

PLANNING REF : 252498  
PROPERTY ADDRESS : 1 Bassett Close  
: Reading, Berkshire  
: RG6 4JL  
SUBMITTED BY : Mrs Sarah Louise Anderson  
DATE SUBMITTED : 12/11/2025

**COMMENTS:**

To: Wokingham Borough Council Planning Department  
Planning Application: PP/14050321 - Hall Farm, Church Lane,  
Arborfield, Reading RG2 9HX

Subject: Formal Objection to Proposed Hybrid Development

Dear Sir or Madam,

I wish to formally object to the above application on behalf of Sarah Anderson, a local resident.

This proposal for up to 2,800 homes, schools, commercial units and associated infrastructure represents unsustainable overdevelopment in the Loddon Valley floodplain and would have significant negative impacts on the environment, infrastructure, and local communities.

**Flood Risk:**

Much of the site lies within Flood Zones 2 and 3. The River Loddon already floods regularly, and further development here will increase downstream flood risk to existing homes in Sindlesham, Winnersh and Woodley.

**Traffic and Highways:**

Local roads such as Lower Earley Way and the A327 are already heavily congested. An additional 5,000+ vehicles will worsen delays, increase pollution, and endanger pedestrians and cyclists.

**Inadequate Infrastructure:**

GP surgeries, schools and local amenities are already operating beyond capacity. The promised facilities are only in outline form, with no binding guarantees on delivery or timing.

**Loss of Countryside and Character:**

The development would destroy valuable agricultural land, wildlife habitats and the rural setting of St Bartholomew's Church, contributing to urban sprawl between Arborfield, Shinfield and Earley.

**Unsustainable Location:**

With poor public transport and heavy reliance on cars, the proposal fails to meet local and national sustainability objectives.

In summary, the proposal is unsuitable, unsustainable, and contrary to local planning policy. I respectfully request that this application be refused.

Yours faithfully,

Sarah Anderson