

PLANNING REF : 252769
PROPERTY ADDRESS : Woodpeckers
: Church Lane, Arborfield, Berkshire
: RG2 9JA
SUBMITTED BY : Mrs Sarah Taylor
DATE SUBMITTED : 08/01/2026

COMMENTS:

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I object to this development and that of Hall Farm as we will be directly affected by this development and that of Hall Farm as we reside directly opposite the proposed site.

My objections to this particular proposal are due to:

- A. The severe infrastructure impact, traffic is already a problem around this area with the already increased housing developments at Arborfield and Shinfield but also the lack of amenities.
- B. The immediate and detrimental effect on our outlook and local character

1. Infrastructure and Traffic Concerns

The Arborfield and Sindlesham road network is already operating beyond capacity during peak times. Introducing significant additional traffic from this development is simply not feasible.

This is highly problematic because:

- The Loddon Valley road network is a major bottleneck, with only three river crossings spanning nearly 8km between Swallowfield and Winnersh.
- Mole Road is already under unique pressure as a key conduit for traffic moving between Whitley, Spencers Wood, Wokingham, Finchampstead, and beyond.

Despite being classified as a 'minor' road, Mole Road experiences heavy congestion at peak times and is shared with slow-moving rural traffic, including horse riders and farm equipment.

Adding further traffic will exacerbate safety risks and congestion to an unacceptable level.

2. Loss of Rural Character and Visual Impact

The proposed development will irreversibly damage the country outlook of Church Lane, which has always been a defining feature of Arborfield's village identity. This scheme will blur the boundaries

between Arborfield, Sindlesham and Shinfield, eroding the rural charm that

residents have paid a premium to enjoy. Such changes will inevitably impact property values and the desirability of the area.

3. Environmental and Commercial Impact

Wildlife: This area is rich in biodiversity, including bat species and serves as a resting area for migrating grey geese. Development threatens these habitats.

Commercial: The loss of farming land and horse-riding facilities, and dog walking areas

will harm local rural businesses and traditions.

Many other areas have been considered for development such as Grazeley, Twyford and Ashridge all of which have been rejected for

lesser reasons.

The application should be refused due to the unacceptable loss of greenbelt land, it will also 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.