

PLANNING REF : 242421
PROPERTY ADDRESS : 2 Anderson Crescent
: Arborfield
: RG2 9PB
SUBMITTED BY : Mr Jonny Vaughan
DATE SUBMITTED : 09/10/2024

COMMENTS:

I object to this application on the basis that this development does not form part of the Local Plan Update and would be a gross overdevelopment of School Road - a road that has already been subject to closure in order to reduce traffic for the safety of children attending the Coombes primary school.

The development will introduce approximately 40 vehicle trips during peak hours, potentially increasing congestion, especially near the Arborfield Cross roundabout. This volume would overwhelm School Road and nearby streets, affecting pedestrian and cyclist safety.

The assessment highlights nearby amenities within walking and cycling distance but doesn't address their current capacity. Increased demand from up to 95 new homes would overburden local services like schools, healthcare, and public transport.

The proposed design prioritises vehicle access from School Road and includes realignment but may compromise pedestrian safety. Although new pedestrian access is provided, increased traffic on School Road would deter safe pedestrian movement, especially near Coombes Primary School.

The site is currently farmland. Development would impact local biodiversity and green spaces, which are essential to community health and well-being.

While the proposal aligns with national guidelines, Wokingham's local core strategy emphasises minimal environmental impact and a reduction in car dependency. Increased traffic would contradict policies promoting sustainable travel.