

PLANNING REF : 251310
PROPERTY ADDRESS : 2 Three Chimneys
: Church Road, Farley Hill, Berkshire
: RG7 1UA
SUBMITTED BY : Mrs Monica Eddleston
DATE SUBMITTED : 21/06/2025

COMMENTS:

The environmental impact of this proposed development on greenfield land in an "Area of Special Character" would be irreparable, and would contravene local planning policies specifically made to protect agricultural land and rural settlement boundaries.

The hamlet of Farley Hill is popular with ramblers, due to the abundance of wildlife including birds of prey such as red kites and buzzards. Plus the local habit of ancient woodlands and hedgerows provides a safe haven for all types of ecosystems to flourish. This development poses a major threat to this habitat / population and as a result directly contradicts biodiversity goals.

The proposed development is totally out of scale with the hamlet and countryside setting. The result would be increased traffic, noise and light pollution plus the site is disconnected from safe walking and cycling routes, thus increasing car dependency.

Similar proposals in nearby Arborfield were refused (May 20,2025) for similar reasons and set a clear precedent for refusal of this application.

This area has seen considerable development at Arborfield Green and as a result has seen a significant increase in traffic from Arborfield through to Eversley along the A327. This development would only compound an already stressed infrastructure and increase pollution levels.

Common sense alone should dictate that this proposal should be refused because it would destroy a beautiful wildlife habitat. Farley Hill has been designated as an area of special character for a reason and our town planners should consider this when making their decision.

The South Wokingham area has already seen over-development and encroaching urban sprawl and our dwindling countryside and natural wildlife habitats should be protected for future generations.