

PLANNING REF : 251310  
PROPERTY ADDRESS : 2 Farley Court  
: Church Road, Farley Hill, Reading, Berkshire  
: RG7 1TT  
SUBMITTED BY : Ms Ellen Gage  
DATE SUBMITTED : 24/06/2025

COMMENTS:

I am opposed to the Farley Hill development on Blackcroft Farm. I am appalled by the current amount of development near Farley Hill, particularly Finchwood Park. We are already experiencing increased wildlife at Farley Court, undoubtedly due to destruction of habitat by the development at Finchwood Park. We accept that this development is approved and under way. What we object to is ANOTHER housing development so close to Finchwood Park that will compound the impacts to the hamlet of Farley Hil and destroy yet more wildlife habitat.

We are already contributing to the construction of housing in our area to ease the current housing crisis. As we understand it, 97% of the Wokingham developments have happened in the south of the borough. We would like to see the new developments spread more evenly throughout the borough. Development at Blackwood Farm would duplicate that which is currently under development across the Reading Road.

I feel the current development in the area can be negatively contribu ting to the slow sale of units at Farley Court as well as lowering housing values. With such a housing crisis, one would think that units up for sale would be at a premium not sitting on the market with little interest. Do we, in fact, have such an intense housing crisis at Farley Hill? Would new housing be better situated in another location?

I am very worried about the increased traffic on our rural roads. Most roads in Farley Hil do not have sidewalks so pedestrians, dog walkers and equestrians all utilize the local roads; Church Road, Church Lane, and Bunches Shaw, in particular. Already there is zooming traffic but walks are still manageable, if careful. With 3,000 new homes in the area, the impact will be untenable. Without links to safe walking and cycling paths, residents will be more car dependent and make walking and cycling more dangerous and less desirable.

Farley Hill will be forever changed with the loss of sensitive habitat and the wildlife that depend on it and the loss of the rural character and rural feel of the hamlet. The rural landscape of farm fields and woodlands will be further reduced. There will be more light pollution, air pollution and noise pollution. Walking and cycling will be less desirable and more dangerous. The rural countryside setting will be significantly reduced and we would be one step closer to being swallowed up in the ever expanding suburbs of Reading. Please seriously consider refusing this proposal to preserve wildlife, biodiversity and the hamlet setting of Farley Hill.

Thank you for the opportunity to comment.