

PLANNING REF : 250735
PROPERTY ADDRESS : Langdale
: School Road, Arborfield Cross, Berkshire
: RG29NX
SUBMITTED BY : Mr Graham King
DATE SUBMITTED : 22/04/2025

COMMENTS:

This is a chancers application for developing a random piece of agricultural land in the middle of nowhere for if it were linked to an existing housing development it would be more understandable. 1 It will become difficult in the longer term to stop this estate expanding along the length of Wood Lane.

2 The access/egress will be along School Road, Arborfield, which has light traffic light due to the closure - BUT when school is out from 3.00 to 3.30, the road becomes a living nightmare, albeit for a short time. Construction lorries for several months will add to this unless by some miracle the contractor can arrange deliveries between say 9.00 and 3.00. However that cannot be "policed". Be far safer if the access/egress were from the Barkham end of School Road.

3 The application has no input from Thames Water as to water pressure outcomes for Arborfield Village nor any mention on whether the sewage plant can accommodate the extra strain. Southern Electricity have not commented either.

4 This developer has another estate under development in Arborfield with prices from 700,000. So much for the affordable housing which they promise on their applications without any mention of what affordable means.

I have no doubt that if refused, the application will be appealed and considered by an Inspectorate of Angela Rainer who will simply do as he/she/they are told and rubber stamp it.

PS Whilst I have the opportunity, please can you name and shame the consultant who proposed the debacle of a picture crossing at California crossroads and probably never crosses it. Not too late to review the experiment, ask your colleagues who use it if they like it which they won't and then paint it out, then paint a white circle or two with proper pelican crossings and rename it as a roundabout.

Traffic lights would be even better. As true democrats who want to be re-elected and who may no longer wish to make decisions over the heads of residents, what about first asking the locals to fill in a questionnaire now that your "experiment" has stood the test of time. And ask the RAC for their views too. Not rocket science.