

PLANNING REF : 252498
PROPERTY ADDRESS : Mole Bridge Farm
: Mole Road, Arborfield, Reading, Berkshire
: RG2 9JQ
SUBMITTED BY : Dr Peter Meek
DATE SUBMITTED : 04/01/2026

COMMENTS:

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 an 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 levels along Mole Road, which is damaging to residents and the listed buildings.

Why does a subsidiary road need to feed into Mole Road, why aren't the proposed feeds to the Reading Road and Mill Lane (as shown in the Full Copy of Design and Access Statement (page 27)) sufficient?

Flooding within the area of the proposed development is a regular occurrence and the 'Historical Flood Events' detailed in Chapter 13 Hydrology_Part2 paint a false picture.

Land around what was the Magpie and Parrot pub, near the Reading Road entrance to Hall Farm floods on an annual basis.

Barkham Brook and the immediate area around Mole Bridge Farm (I have details in Mole Bridge Farm's deeds) on both sides of Mole Road suffered significant flooding in 2007, the paddocks around Mole Bridge Farm flood annually.

Of concern is that being on the edge of the proposed Hall Farm development we will suffer more flooding as water is pushed away from the site, to the boundaries of the site, where Mole Bridge Farm is situated.

Our Grade II listed building - Mole Bridge Farm

In the Planning Statement (sub-section 9.8.10, page 84) it is stated; "Molebridge Farmhouse and the Glen, Bearwood College Registered Park and Garden and Mole Road Lodge will experience no impact on their significance from this development."

With the Gleeson Application (Number 252769), this is no longer the case. Mole Bridge Farm will be affected during the construction and operational stages of the development and by 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 clouds left deposits on the listed building and grounds.

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

The Environmental Statement (Sub-Section 9.11) from the Gleeson Application 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 the Gleeson Application 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".