

PLANNING REF : 243188
PROPERTY ADDRESS : Mole Bridge Farm
: Mole Road, Arborfield Cross, Berks
: RG2 9JQ
SUBMITTED BY : Mrs A J Williams-Meek
DATE SUBMITTED : 08/01/2025

COMMENTS:

I strongly object to the proposed development of Hall Farm and the way in which local opinion is being ignored. We live in a Grade 2 listed Tudor Farmhouse which is under threat of flooding. During the construction of Arborfield Green the house literally rattled as the heavy traffic using Mole Road thundered past the house. The disruption caused was almost unbearable as was the constant dust and pollution from that site. This development will be on our doorstep and poses serious risk of structural damage to the house from the additional traffic and from flooding caused by building on the flood plains. The Mole Brook runs through our property and despite regular maintenance by us we are unable to stop the brook flooding every time there is heavy rain. The flood waters are flooding our fields making winter grazing impossible. Ten years ago we had one dry winter field for winter grazing and now all our fields flood. The flood waters are coming nearer and nearer to the house each time in spite of the fact that extra drainage has been provided. Our main fear is that this beautiful Tudor building will be destroyed by flood water forced to egress this way when the flood plains are built on. We have lost many ancient trees over the past couple of years because they collapse due to the flooded ground. Some of these are oak trees which are older than the property. What is going to be done to protect them.

There has been too much development in the Arborfield area over the past few years and there have been no additional services provided. There are no additional doctors, dentists or policing and there is no additional public transport. Local people have seen the once peaceful village and surrounding beautiful countryside gradually eroded.

If the development of Hall Farm goes ahead there will be devastating consequence for the wildlife also. There are badgers, bats, swallows and house martins which are protected by law as well as deer, foxes, newts, mink, woodpeckers, sparrows that will all lose their natural habitat to provide housing that is overwhelming this once tranquil place. The bridle paths and footpaths will also be lost and nothing is being done by our council to protect this environment.

There are regular times when it takes an hour to travel from one end of Mole Road to the other and this is unacceptable. The promises made by developers all too often do not come to fruition. There may be a need for housing in the Wokingham Borough but there are also other sites better suited to meet these needs, Ashridge being just one of them.