

PLANNING REF : 252769
PROPERTY ADDRESS : Leander House
: Reading Road, Arborfield
: RG2 9HP
SUBMITTED BY : Mrs Ruth Anderson
DATE SUBMITTED : 16/01/2026

COMMENTS:

This application is related to application #252498 and the issues raised need to be considered in the context of the larger plan to build up to 4000 houses on this area.

I strongly object to the outline planning application for the following reasons :-

1. SEWAGE/MAINS WATER SUPPLY - Arborfield Sewage Treatment Works is in urgent need of an update as it is currently a failing system and is at capacity. This is acknowledged by Thames Water but given their current dire financial situation they cannot be relied upon to complete this work anytime soon. At times of high rainfall, HGV tankers are required to take away the excess - causing noise and light pollution from the constant tanker lorries to local residents. Planned raw sewage releases into local watercourses is frequent and is both a health and environmental risk. No more homes should be granted

planning permission until this situation is fully resolved and the new upgrades installed.

Fresh water supplies in the area are also in urgent need of an upgrade. We were without water for two days last week due to supply pipe issues and this situation is fairly regular in occurrence (we now keep emergency water supplies at home). If Thames Water is unable to maintain a regular supply to existing customers in the area, how can they provide for more? - Thames water will only commit to have sufficient capacity to supply a small number of the proposed homes so they too acknowledge that this issue exists.

2. ACCESS The proposed main site entry on Mole Road is a recipe for disaster (both during the construction phase and once the site is completed). Without significant road improvements to this bendy, hilly, semi rural road, it is an unrealistic option. Several hundred vehicles, which would realistically be expected during peak times, turning in and out of the proposed new junction onto an already busy and congested Mole Road is bound, with time to become an accident black spot.

3. TRANSPORT & TRAFFIC This is a semi rural area - realistically most journeys made by the occupants of these homes will be by car putting a huge strain on already congested local roads. Much has been made, in the developers proposals about the proximity of this site to nearby rail links especially Winnersh. Realistically, the majority of local commuters favour Twyford station with its good and direct train links into central London for their commute. Twyford station parking is at capacity by just after 7am most weekday mornings causing overspill to surrounding residential roads. This is a major issue and building more houses, within an easy driving distance, without addressing the need for improvement in public transport locally, is only going to exacerbate the situation.

The site itself is not safely linked to Arborfield Cross for Pedestrians or Cyclists. A footpath does exist from Church Lane onto

Reading Road but it is not lit with streetlights nor maintained so it's uneven and extremely narrowed in places - unsafe especially for wheelchair and pram/buggy users. Which, I think, does not fit with the councils transport plan for sustainable sites.

4. ESSENTIAL SERVICES Medical and dental provision in the area are at capacity. We generally have to wait several weeks with our GP's for a routine appointment. Building more houses without primarily first addressing this issue should not be allowed. Arborfield is without a surgery (even though the developers talk about a mystical Arborfield Green Surgery which does not exist !) the nearest surgeries are either Swallowfield or Shinfield which isn't an ideal situation in times of illness.

5. LOSS OF AGRICULTURAL LAND Developing on sites like this should be allowed until all other options of local brownfield sites has been exhausted. Agricultural land should be preserved for future erations and valued as the prime commodity that it is.