

PLANNING REF : 261059
PROPERTY ADDRESS : 15 Peartree Close
: Wokingham, Berkshire
: RG2 9GQ
SUBMITTED BY : Mr John Chambers
DATE SUBMITTED : 19/05/2026

COMMENTS:

This outline application should be refused because it constitutes a massive, unallocated encroachment into the countryside that directly undermines the Wokingham Borough Core Strategy and the Arborfield & Barkham Neighbourhood Plan. The scale of the proposed 660 dwellings, plus Class C2/C3 care facilities, represents severe "development creep" beyond the strictly defined boundaries of the Arborfield

Garrison Strategic Development Location (SDL). This project would irreversibly destroy valuable agricultural land and permanently compromise the essential landscape buffer that preserves the separate identities of Arborfield Cross, Barkham Hill, and Finchampstead. Furthermore, despite the inclusion of a Suitable Alternative Natural Greenspace (SANG), the sheer volume of additional traffic onto Langley Common Road will exacerbate existing highway safety hazards, while the cumulative strain on local drainage, sewage systems, and oversubscribed community infrastructure cannot be justified. Because Wokingham's emerging spatial strategy heavily prioritizes specific, master-planned expansions elsewhere (such as the Loddon Garden Village and designated brownfield sites), approving an unallocated, major greenfield development of this magnitude represents able, ad-hoc planning that causes severe, demonstrable harm to the rural character and ecology of the borough.

Conflict with the Development Plan (WBC Core Strategy Policy CP11) Wokingham's Core Strategy (Policy CP11) strictly limits development outside of defined settlement boundaries to prevent towns and villages from merging.

This site is outside the formally allocated boundary of the original Arborfield Garrison SDL. Approving 660 homes here is an unauthorized expansion into the countryside. It violates the core principle of the Arborfield & Barkham Neighbourhood Plan, which explicitly protects the distinct identities and rural gaps between local hamlets.

2. Cumulative Infrastructure and Highway Fatigue

Langley Common Road is already under immense traffic pressure from recent developments. Adding up to 660 homes plus a care home will generate thousands of daily vehicle movements, creating severe bottlenecks at key junctions. You should argue that the local infrastructure has reached a tipping point, and the cumulative impact on highways, GP surgeries, and local services has not been sustainably assessed.

3. Best and Most Versatile (BMV) Agricultural Land & Ecology

Under the National Planning Policy Framework (NPPF), local authorities must protect BMV agricultural land (Grades 1, 2, and 3a). This site is functioning farmland. Its loss degrades local food security and rural biodiversity. Highlight that the introduction of a manicured SANG (Suitable Alternative Natural Greenspace) does not adequately compensate for the total destruction of a natural,

active rural ecosystem that supports local wildlife (such as red kites, owls, and deer native to the Barkham area)