

PLANNING REF : 251310
PROPERTY ADDRESS : High Hedges
: Church Road, Farley Hill, Berks
: RG7 1TU
SUBMITTED BY : Mrs Yvonne Fairmaner
DATE SUBMITTED : 24/06/2025

COMMENTS:

I am writing to strongly object to the proposed large-scale housing development in Farley Hill. This development would more than double the number of houses in what is currently a small rural hamlet, irreparably altering its character.

Farley Hill is designated as an Area of Special Character, and this proposal is entirely out of keeping with the scale and nature of the existing village. Over 38 hectares of countryside, including ancient woodlands, would be lost, destroying valuable countryside, damaging important habitats and local biodiversity. The area supports a thriving population of red kites, and the loss of their nesting and foraging grounds would be devastating.

The local infrastructure is already under severe strain. We have seen significant housing growth in recent years, and the small GP surgery is now so oversubscribed that residents struggle to get medical appointments.

The local roads will not cope with the increased traffic this development would bring. There are no footpaths out of the village and no safe walking or cycling routes, meaning this development will encourage even more car use, adding to congestion and pollution. Before considering any further development, the council must address the deficiencies in local infrastructure and protect the unique

character and environment of Farley Hill.

There is clear precedent for refusing similar applications in Arborfield: A recent proposal was refused (May 20, 2025) on grounds that the development site was a greenfield in open countryside, and the character and scale were "out of keeping." The same refusal also cited unsustainable car reliance and flood risks due to river

proximity concerns equally applicable to Blackcroft Farm. The current proposal also contravenes local planning policies protecting agricultural land and rural settlement boundaries. I urge the council to reject this application.