

PLANNING REF : 251310
PROPERTY ADDRESS : Garden Cottage
: 2 Church Rd, Farley Hill, Berkshire
: RG71TX
SUBMITTED BY : Mr Christopher Robert Lambert
DATE SUBMITTED : 23/06/2025

COMMENTS:

Farley Hill is a conservation area for birds and wildlife in particular a large population of red kites and includes hedgerows and open fields which are critical to local raptor and owl populations and the proposed development would seriously effect them.

The destruction of 95 acres of wildlife habitat (green belt land) would also seriously effect foraging grounds for mammals and birds.

Farley Hill is a rural hamlet and the development of 650 homes will undermine it's rural identity and result in huge traffic increases on the A327 and Church Rd and will seriously impact Addington school in Church Rd for young children with serious learning difficulties. The noise and increase in already heavy traffic could effect their anxieties and wellbeing. Farley Hill roads are also very popular for horse riders and cyclists.

The increase in population will need vital services such as a doctors surgeries as they are already oversubscribed and school places.

A recent planning proposal was refused on 20 May 2025 on grounds that the development site was greenfield in open countryside, and the character and scale were "out of keeping".

The same refusal also cited unsustainable car reliance and flood risks due to river proximity - concerns equally applicable to Blackcroft farm.

The current proposal also contravenes local planning policies protecting agricultural land.

The site address for this development is incorrectly listed as Arborfield. Located in the civil parish of Swallowfield not Finchampstead.

The area is already overdeveloped with 3500 houses already in progress against a plan of 899 needed up to 2036.

Finally 97% of Wokingham developments have happened in the south of the borough.