

PLANNING REF : 252769
PROPERTY ADDRESS : Mole Bridge Farm
: Mole Road, Arborfield, Reading, Berkshire
: RG2 9JQ
SUBMITTED BY : Dr Peter Meek
DATE SUBMITTED : 03/01/2026

COMMENTS:

In Chapter 6 of the Planning Statement Nov 2025 it states, in sub-section 6.1.2, "Accordingly, there has been extensive pre-application engagement with Wokingham Borough Council, key stakeholders and local residents over several years".

Whilst there has been extensive engagement over the University of Reading/Hall Farm Planning Application (Application Number 252498) there has been minimal (if any?) discussion with residents regarding the Gleeson Application (Number 252769).

The planned building of a subsidiary road/junction that feeds traffic from the Gleeson/Hall Farm developments into Mole Road will further increase traffic on the already overloaded Mole Road, particularly during morning and evening peak periods when traffic currently stacks up from Nirvana back to Mole Bridge Farm. This in turn will further increase noise, pollution and vibration along Mole Road, which is damaging to residents and the listed buildings.

Why does a subsidiary road need to feed into Mole Road, why can't there be separate feeds to the Reading Road and Winnersh Triangle?

Our Grade II listed building - Mole Bridge Farm

In Chapter 9 of the Planning Statement Nov 2025 it states, in sub-sections 9.4.13-15 the impact of construction and operational stages of the development is discussed together with the impact of HGV movements.

During the construction and operational stages of the development of Arborfield Garrison vibrations were felt in Mole Bridge Farm and dust from dust clouds was deposited on the listed buildings and grounds.

During the development of the Arborfield bypass road there was a significant increase in HGV traffic along Mole/Sindlesham Road, which increased noise/pollution levels and vibrations at Mole Bridge Farm.

The Environmental Statement (Sub-Section 9.11) suggests that the proposal "will have a negligible impact on the heritage assets, with the exception of Mole Bridge Farmhouse, where the change to the setting will cause a slight loss of significance to this High Sensitivity asset, resulting in a Minor Adverse effect".

Mole Bridge Farm, whilst bounded by a series of well established deciduous trees, will suffer from the Gleeson Development on two sides of its boundary. Where we currently look out onto green fields we will be forced to look out onto new housing.

This issue is referenced in Chapter 14 - Landscape & Visual Impact Nov 2025, sub-section 14.6.32 where it states; "Mole Bridge Farmhouse is a private residence to the east of the Site. Whilst this was not visited, it is likely that the property would have glimpsed but clear views of the new housing in the middle-distance, beyond existing

garden and field hedgerows. Given the current rural context, and sensitivity of the receptors, this could (I would suggest 'will') initially result in a potential 'major adverse' effect on the visual amenity of the private residents".