

PLANNING REF : 252498
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 the application on the following grounds:

1. The full impact on the local area and specific issues should not be considered for this application alone, but also in conjunction with application 252769 and for the outstanding application for the balance of the full LVGV site, and assessments made in isolation are not providing robust data on the impact of the full proposed plans.
2. the success of the development is hugely reliant on significant development and investment in new infrastructure and community provisions, which should be the priority to minimise impact on the broader local area in the construction phase and to ensure that the development has adequate amenities in place for the new community and not to add pressure to existing local amenities. From the plans many of the proposed amenities will not be in place until later phases of development. With regard to transport infrastructure, the development should not be able to proceed until the new access infrastructure is in place. Successful uptake and sale of dwellings will not be viable if new roads and areas are not adopted or built before population.
3. Traffic and transportation - despite the proposed new infrastructure the site is likely to significantly increase congestion on key travel routes in the local area - public transport use is not practically viable in the area based upon the need to access the nearest train stations by car, and inadequate bus routes to service a development of this size.
4. Flooding, sewage, surface water - the area around the River Loddon and much of the site is a flood plain, and despite the proposed allocation of some of this area to a country park a development of this size is going to increase pressure and surface water run off into this area, and potentially into other existing residential areas and sites. The application acknowledges that there is no existing mains drainage on much of the site and therefore the development will be unviable if Thames Water are unable to upgrade existing facilities and/or create new ones - this should be critical to the approval or otherwise of the application.
5. Removal of adequate separation between existing distinct communities of Arborfield, Barkham, Sindlesham and others contrary to local planning protocols. Also the application at this stage provides little detail on the nature of the proposed buildings other than the number of dwellings and other key buildings such as schools. It is therefore impossible to assess whether the proposed application is truly in character for a semi rural location or if it will effectively urbanise the area.