

PLANNING REF : 251310
PROPERTY ADDRESS : Birch Cottage
: Lower Common, Hook
: RG27 0QT
SUBMITTED BY : Mr Andrew Hooper
DATE SUBMITTED : 12/06/2025

COMMENTS:

I live just to the south of the river in Hart, about 1 mile from the proposed development site. I used to live in Farley Hill, and I am very familiar with the village and the area.

Firstly as a matter of fact, the proposed development site is not in Arborfield - it is in Farley Hill. Farley Hill is a village that has always been unique in the way it is distributed across the countryside, and this is part of the unique character of the area. Developments on the other side of the A327 in Arborfield have already had some impact on the countryside to the west, but this massive development proposal is wholly out of keeping with that character, and will ruin it forever.

Secondly. The local area is already heavily developed following the still ongoing transformation of the Arborfield Garrison site. The green spaces around Farley Hill are part of a shrinking area of green space in the west of Wokingham borough and between Wokingham Borough and Hart. Building on this land will have a massively detrimental effect to the countryside area on the west side of Farley Hill and reduce the buffer zones between development areas very significantly.

Thirdly. Wokingham and Hampshire councils failed over many years to implement the necessary and long planned by-pass of the A327 around The Street, Eversley which traverses both highways areas. The traffic going through this hamlet is now at extremely high levels at peak times, and is generally busy all day. Prior planning approvals were based on modelling inputs which suggested that most traffic from the new Arborfield Garrison developments would head north, but common sense and now recent experience make it obvious that this is not the case. Many people in the south of Wokingham borough work in Farnborough and surrounding areas and even prefer to shop there and in Fleet, and take the train to Waterloo that way - instead of fighting their way into Reading or Wokingham.

Any further development north of Eversley must absolutely be dependent on finally resolving the by-pass issue around The Street.

And as a fourth point. The level of services provision in the local area is overwhelmed. It is now very difficult to get GP appointments, for example. In addition, the public transport provision in the area is beyond poor. Cycling routes have been provided on a local leisure basis only, with no ability to cycle safely into either Wokingham or Reading or south towards Fleet and Camberley - some segregated cycleways were built alongside eg the Arborfield Cross by-pass, but you are soon returned to dangerous fast A roads. Owning a car is the only way to live in this area and this will be exacerbated by this new development.

