

PLANNING REF : 252498
PROPERTY ADDRESS : Apartment 4
: Hulbert Gate, Shute End, Wokingham
: RG40 1BS
SUBMITTED BY : Cllr Joseph Barley
DATE SUBMITTED : 16/01/2026

COMMENTS:

I am objecting to application 252498 (commonly referred to as 'The Hall Farm Development') and appealing to the planning committee of Wokingham Borough Council to take into full consideration when this application is presented to the planning committee on the following grounds:

Congestion of Highways and lack of suitable provisions to accommodate increased vehicle figures.

The existing highway network around the Hall Farm development is poor, Barkham Road and Langley Common Road become incredibly congested during peak rush hours, Sindlesham is a pinch point for congestion for residents travelling to and from Wokingham, Reading, Winnersh and Barkham & Arborfield, Shinfield Road and Observer way become

incredibly congested during peak hours. The current network is inadequate for the needs of residents, this application has failed to adequately address how it can appropriately overcome this issue. A bridge serving as the main link from the developer shuttling motorists into Lower Earley Way will create an untold level of congestion, this road is notably poor during peak hours, and this will only make

things worse, I appreciate there isn't many better options, but this speaks to the soundness of the application as a whole. Active transport will naturally be avoided by most residents due to the effort it would take to reach the town centres' of Wokingham and Reading, bus journeys would equally suffer the same effect on the basis that they would face incredibly long travel times to reach Wokingham and Reading both due to their distance, and from the increased congestion on the road network that the bus network would ultimately have to suffer for. The lack of provision for residents to travel to Twyford station is another failing of this application, as a key station with easy links to London via the Elizabeth Line, this

would likely become a commuters choice of station for travelling to the capital due to the difficulties of getting to Wokingham or Reading. However this application fails to accommodate for what is set to be it's most common kind of commuter. All these points put the

application in direct contrast with the Local Transport Strategy, as well as prove as to why an application of this scale could not be accommodated for when it comes to transport.

Lack of enforcement in planning obligations

The residents of Barkham & Arborfield have suffered for many years through various developers within the Arborfield SDL failing to meet even some of the most basic planning obligations, in addition to some more major failings in their various delays to deliver key local services. It is apparent that the Enforcement team at WBC struggle to hold developers of major sites to account, it was just last month that after half a year of issuing complaints to the department, that a major developer was issued a BCN for not adequately wheel washing vehicles coming off the site. My concern is that we do not have the provisions to adequately enforce whatever agreements and conditions

come of this application, which will let developers run wild with breaching conditions again whilst residents have to suffer with failed promises and delayed services. The planning committee should consider this point and ensure obligations are made in as clear a manner as possible and that said obligations, are actually enforced.

I would also like to object on the grounds of that there is no condition in place to prevent this development from going ahead prior to the Arborfield Sewage Treatment Works upgrade, this is a critical service that would be required by the SDL, if the delivery of this upgrade were to fail, the sewage network would encounter massive overcapacity issues.

I am also concerned that this application has been brought forward for consultation prior to the planner inspectors determination of the

regulation 19 Local Plan Update, I would request that WBC extend the consultations deadline in light of this given that the planning inspectors review will ultimately determine the soundness of the site as a whole, regardless of additional issues brought forward at application.

Given all of the above points, the planning committee should reject this application in its current form and I urge them to do so.