

PLANNING REF : 251310
PROPERTY ADDRESS : 2 Three Chimneys
: Church Road, Farley Hill, Berkshire
: RG7 1UA
SUBMITTED BY : Mr Thomas Eddleston
DATE SUBMITTED : 21/06/2025

COMMENTS:

I am writing to formally object to the planning application for residential development on land at Blackcroft Farm, Reading Road, on both environmental and planning grounds.

This proposed development is located on greenfield land within Farley Hill, which is officially designated as an Area of Special Character. The introduction of a large-scale residential development in this rural setting would be entirely out of keeping with the historic and environmental character of the area.

Crucially, the Environmental Impact Assessment for this proposal fails to address the significant and irreversible damage this development would cause. The land is home to a variety of local wildlife and biodiversity, much of which would be displaced or destroyed by construction. The destruction of this wildlife habitat contradicts both national and local commitments to protecting the natural environment.

In May 2025, similar development plans at Arborfield were rightly refused, based on sustainability, environmental risk, and character concerns. The same rationale applies here.

Farley Hill is a car-dependent rural community with limited infrastructure, and the proposed site is disconnected from safe walking and cycling routes. This will inevitably lead to a significant increase in traffic, along with associated noise and light pollution. Furthermore, the area is flood-risk prone, raising concerns about long-term safety and resilience.

The South Wokingham area is already heavily overdeveloped, and this proposed scheme would only compound the pressure on local services, infrastructure, and the environment. It represents a totally unsustainable addition to an already stretched locality.

Importantly, the proposal contravenes established local planning policies, particularly those protecting rural land and village settlement boundaries. Approving this development would undermine those policies and set a dangerous precedent for further inappropriate expansion into rural areas.

The environmental impact in Farley Hill would be irreparable, and the development would cause permanent harm to the character and integrity of the hamlet.

For all these reasons, I strongly urge Wokingham Borough Council to refuse this planning application.