

PLANNING REF : 243099
PROPERTY ADDRESS : Woodside
: Church Lane, Arborfield, Berkshire
: RG2 9JA
SUBMITTED BY : Ms Susan Hughes
DATE SUBMITTED : 06/01/2025

COMMENTS:

I object to this development, yet another proposed in this area, on many grounds.

- Flooding - the area is already prone to flooding and, with increased rainfall, this is only going to get worse. It appears that the plan is to direct the water towards Church Lane which already suffers badly after heavy rain with the corner near Reading Road flooding, lots of surface water and all ditches being full. I am not convinced that full consideration has been made for the impact on the surrounding area and existing properties.

- Water Treatment - Arborfield's water treatment plant is already overloaded and untreated sewage is being pumped into Barkham Brook after heavy rainfall. Thames Water is known to have financial difficulties and hence there is no definite plan that the plant can be expanded or a new one built to ensure it can cope with increased housing. And on top of this development are the 4,000 planned new houses for Hall Farm.

- Infrastructure - the area is already lacking in areas such as doctors, dentists & schools. Church Lane, which has no pathway, has become a thoroughfare for fast traffic as is known and agreed by the council. This development will only add yet more traffic to what was a quiet rural location. Observer Way was built to direct traffic away from the village and traffic calming measures were introduced. However, 111 new houses is only going to increase traffic through the village.

- Yet more houses in this area is going to change Arborfield from the rural village it currently is.

- As a farmer's daughter, I hate to see yet more destruction of our countryside and the habitat of many wildlife species like deer, bats, foxes, woodpeckers & jays. There will be no green spaces left in Arborfield if development continues to be allowed in this area and the wildlife will have nowhere to live.