

PLANNING REF : 252595
PROPERTY ADDRESS : 28 Langley Common Road
: Wokingham, Berkshire
: RG40 4TS
SUBMITTED BY : Mrs Lakshmi Krishnakumar
DATE SUBMITTED : 02/01/2026

COMMENTS:

I object to this proposal due to the cumulative impact of recent and ongoing development in Arborfield. The area has already seen extensive housing growth, resulting in the loss of valued green space and harm to the rural character, wildlife and biodiversity. The land identified for development supports established wildlife, including deer, and its loss would be permanent.

Local infrastructure is already under significant strain. Langley Common Road and Barkham Road experience regular congestion, and equestrian routes are narrow and unsafe, particularly for families. The proposed access near the junction of School Road and Langley Common Road has poor visibility and a history of accidents. Additional traffic, alongside the recently approved 70 dwellings nearby, would materially increase safety risks for road users.

This site is not allocated in the Local Plan and represents inappropriate countryside development. It would place an unsustainable burden on local infrastructure and the environment, and should therefore be refused.