

PLANNING REF : 252498  
PROPERTY ADDRESS : 27 Rushden Drive  
: Reading, Berkshire  
: RG2 8LJ  
SUBMITTED BY : Mr James Gibson  
DATE SUBMITTED : 14/11/2025

COMMENTS:

I am writing to formally object to the proposed hybrid planning application for Hall Farm, Church Lane, Arborfield, RG2 9HX. While I appreciate the need for housing and community facilities, I have significant concerns regarding the following key areas:

1. Drainage and Flood Risk

The site lies within the Loddon Valley, an area already prone to flooding. The proposal includes Sustainable Urban Drainage Systems (SUDS) and engineering measures, but these are insufficient given the scale of development and the sensitivity of the River Loddon catchment. Increasing impermeable surfaces across such a large area will exacerbate surface water runoff and heighten flood risk downstream, impacting existing communities. There is no clear evidence that the proposed measures will prevent long-term flooding or protect biodiversity in the valley.

2. Schooling Provision

While the application proposes two primary schools and one secondary school, these will not be operational at the outset of development. This creates a serious short-term strain on existing schools in Arborfield, Shinfield, and Earley, which are already near capacity. The phased delivery of housing without guaranteed early provision of educational infrastructure will lead to overcrowding, longer travel distances for families, and increased pressure on local transport networks.

3. Road Network and Traffic Impact

The proposed access points, including new arms to existing roundabouts and bridges over the M4 and River Loddon, do not adequately address the cumulative traffic impact. Lower Earley Way, A327 Reading Road, and surrounding routes already experience congestion during peak hours. Adding up to 2,800 homes, alongside commercial and educational facilities, will significantly worsen traffic flow, air quality, and road safety. The application lacks a robust transport assessment demonstrating how these issues will be mitigated effectively.

Conclusion

Given these unresolved concerns around drainage, schooling, and road infrastructure, I strongly urge the Council to reject this application or require substantial revisions to address these critical issues before any approval is considered.