

PLANNING REF : 252769
PROPERTY ADDRESS : Orchard Cottage
: Orchard Cottage Church Lane Arborfield, Reading, Berkshire
: RG2 9JA
SUBMITTED BY : Miss Michala Jarvis
DATE SUBMITTED : 16/01/2026

COMMENTS:

I object to this application primarily as the full impacts of the application need to be considered in the light of the full Lodden Garden Village proposals (ref application 252498 and the unsubmitted application for the remainder of the full development proposal).

Specific to this development I have the following points of objection:

1. Adverse traffic impact - traffic assessments for the application have not taken into account the closure of Church Lane to through traffic, the impact of the relatively new traffic calming measures on Mole Road, and the traffic impact of the broader application totalling 3,800 dwellings rather than the 430 proposed in this application. In addition the proposed site entrance to be constructed on Mole Road is an inappropriate location and is unlikely to provide adequate infrastructure for safe access and will inevitably lead to congestion at peak times. The site lacks adequate connection to the minimal local public transport options and will forcing use of private vehicles - increasing congestion.
2. Infrastructure and community provisions - the application broadly lacks infrastructure and community provision proposals - presumably reliant on these being provided by the proposals in application 252498 - it is therefore impossible to ascertain if this development is viable without reference and/or approval of the broader application. If infrastructure/provisions of that application are not created then this development will be isolated and reliant on existing local provision of schools and other amenities.
3. Sewage, drainage and surface water management - the proposals are again reliant on upgrade of local facilities by Thames Water to the Arborfield area and it is unclear if these are feasible.
4. The proposal includes a significant number of 3 and 4 storey buildings which are out of character with the residential dwellings in the broader locality and the semi-rural location of the site and it's characterisation as a 'Garden Village'. The application in it's entirety will also erase any separation of the existing communities of Arborfield, Barkham, Sindlesham, and more broadly through to Earley.