

PLANNING REF : 252498
PROPERTY ADDRESS : 6 Milam Close
: Arborfield, Berkshire
: RG2 9FD
SUBMITTED BY : Mr Michael Knowles
DATE SUBMITTED : 05/11/2025

COMMENTS:

I would like to object in the strongest terms to this proposal for the following reasons:

- 1) The massive addition of homes in this area which is on top of the thousands of homes we've already had to stomach in and around the Arborfield area. Where is the EQUAL distribution of homes across the borough? Do any of the councillors involved in the planning live anywhere NEAR the proposed location or are they just placing it here because they don't want it near them? This is wholly unfair.
- 2) The flood planning document says "The site is large and given the nature and extent of potential flooding there is more than adequate scope for developing the site in a sustainable and robust way from a flood risk perspective, with development avoiding the key flood risk areas". Considering that the thing about flood plains is that if you start concreting over them you CHANGE the location and extent of the flooding, this sweeping statement cannot possibly be considered as sufficient to base planning around, as any sensible flood mitigation risk should stipulate the building plans and materials used, and THEN model the flood risk AFTER that fact before making such a statement. This comes from a council with a track record for granting planning permission for a Tesla Supercharger location which floods, and the only access road in the area which is closed up to a quarter of the year at a time based on the flooding (not just risk but actual flooding) of the road itself. If the council can't plan around that, what confidence does such a statement give about its ability to plan 2800 homes??
- 3) Given the lack of amenities in and around Arborfield STILL after over a decade of these homes being built, these plans should stipulate the building of the amenities and infrastructure FIRST, BEFORE the building of homes which make the developers money, as otherwise they don't get built!

Finally, I note that the only submissions in support of the application are from residents who live in other areas where these houses might have otherwise been proposed. These should be discounted as heavily biased and self-serving.