

PLANNING REF : 252498
PROPERTY ADDRESS : The Pheasantries
: Church Lane, Arborfield, Berkshire
: RG2 9JA
SUBMITTED BY : Mr Ruben Parsons
DATE SUBMITTED : 24/12/2025

COMMENTS:

I strongly object to the proposed development on the grounds of its detrimental impact on the local community, environment, and infrastructure.

Having spent my teenage years in Arborfield and recently returned with my young family, we deeply value the countryside and the rich biodiversity it offers. This area is not just a place to live it is a heritage landscape that has supported agriculture and research for centuries, providing essential resources such as milk supplies. The proposed development threatens to erase this legacy and replace it with unsustainable urban sprawl.

Key Concerns:

Overstretched Infrastructure

The existing road network is already under severe strain. While the relief road towards Barkham has provided some respite, a significant proportion of additional traffic from this development will inevitably funnel into Mole Road a fragile route plagued by bottlenecks at

Winnersh roundabouts and restricted flow at Arborfield Cross. This will exacerbate congestion, increase pollution, and compromise road safety.

Healthcare Capacity

Local healthcare provision is already critically under-resourced. As a parent of a young child, I have experienced firsthand the difficulty of accessing GP services in Barkham, Arborfield, Wokingham, Swallowfield, and Shinfield. The issue is not merely the number of buildings but the shortage of qualified medical professionals. Without a clear, actionable plan to address staffing and resource constraints, this development will worsen an already unsustainable situation.

Flood Risk

The River Loddon frequently bursts its banks throughout the year. While current infrastructure mitigates most impacts, large-scale development will alter drainage patterns and increase surface runoff, heightening flood risks for homes and roads. This poses a serious environmental and safety concern that cannot be ignored.

Conclusion

This proposal disregards the character and capacity of Arborfield and its surrounding areas. It threatens our countryside, wildlife, and heritage, while placing intolerable pressure on infrastructure and essential services. I urge the planning committee to reject this application and prioritize sustainable development that respects the needs of the community and the environment.

