

PLANNING REF : 252498
PROPERTY ADDRESS : 28 Wheatsheaf Close
: Sindlesham, Wokingham
: RG415PT
SUBMITTED BY : Miss Deborah Ashford
DATE SUBMITTED : 02/01/2026

COMMENTS:

Dear Planning Committee,

I am writing to formally object to the hybrid planning application for Hall Farm, Church Lane, Arborfield. While I understand the need for new housing, the scale and location of this development raise serious concerns for existing residents, infrastructure, and the environment.

1. Flood Risk and Drainage The site lies within the Loddon Valley, an area already susceptible to flooding. Although the proposal includes Sustainable Urban Drainage Systems (SUDS) and engineering solutions, these measures are unlikely to fully mitigate the risks associated with adding thousands of new homes and significant impermeable surfaces. Increased surface water runoff could exacerbate flooding downstream and impact local wildlife. There is no clear assurance that the long-term flood risk to existing communities and biodiversity will be properly managed.

2. Schools and Education Provision While the plan proposes two new primary schools and a secondary school, these will not be operational at the start of the development. This will place enormous strain on existing schools in Arborfield, Shinfield, and Earley, which are already near capacity. Families moving into the new homes will face overcrowding, longer travel distances for children, and further pressure on local transport.

3. Road Network and Traffic The development proposes new access points, including bridges over the M4 and River Loddon, but these do not adequately address the cumulative traffic impact. Roads such as Lower Earley Way and the A327 already experience heavy congestion during peak periods. The addition of up to 2,800 homes, plus schools and commercial facilities, will increase traffic, pollution, and safety risks. There is no detailed transport assessment demonstrating how these impacts will be managed.

4. Healthcare Services Local NHS services, including GPs, dentists, and the Royal Berkshire Hospital, are already under pressure. Introducing thousands of additional residents, many of whom are likely to rely on NHS services, will worsen access to routine care. The application provides no clear plan to expand healthcare infrastructure to meet this increased demand.

5. Gypsy and Traveller Site Location The proposed Gypsy and Traveller site is disproportionately close to long-established residential areas rather than being integrated into the new development. This places an unfair burden on existing residents, who will have to accommodate this immediate change, while the majority of new residents will purchase homes with full awareness of the site's location. The site should be relocated into the center of the new development to distribute any impact more evenly.

Conclusion The combination of unresolved concerns regarding drainage, schooling, traffic, healthcare, and the placement of the Gypsy and Traveller site demonstrates that this proposal is not currently

viable. I strongly urge the Council to refuse this application or require major revisions to address these critical issues before any

approval is considered.

Yours faithfully,

Deborah Ashford