

Application Number: 243099

Site Address: Land North of Reading Road, Arborfield

From Karen Fowler, Hyways Reading Road, Arborfield, RG2 9HN

I object to this proposed development because:

### **1. Flooding**

The land is always boggy so there is need for a sustainable drainage system for any use of this land to avoid an increase in flood risk on and off the site, in line with local and national policy. Please re-check soil type as it is claimed it is soil type 2 and I have been informed it is soil type 4.

### **2. Over Development**

Up to 111 new homes on this site is far too high for the area and the site itself, therefore there should be a detailed discussion on the amount of homes that this site could accommodate.

### **3. Impact on incumbent residents**

There must be mitigation to reduce any impact to incumbent residents, by means of significant buffer zones which border existing gardens, new housing not overlooking the existing properties, and consideration given to any increase in light and noise.

### **4. Road Safety**

Reading Road is not safe. An increase of traffic and new access junctions will raise the risk of serious road accidents. Reading Road is a fast road and since the introduction of the 'calming' system, numerous accidents have occurred. Serious discussion is required to avoid an increase in accidents.

### **5. Wildlife**

A whole variety of established wildlife thrives on the site, including birds of prey, owls, bats, deer, foxes, wetland fowl, land nesting birds and the like. This existing established environment must be kept and protected as a fundamental priority.

### **6. Sewage**

There is one small pumping station so there is insufficient infrastructure to deal with any additional housing.

## **7. Trees**

This is a beautiful area with a wide variety of established trees including oak, beech and birch.

## **8. Green Areas**

There must be consideration towards the location of the proposed green areas to act as additional buffer zones in order to lower the impact on the incumbent residents. This is a rural area so any development should be surrounded by green areas and trees, rather than creating an urban development out of character for this area.

I trust that these very important comments will be accepted.