

PLANNING REF : 251310
PROPERTY ADDRESS : Church Road
: Farley Hill
: RG7 1TX
SUBMITTED BY : Mr Neil Higgins
DATE SUBMITTED : 23/06/2025

COMMENTS:

Dear Planning Team,

I am writing as a resident of Farley Hill to strongly object to the proposed development referenced in application 251310.

This proposal, which includes 450 homes, a retirement village, and an expanded industrial estate, raises significant concerns for the local community and surrounding countryside.

1.

Unsuitable Location & Overdevelopment

Farley Hill and Arborfield are rural in character. The proposed scale and density of development are entirely inappropriate for the area and will fundamentally alter its landscape and identity. This is not a modest expansion it is a large-scale urbanisation of a rural parish.

2.

Inadequate Infrastructure

The surrounding road network, particularly Reading Road and allowfield Road, is already under pressure. Introducing a new 4-arm roundabout and significant traffic flow from hundreds of additional dwellings will cause congestion and raise safety issues for residents, pedestrians, and cyclists. Public transport links are limited, making this development car-dependent.

3.

Pressure on Local Services

Existing health, education, and leisure services are already stretched. There is no clear plan for how new facilities will be funded or delivered in a timely manner. Adding this level of demand without guaranteed investment will compromise local residents' access to essential services.

4.

Environmental Concerns

This is an environmentally sensitive area. The development would lead to the loss of greenfield land, destruction of wildlife habitats, and increased flood risk. The screening request for Environmental Impact Assessment (EIA) should result in a full EIA, given the likely significant impacts on biodiversity, traffic, and the character of the area.

5.

Lack of Local Support

There has been no meaningful engagement with residents of Farley Hill, and I strongly believe this development is not aligned with the community's wishes or with Wokingham's adopted Local Plan.

In conclusion, I urge the Council to reject or rigorously scrutinise this application and require a full Environmental Impact Assessment. The scale and nature of this proposal are inappropriate for this location and threaten to permanently damage the character of Farley Hill and its surroundings.

Yours faithfully,

Neil & Stacey Higgins

Resident of Farley Hill