

PLANNING REF : 252769
PROPERTY ADDRESS : The Pheasantries
: Church Lane, Wokingham, Berkshire
: RG2 9JA
SUBMITTED BY : Mr Ruben Parsons
DATE SUBMITTED : 29/12/2025

COMMENTS:

As one of only five direct residential neighbours to the proposed plot, I am deeply disappointed that no effort has been made to consult with us regarding this scheme. I wish to register my strong objection to this application, both in the context of the wider 'Garden Village' development and specifically in relation to this plot.

While I understand that the main Hall Farm scheme is largely agreed to proceed, my objections to this particular plot are even more pronounced due to:

A. The severe infrastructure impact

B. The immediate and detrimental effect on our outlook and local character

1. Infrastructure and Traffic Concerns

The Arborfield and Sindlesham road network is already operating beyond capacity during peak times. Introducing significant additional traffic from this development is simply not feasible. Although the wider Hall Farm scheme proposes connections to Lower Earley Way and Reading Road, the reality is that the majority of traffic will naturally converge on Mole Road. This is highly problematic because:

- The Loddon Valley road network is a major bottleneck, with only three river crossings spanning nearly 8km between Swallowfield and Winnersh.
- Mole Road is already under unique pressure as a key conduit for traffic moving between Whitley, Spencers Wood, Wokingham, Finchampstead, and beyond.
- Despite being classified as a 'minor' road, Mole Road experiences heavy congestion at peak times and is shared with slow-moving rural traffic, including horse riders and farm equipment.

As a parent navigating Church Lane and Mole Road daily for school runs, I can attest to the existing strain on these routes. Adding further traffic will exacerbate safety risks and congestion to an unacceptable level.

2. Loss of Rural Character and Visual Impact

The proposed development will irreversibly damage the country outlook of Church Lane, which has always been a defining feature of Arborfield's village identity. This scheme will blur the boundaries between Arborfield and Sindlesham, eroding the rural charm that residents have paid a premium to enjoy. Such changes will inevitably impact property values and the desirability of the area.

3. Environmental and Commercial Impact

Wildlife: This area is rich in biodiversity, including bat species and serves as a resting area for migrating grey geese. Development threatens these habitats.

Commercial: The loss of farming land and horse-riding facilities will harm local rural businesses and traditions.

Conclusion

We urgently call upon planners and developers to address these concerns transparently and engage with residents rather than pushing ahead without due consideration of the real and lasting impacts. Until these issues are satisfactorily resolved, this application should not proceed.