

PLANNING REF : 261059
PROPERTY ADDRESS : 31 Attwood Drive
: Arborfield, Reading, Berkshire
: RG2 9FE
SUBMITTED BY : Mrs Nicki McLean
DATE SUBMITTED : 20/05/2026

COMMENTS:

I would like to formally object to this planning application.

This planning application is not approved in the local plan it is currently awaiting Ministry approval, envisaged 600 dwellings on part of the site but I see the proposed enlargement to 660 houses is excessive and should not be permitted. The same is true regarding Arborfield Studios where the local plan shows 300 houses, yet the consultation mentions 330. Whilst the plan has yet to be approved the Borough should be reminded that the proposal is contrary to several of its current policies (including being in the identified separation zone between Arborfield Green and Barkham Hill).

I have lived in Arborfield for 23 years & during in this time, in more recent years, have watched the green fields & woodland be turned into a concrete jungle. The character of what was once a rural village area has been destroyed. The fields currently left provide some boundaries between settlements and with the proposed Hall Farm development we stand to lose even more green space. Whilst features within the planning such as landscaped areas shown as environmental benefits these are not the equivalent for replacement of established countryside (fields, trees & hedgerows) and the wildlife currently within it. The impact of continued development around the remaining green spaces provides important habitats for wildlife, which includes deer. We should be cherishing our wildlife not killing it. There are also bats in the area which are a protected species so this development will be taking away their natural habitat too. This area provides an essential natural habitat for wildlife, supports biodiversity and contributes to the environmental balance of the community.

This proposal means around another 720 cars on road based on the average number of cars from 2021 Berkshire census which will be more now that children have grown up and are driving. The infrastructure in Arborfield cannot cope with the volume of traffic today let alone with another 720 cars on the road assuming that is one car per household based on 600 homes. Arborfield is already under considerable pressure at peak times & Langley Common Road even with a new roundabout will not be able to cope with the weight of traffic. Not to mention the impact on the environment with pollution from idling engines. The traffic in and around Arborfield and Barkham has increased massively and the roads cannot cope. There are continued problems with maintenance, traffic regulation, and enforcement. The increase in traffic will be detrimental to the environment and will worsen noise levels and air pollution. The traffic calming bollards in Arborfield have already created further congestion and accidents - the existing infrastructure is simply not adequate to support a development of this scale.

The local area today cannot cope with heavy rainfall, the fields provide absorption naturally when there is heavy rainfall and we see again and again raw sewage being pumped into our local waterways. How will the existing infrastructure cope with another 1,000 or more people using the utilities? Replacing the fields with concrete increases the likelihood of flooding which in turn puts additional pressure on the drainage system when there is heavy rainfall.

There is no mention of a doctor's surgery or dentist, 2 key things already missing from the Arborfield Green development & Finchwood Park. With a projected further 1000 new residents at a minimum where will they go to the doctors, dentist and then there is the Royal Berkshire hospital and all of which are at either at capacity or nearing capacity. Local schools are oversubscribed, and public services are under pressure.

The housing in this area is now at a stage where it needs to STOP. Many of the new houses are not selling. Young adults don't have a chance to buy them as they are all too expensive. This application shows yet another example of OVER DEVELOPMENT in the area where roads, schools, health care services and infrastructure are not coping. The character of this once rural area with the green spaces we have left need to be protected.

Arborfield used to be a lovely village but now we see increased anti-social behaviour, awful roads which are permanently gridlocked and no infrastructure to support it.

I strongly object to this planning application.