

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

COMMENTS:

I am writing to strongly object to the proposed development of existing farmland to provide up to 430 dwellings north of Mole Road and Church Lane Newlands Farm RG2 2JD for the reasons stated below:

1. The impact that the proposed development would have on the local road network which includes the B3030 would be significant. The current volume of traffic on these roads is at full capacity when at daily peak times there are regularly queues and delays affecting journey times. In summary another possible 800 vehicle movements entering the system daily would not be a sensible planning decision.

2. There is a lack of distribution of proposed housing across Wokingham Borough. There is overdevelopment of the same areas such as Arborfield and Shinfield. Most the the new 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 existing transport links.

3. With the change in world climate we need to be more reliant on self sufficiency for our food and retain our agricultural farmland. Once this land is concreted over it is lost for ever.

4. Local GP Surgeries are currently running at near capacity. A routine appointment to see a specific doctor can take up to 4 weeks.

5. The current capacity regarding the treatment of sewage, drainage and surface water in the area of the proposed development is a negative figure meaning it cannot take any additional development. Thames Water are not financially able to supply additional treatment plants.

For the reasons stated above I strongly urge the planning authority to refuse this application and consider other options that are available.