

PLANNING REF : 261059
PROPERTY ADDRESS : Pinto Close
: Arborfield Green
: RG2 9GE
SUBMITTED BY : Paula Cesar
DATE SUBMITTED : 02/07/2026

COMMENTS:

I wish to formally object to Planning Application 261059 relating to the proposed Barkham Square development, which seeks permission for up to 660 new dwellings and associated development on land south of Langley Common Road, adjacent to Arborfield Green. The proposal would result in the loss of significant areas of agricultural land and open countryside and would place unacceptable pressure on local infrastructure, particularly the highway network.

1. Unsustainable Impact on Local Roads and Traffic

Arborfield Green has already experienced substantial growth over recent years through the ongoing Strategic Development Location (SDL) expansion. While significant numbers of homes have been built, many residents continue to experience increasing congestion on key routes including Nine Mile Ride, Mole Road, Reading Road, Langley Common Road, and routes connecting to the A327 and M4 corridor.

The addition of a further 660 homes will inevitably generate thousands of additional vehicle movements per day. The existing transport network is already under increasing pressure, particularly during peak commuting and school travel periods. Residents frequently experience delays, and further development risks creating severe and long-term congestion.

I am particularly concerned that the proposed development appears to rely heavily on existing infrastructure that was planned for the original SDL. Finchampstead Parish Council has correctly noted that the original infrastructure assumptions are now becoming outdated as additional sites are added to the SDL beyond those originally envisaged.

Before any permission is granted, the Council should require clear and independently verified evidence demonstrating:

- The cumulative impact of all recent and proposed developments in Arborfield Green.
- The capacity of surrounding roads and junctions.
- The impact on school traffic and local commuting routes.
- The adequacy of proposed public transport solutions.

In the absence of such evidence, the application should be refused.

2. Loss of Green Space and Agricultural Land

One of the principal attractions of Arborfield Green is its semi-rural character and proximity to open countryside. The proposed development would urbanise approximately 41.8 hectares of land currently comprising fields and farmland.

The permanent loss of this countryside would:

- Reduce biodiversity and wildlife habitats.
- Diminish the rural setting of Arborfield Green.
- Remove valuable agricultural land.
- Further erode the distinction between existing settlements.

Although the application includes green infrastructure and SANG provision, these measures do not replace the environmental value of existing open countryside and farmland. Once developed, these

landscapes are lost forever.

3. Incremental Urban Sprawl

This proposal represents a further extension of the Arborfield Green SDL beyond the scale originally anticipated. Finchampstead Parish Council has noted that the development would effectively increase the SDL area by approximately 25%, raising concerns that the infrastructure strategy supporting the original SDL no longer reflects the scale of development now being proposed.

There is a legitimate concern that approving additional large-scale developments of this nature will lead to continuous outward expansion, gradually eliminating the remaining countryside buffers between communities.

The Council should consider whether this proposal is consistent with maintaining the separate identity and character of the surrounding settlements.

4. Failure to Prioritise Sustainable Development

Sustainable development should balance housing needs against environmental protection, infrastructure capacity, and quality of life. This proposal risks undermining that balance.

The location remains heavily dependent upon car travel for employment, shopping, and access to wider transport networks. Despite references to sustainable transport, the practical reality is that many residents will continue to rely on private vehicles, thereby worsening congestion and emissions.

5. Pressure on Community Infrastructure

Local schools, healthcare services, recreational facilities, and community services are already experiencing the effects of rapid population growth. While Arborfield Green has benefited from investment in schools and community facilities, residents continue to face increasing demand for these services. [wokingham.gov.uk] An additional 660 homes could result in well over 1,500 additional residents, creating further pressure on:

- GP surgeries and healthcare provision.
- Primary and secondary school places.
- Public transport services.
- Local amenities and recreational facilities.

The application should not be approved unless the Council is satisfied that infrastructure delivery will genuinely keep pace with development.

As a resident of Arborfield Green, I have already experienced the consequences of the substantial growth that has taken place in recent years. Obtaining a routine GP appointment can often involve waiting periods of around one month, demonstrating the existing pressure on local healthcare services. In addition, Mole Road regularly experiences significant congestion during weekday mornings and late afternoons due to school drop-offs, pick-ups, and commuter traffic travelling to and from work. These are not theoretical concerns but daily realities for local residents. The addition of a further 660 homes and the associated increase in population would inevitably place even greater strain on healthcare provision and the local road network, worsening problems that are already affecting the community.

Conclusion

My concerns are based not only on planning principles but also on my

direct experience as a local resident who has witnessed increasing congestion and pressure on public services as Arborfield Green has expanded. The proposed development would exacerbate these existing problems and further diminish the quality of life for current and future residents.

While I recognise the need for new housing within the borough, growth must be delivered in a way that protects existing communities and ensures that infrastructure can accommodate additional demand.

The proposed Barkham Square development would:

- Generate significant additional traffic on already congested roads.
- Result in the loss of valuable countryside and agricultural land.

- Contribute to urban sprawl and erosion of local character.
- Place additional pressure on schools, healthcare, and community services.

- Extend development beyond the scale originally envisaged for the Arborfield Green SDL.

For these reasons, I respectfully request that Wokingham Borough Council refuse Planning Application 261059.