

PLANNING REF : 252498  
PROPERTY ADDRESS : Rectory Close  
: Church Lane, Arborfield, Berkshire  
: RG29HZ  
SUBMITTED BY : Mr Oliver Jones  
DATE SUBMITTED : 16/01/2026

COMMENTS:

I object strongly to this application for the following reasons: -  
Traffic in the area is already at capacity in peak times (recent extensive developments in Shinfield and Arborfield Garrison) and this will place an unmanageable additional burden.  
- The site is highly constrained by the floodplain of the Loddon and the resulting limited crossing points / access points. This will exacerbate the traffic issues further into a number of pinch points (A327 / Mole Road / Lower Earley Way).  
- Public transport options are exceptionally poor...Winnersh Triangle station is too far away, and the line it serves too slow to provide a viable alternative to Reading / Twyford which the majority of commuters will simply drive to. Bus links to Reading are also unviable in practice given the slow moving traffic in peak times.  
- The impact on valuable landscapes (tree lined avenue from the end of Church Lane to the Old Arborfield Church is being bisected by a new road) will be significant  
- The development is likely to cause significant water run-off into the Loddon and this will inevitably cause flooding issues downstream.  
- There has not been a proper assessment of alternative sites in Wokingham...Twyford station is on the multi-billion Crossrail line, and yet viable and scale sites near Twyford have been shelved for local political rather than planning reasons.  
- There will be a significant adverse impact on local wildlife, already squeezed into limited space following recent development. How will the proposed development meet it's mandatory biodiversity net gain? The area is home to thousands of species, including but not limited to: raptors, owls, songbirds, deer, foxes, bats, hedgehogs, badgers, reptiles (including great crested newts) and invertebrates. Any development must seek to protect (using boundary/buffer areas) existing wildlife. Much of the woodland is also ancient.