

PLANNING REF : 251310
PROPERTY ADDRESS : N Church Road
:
: RG71TU
SUBMITTED BY : Mr S Kang
DATE SUBMITTED : 23/06/2025

COMMENTS:

Dear Planning Department,

I am writing to formally lodge my objection to the proposed application (Planning Application Number: 251310). It totally contravenes the vision and objectives set out in Arborfield and Barkham Neighbourhood Plan.

(1) - It is not a 'plan for the community by the community' - The submitted plan is by a 'for profit' Organisation making the most of their acquired land asset.

(2) - Identity and Rural Setting:

(a) POLICY IRS1 PRESERVATION OF THE SEPARATION OF SETTLEMENTS -

The proposed application does not preserve the character and appearance of the Hamlet of Farley Hill. Further, the natural separation of settlements provided by A327 will be eroded away with yet another large housing development.

(c) POLICY IRS2: RECOGNISE, RESPECT AND PRESERVE THE IDENTITY AND RURAL SETTING OF SETTLEMENTS - With such a large scale housing Development and duplication of some of the services that are already available in Arborfield Green SDL, the identity and rural settings of Farley Hill Hamlet will be lost. It is also hard to see how the scale and density of the proposed development will not have an adverse impact on the biodiversity of the proposed site.

(c) POLICY IRS3 PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT AND GREEN SPACES - It is hard to imagine how a development of the this scale and density will enhance the natural environment and green spaces that the residents of Farley Hill Hamlet cherish. Moreover, whether the proposed development achieves a Net Gain in Biodiversity and whether adequate regard has been applied to the Westwood Copse, a designated Local Wildlife Site.

(d) POLICY IRS4 PROTECTION AND ENHANCEMENT OF THE HISTORIC CHARACTER OF THE AREA - There is no mitigation in the proposed plan how the historic character will be protected and sustained, let alone enhanced.

(3) Appropriate Development

(a) POLICY AD1 NEW DEVELOPMENT WITHIN DEVELOPMENT LIMITS - The application is a proposed unplanned development on a greenfield site in the countryside and should be rejected in principle due to the countryside location being outside of settlement boundaries. Key part of a decision to refuse plans for 111 new homes in Arborfield is even more pertinent in this case: "This planning application tries to

circumvent, through timing, the implementation of the new Local Plan Update which is currently in process."

(b) POLICY AD2 PRIORITISE HOUSING FOR LOCAL NEEDS - The application is for unplanned development with very little mitigation for

sustainability. The application does cite a figure of 40% of affordable housing but there is no real tangible evidence of affordability and how it meets the needs of the local communities of the parishes of Swallowfield, Arborfield, Barkham or Finchamstead.

(c) POLICY AD3 HIGH QUALITY DEVELOPMENT WITH GENEROUS OPEN SPACE AND PROPERLY LANDSCAPED - It is hard to imagine how a development of this scale and density will be a substitute for the existing

generous open spaces and the character of the natural landscape that is currently in place.

(d) POLICY AD4 ADDRESS LOCAL FLOOD RISK MANAGEMENT - TBD

(4) Getting Around.

(a) POLICY GA1 MINIMISE ADDITIONAL TRAFFIC ON UNSUITABLE ROADS - A key part of the decision to refuse plans for 111 new homes in Arborfield is even more pertinent in this case: "The application site is within an unsustainable location that would not encourage a modal shift towards sustainable modes of transport, by reason of the countryside location outside of settlement limits, distances to facilities and services and poor quality of the local walking environment."

(b) POLICY GA2 IMPLEMENT LOCAL NETWORK OF GREEN ROUTES FOR NON-MOTORISED USERS - The Hamlet of Farley Hill and the immediate surrounding area is well served with public footpaths and bridle paths. These are in daily use and enjoyed by Horse riders, Dog Walkers, Runners, Cyclists, etc.. The 'urbanisation' of the Farley Hill hamlet with a potential doubling of the residence, will have a detrimental effect on the tranquility and quality of rural life enjoyed by residence.

(c) POLICY GA3 PUBLIC TRANSPORT IMPROVEMENTS WITH LONG TERM VIABILITY - Public transports improvements are very important but again they should be for areas designated in Neighbourhood Plan as future settlement and not for unplanned development.