increase in traffic, demand on schools and healthcare, and loss of countryside would result in a level of harm that cannot be justified or mitigated. Planning policy requires

developments to be assessed in combination with other approved or proposed schemes, and in this regard the application is fundamentally flawed.

6. Lack of Genuine Local Need

The proposal does not clearly demonstrate that it meets an identified local housing need for Arborfield, particularly in terms of genuinely affordable homes for local people, rather than volume-led

development.

For these reasons, I believe the proposal conflicts with local and national planning policies and would cause demonstrable harm to the Arborfield community, especially when considered alongside the Hall Farm development. I therefore urge the Council to refuse planning permission.