

PLANNING REF : 252769
PROPERTY ADDRESS : The Spinney
: Church Lane, Arborfield, Berkshire
: RG2 9JB
SUBMITTED BY : Mrs June Mann
DATE SUBMITTED : 14/01/2026

COMMENTS:

My objections to the development of the above land are as follows:

1. The local Doctors' Surgeries are already near capacity and the waiting times for appointments would only increase with this proposed development of a further 430 dwellings.
2. There is already insufficient capacity for waste water and sewage treatment in the area. Thames Water are not financially able to supply additional pumping or treatment facilities. There is also the issue of water supply in the area especially due to the likelihood of future hot summers.
3. The use of agricultural land for the proposed development should not be allowed. The land should be retained for farming. Recent world conflicts prove we need to be able to supply more of our own food.. The merging of rural settlements with buildings urbanises the area removing historical rural aspects of the area to the detriment of existing residents and wildlife.
4. There is lack of distribution of proposed housing across Wokingham Borough. There is overdevelopment of the same areas such as Arborfield and Shinfield. Most of the housing is south of the borough where there are few transport links, so residents must rely on their own vehicles. Alternative options should be considered where there are better existing transport links.
5. The roads in the area have already reached capacity during peak periods before the proposed development of further 430 units north of Mole Road and other proposed developments in the area. Any further increase in traffic causes additional noise and air pollution affecting the quality of life of existing residents.

For the above reasons I strongly recommend that planning permission for 430 dwellings north of Mole Road should be refused.