

PLANNING REF : 250733
PROPERTY ADDRESS : Rickman Close
: Arborfield Cross, Berkshire
: RG2 9PS
SUBMITTED BY : Mr Geoff Hartnell
DATE SUBMITTED : 19/04/2025

COMMENTS:

This development is totally unnecessary, unwanted and unwarranted
Please reject this application based on the following

1) Current housing developments

The Arborfield and Barkham Neighbourhood Plan

(the plan

rhoad-plan-4-4mb/)

which was adopted following local consultation and a referendum
considered the local housing demand, which has been more than met by
the developments in the Arborfield Garrison Strategic Development
Location (Arborfield Green)

The proposed development is outside the Arborfield Garrison
Strategic Development Location, and there is no requirement for
additional
housing

2) Traffic Congestion / Road Access

With the recent closure of School Road, all traffic is diverted
along Langley Common Road

This has become a race track , and it is often impossible to exit
Rickman Close at any time of the days

Combined with the additional traffic that will be generated from the
development along Langley Common Road, this new proposal will add
further traffic to an already difficult situation

The fact that the access has not been included in the application
speaks volumes

- the developer knows this will be a contentious issue, wherever the
access is located

- but particularly if the access is via the existing A327 / Langley
Common Road roundabout

3) Services

Existing services are under huge pressure, and there does not seem
to be any plan for additional services

It's almost impossible to get a GP appointment, and NHS Dentists are
non-existent

What about Electricity / Gas / Water / Sewerage

4) Flood Risk

The closed end of Rickman Close always floods with any moderate
amount of rain

The southern approach to the roundabout at the junction of A327 /
Langley Common Road always floods with any moderate amount of rain

Adding more houses is not going to make this situation any better

5) Village character

Arborfield residents value their green and peaceful spaces and this
development would alter the environment in a major harmful way

Not only would the environment suffer, but the application acts as a

precedent for creeping development along Observer Way
Arborfield is rapidly losing its rural character, which many of the
residents cherish.
The addition of this housing development will be another blow to
retaining the rural character of the village