

PLANNING REF : 251310
PROPERTY ADDRESS : Pollards
: Jouldings Lane, Farley Hill, Reading, Berkshire
: RG7 1UR
SUBMITTED BY : Mrs Samantha Cantwell
DATE SUBMITTED : 11/06/2025

COMMENTS:

The proposed site sits within a Special Landscape Area with an attached Landscape Character Assessment. and would effectively increase the size of the hamlet of Farley Hill by a considerable scale (even though it is noted that separate access is proposed), presumably with buildings that do not fit the existing character of the hamlet. It also envelopes a large section of a Public Right Of Way footpath and would seriously affect the character and beauty of the countryside in this area.

The site also would have a significant impact to the ecology of the area. There are currently active badger sets on this land (evident in the banks adjoining our property) and up until very recently endangered lapwings have been nesting in the fields. Farley Hill is an active area for slow worms, bats and owls (observed and heard regularly). The development encompasses an established copse undoubtedly used by these and other wildlife, wildlife which has already faced substantial disturbance and displacement due to the borfield Green developments.

Aside from the above the proposal would also have a detrimental visual impact to a number of established homes to the East of Farley Hill. The majority of Farley Hill properties have large gardens and approval of this significant development would likely encourage further planning applications from existing properties to develop additional properties within their land.