

PLANNING REF : 252595
PROPERTY ADDRESS : 28 Langley Common Road
: Wokingham, Berkshire
: RG40 4TS
SUBMITTED BY : Mr Vinod Mukundaprasad
DATE SUBMITTED : 17/12/2025

COMMENTS:

I strongly object to this application. Arborfield has already experienced a disproportionate level of development, with large housing schemes recently built and still under construction. This rural area has already lost a significant amount of green space, and further development would cause unacceptable harm to its character, wildlife, biodiversity and environment. The fields proposed for development support many species of wildlife, including deer, and their loss would be irreversible.

Local infrastructure cannot support further development. Langley Common Road and Barkham Road are already heavily congested, with narrow and inadequate pedestrian routes that make walking, particularly with children, unsafe. The proposed access onto School Road, near its junction with Langley Common Road, has poor visibility and a known history of accidents. Additional traffic from this development, combined with the recently recommended approval for 70 dwellings off School Road, would significantly increase risks to pedestrians, cyclists and drivers.

This proposal is not allocated in the Local Plan and represents inappropriate development in a countryside location. It would place an excessive and unsustainable burden on local roads, infrastructure and the environment. I urge the Council to reject this application.