

PLANNING REF : 261059
PROPERTY ADDRESS : Longmoor Cottage
: , Park Lane, Longmoor Cottag Park Lane, Wokingham
: RG40 4PT
SUBMITTED BY : Mrs Tatiana Tongue
DATE SUBMITTED : 15/06/2026

COMMENTS:

To: Development Management Team
Wokingham Borough Council

Re: Planning Application 261059 - Land South of Langley Common Road,
Arborfield Green

Dear Planning Officer,

I am writing to formally object to Planning Application 261059 for the proposed development of up to 660 residential dwellings (Use Class C3), elderly accommodation (Use Class C2/C3), associated infrastructure, open space and related works on land south of Langley Common Road, Arborfield Green.

I believe this proposal represents an unsustainable and excessive scale of development that would have a significant adverse impact on local infrastructure, highways, the environment, landscape character and the quality of life of existing residents.

My objections are set out below.

1. Unsustainable Scale of Development

The proposed development of approximately 660 dwellings plus elderly accommodation would constitute a substantial expansion of Arborfield Green. This is not a minor extension to an existing settlement but a major urbanising development that would fundamentally alter the character of the area.

The cumulative impact must be considered alongside the thousands of homes already delivered or approved within Arborfield Green and the former Arborfield Garrison development. Significant housing growth has already occurred in the area, and further large-scale development risks overwhelming local infrastructure and community facilities. (Wokingham Borough Council)

2. Severe Traffic and Highway Impact

Langley Common Road, Barkham Street, School Road, Eversley Road, Arborfield Road and surrounding routes already experience congestion during peak periods.

Residents regularly encounter delays at key junctions and difficulty accessing the wider road network. The addition of potentially over 1,500 new residents and hundreds of additional vehicle movements per day will place unacceptable pressure on local roads.

The development is likely to:

- Increase congestion and journey times.
- Increase rat-running through surrounding residential areas.

- Worsen road safety for pedestrians and cyclists.
- Create additional pressure on already constrained junctions.

Any transport assessment must fully account for cumulative development impacts and not assess this proposal in isolation.

3. Insufficient Healthcare, Education and Community Infrastructure

The borough has already approved substantial growth within Arborfield Green, yet many residents continue to experience pressure on GP services, school places, dentists and other local facilities.

The development would generate significant additional demand for:

- Primary and secondary school places.
- GP and healthcare services.
- Public transport.
- Community facilities and recreational infrastructure.

There is insufficient evidence that the necessary infrastructure will be delivered in advance of occupation.

4. Loss of Countryside and Rural Character

The site forms an important area of open countryside between existing settlements. Development on this scale would permanently urbanise a substantial area of farmland and open landscape.

The proposal would erode the rural setting of Arborfield Green and contribute to the gradual coalescence of settlements within the area.

Once lost, this countryside cannot be replaced.

5. Impact on Biodiversity, Trees and Ecological Networks

Council documents identify mature trees, hedgerows, veteran trees, areas of ancient woodland and important ecological features within and around the site. The development risks fragmentation of habitats and loss of biodiversity.

While mitigation measures may be proposed, they cannot fully compensate for the loss of long-established natural habitats and countryside.

The Council should apply a precautionary approach and require compelling evidence that biodiversity net gain can be achieved and maintained in the long term. (publicaccess.wokingham.gov.uk)

6. Flooding and Drainage Concerns

Parts of the site are influenced by Barkham Brook and associated watercourses. Development on greenfield land inevitably increases surface water runoff and places greater pressure on drainage

infrastructure.

Residents require absolute confidence that:

- Flood risk will not increase on or off site.
- Existing properties will not be adversely affected.
- Sustainable drainage systems will remain effective throughout the lifetime of the development.

Given increasing extreme weather events, drainage and flood risk should be given substantial weight in determining this application. (publicaccess.wokingham.gov.uk)

7. Conflict with Sustainable Development Principles

Sustainable development requires housing growth to be supported by infrastructure, services, transport connectivity and environmental protection.

Approving a development of this scale before infrastructure requirements have been fully addressed would place existing and future residents at a disadvantage and undermine confidence in the planning system.

Conclusion

For the reasons outlined above, I believe Planning Application 261059 would result in unacceptable harm to local infrastructure, highways, the environment, landscape character and community wellbeing.

I respectfully request that Wokingham Borough Council refuses this application.

Should the Council nevertheless be minded to approve the proposal, I request that it be referred to Planning Committee for full public consideration and that the cumulative impacts of development across Arborfield Green are given substantial weight in the decision-making process.

Yours faithfully,

Tatiana Tongue