

PLANNING REF : 250733
PROPERTY ADDRESS : 1 Rickman Close
: 1 RICKMAN CLOSE Arborfield Cross, Reading, Berkshire
: RG2 9PS
SUBMITTED BY : Miss Justyna BORTKIEWICZ
DATE SUBMITTED : 07/05/2025

COMMENTS:

I very strongly object to the plans proposed on this greenfield site. Arborfield and Barkham has already given away a large area for housing purposes. More so than other surrounding locations. The proposed site is outside of the Arborfield Green Development site. It takes away another green space & is destroying vast ecosystems. This development doesn't bring anything else than additional housing to the area already saturated with new builds. The traffic infrastructure simply cannot cope on these village roads as it is & to even propose such a large development, that would increase traffic on the roads by another vast amount of vehicles. There are not enough general practitioner surgeries, convenience shops, dentists etc. to cater the existing community which were already promised to Arborfield residents with previous developers plans & applications to build

additional houses. This development doesn't adhere to Arborfield & Barkham Neighbourhood plan: "POLICY AD3: NEW HOUSING OUTSIDE DEVELOPMENT LIMITS 1. Development outside the development limits will not normally be permitted in accordance with Policy CP11 of the current Core Strategy" Arborfield Cross has managed to keep its historic village look however Arborfield Garrison represents modern town like vision &

losing the green barrier, that this piece of land is, between two of those settlements would definitely harm that perception. It is already losing the village atmosphere which was one of the reasons we moved to this area. The noise pollution from the traffic using Langley Common Road affects our enjoyment of outside space. We cannot often talk at a normal level when in our garden. We must use raised voices & at busy traffic times such as commuting hours & school run times we are forced to shout to each other to be heard when in the garden. This is something that greatly affects our family unit & our mental health as we are unable to enjoy & relax in our own garden due to the noise of the traffic. By adding more homes to the diminishing village you're increasing traffic. The new relief road Observer Way has already increased traffic to the area as Thames Valley Police have had several complaints due to the boy racers and car meets that use this relief road as a racetrack. To join Langley Common Road from Rickman Close when turning right is so dangerous that it is only a matter of time before a serious road traffic collision will occur due to the speeds & volume of traffic using Arborfield as a cut through.

I live just behind the proposed site & traffic on Langley Common is already horrendous. It takes a considerable amount of time to exit our road in the rush hours when turning right out of Rickman Close. The house is shaking every time buses, lorries or larger vehicles speed through it. The vibration is such that I have noticed cracks forming in the bedroom of the extension at the front of the house. It got much worse since School Road got closed & bringing additional & minimum of 100 cars to this area will only add to this difficult situation. Most people do not use public transport to reach Wokingham or Reading as it takes so much longer than taking your own

car.

There is also not enough schools, nurseries or childminders in the area. My children go to school in Wokingham as there was no space anywhere closer. The village has already become a town.