

PLANNING REF : 251310
PROPERTY ADDRESS : Church road Farley Hill
: Reading
: RG71TU
SUBMITTED BY : Mrs Jennifer Harding
DATE SUBMITTED : 25/06/2025

COMMENTS:

I am writing to express my strong objection to the proposal for 650 homes on land at Bancroft Farm.

As a local resident I believe that this proposal poses serious risks and consequences to the environment, infrastructure, character of the area and long term sustainability of our local community.

1. Environmental and Ecological Impact

The proposed development site is a rural greenfield location, rich in biodiversity and surrounded by important ecological habitats. Building 650 houses on this land will cause irreversible loss of natural habitats for wildlife including bats, birds, hedgehogs and other protected species. There would be increased noise pollution, which will degrade the quality of life for both residents and wildlife. There would be drainage and flood risks and the carbon footage escalation contradicts Wokingham Borough Council's own environmental and climate objectives.

2. Inadequate infrastructure

Road capacity is not suited to high volume traffic and this is already being tested by higher volumes of traffic generated by the development at Arborfield Green. The area lacks public transport, making residents reliant on private vehicles. Schools and healthcare are already oversubscribed. The nearest GP surgery at Swallowfield and local hospitals already face long waiting times.

3. Impact on local character and community

Farley Hill is a historic and rural village, designated an 'Area of special character' and a large scale housing estate would drastically alter its rural character replacing open fields and farmland with high density housing. It would contravene local planning policies. Local services and public amenities would be overwhelmed and it would erode the distinct identity of the community. Similar proposals in the adjacent village at Arborfield were refused in May 2025, for all of these reasons and it has set a clear precedent for refusal of this application.

I urge Wokingham Borough Council to pause any further action until comprehensive environmental assessments and proper community consultation has been undertaken.