

Say **NO** to 4500 more



houses in Arborfield



NO to the destruction of what makes Arborfield special

NO to more than 20 years of construction

NO to loss of more of our green space

NO to more unsustainable development

NO to more car journeys on our roads



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What's happening?

Wokingham Borough Council (WBC) is updating the Borough Local Plan which will set out what areas will be developed for yet more housing in the coming years. **WBC is proposing 4,500 new houses in Arborfield at Hall Farm in addition to the 3,500** that have already been approved for Arborfield Green.

Why Hall Farm?

Reading University owns Hall Farm and wants to convert it from educational asset (where they teach and research agriculture) into cash despite **posting a profit of £42.5m in the 2020 financial year**, which included £15m from the sale of yet more land in the area, and holding net **assets of more than £430m**. It's convenient for WBC to work with one landowner to propose a major development so a greedy landowner plus an eager council makes for misery for the environment and the existing residents. Ironically Reading University claim: "We are committed to play our part in tackling climate change and are recognised as a University that leads on global environmental sustainability" - we would like the University to explain how this development meets their objective.

Haven't we had enough housing in this area?

Yes — **97% of new housing has been in the South of WBC including Arborfield, Shinfield and Barkham**. The Arborfield and Barkham Neighbourhood Plan housing study showed a **need for just 899 houses** in the parishes up to 2036. Arborfield Green is already scheduled to provide 3,500 properties including shared ownership, private rental and a good mix of sizes for singles and families already more than meeting any demand for houses from the local community. **There is no local need for more housing provision in this area.**

How long will building work be going on?

You can expect **building work to be going on well into the 2040s**; the Local Plan Update documents say that only 2,200 of the 4,500 houses will be delivered by 2038 — with such a long build period local residents will be subjected to construction traffic, noise pollution and congestion prior to delivery of facilities for **more than 20 years**.

What about the environment?

Despite what WBC will claim there is **no benefit to the environment from this scheme**. Hall Farm which includes the scheduled ancient monument of the Old Church of Arborfield is already used extensively by walkers and cyclists — no amount of SANGs (Suitable Alternative Natural Green Space) will compensate for what will be lost. Construction is one of the most polluting industries and **construction of each property will generate circa 56 tonnes of Co2 making more than a quarter of a million tonnes of Co2 just from building the houses** let alone the roads and other infrastructure. 20% of English Farms have been lost in the past 10 years when food security and reducing food miles is critical to a sustainable future.

What about infrastructure?

There is **no infrastructure on the site, everything will need to be built**. There is **no rail link so journeys to work will all be by car**. There is **no local retail provision so journeys to Wokingham or Reading will be by car**. There are **no major roads crossing the site so local roads like Mole Road and Church Lane will be inundated or will need to be widened**. As seen at Arborfield Green, where residents are still waiting for the village centre shops, extra school places and adequate health facilities, there is no guarantee infrastructure will be delivered despite being in the masterplan.

Doesn't Hall Farm flood?

Yes: **the site to the North/West of the river Loddon is prone to flooding which will force all of the development along Mole Road and around Arborfield Church**. With extreme weather events becoming more common it's reasonable to assume more flooding on this land.

Are there any alternatives?

Yes: Revised Growth Strategy 5.44 also considered "land situated to the **north of Wokingham** (between the M4 and A329(M)) and land to the **east of Twyford in Ruscombe Parish**". **Berkeley Homes are promoting the Ruscombe site for 2500 homes which would include a new railway station making it more sustainable and suitable for development than Hall Farm**. The other alternative is brownfield sites, which have been dismissed as inadequate but the Council for the Protection of Rural England claim they are not being properly investigated because they are harder and more expensive for development than building on our green fields.

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What can I do? — **YOU MUST SUBMIT COMMENTS BEFORE 24th JAN 2022**

Go to <https://engage.wokingham.gov.uk/en-GB/> and complete the survey or email your responses to lpu@wokingham.gov.uk or write to: Growth and Delivery Team, Revised Growth Strategy Consultation, Wokingham Borough Council, Shute End, Wokingham, RG40 1BN

Reasons to object:

Hall Farm is a greenfield site, development will destroy ancient hedgerows and veteran trees with subsequent loss of habitat and biodiversity.

Hall Farm Development is unsustainable: the local roads and medical services are full to capacity. The distance from major shopping centres, lack of rail services and easy access to the M4 is likely to encourage even more private car use.

Hall Farm site has no pre-existing infrastructure — ALL roads and facilities must be built on greenfield sites.

Hall Farm development will permanently destroy much loved open countryside which forms part of the enduring character of the area and is extensively used for leisure activities.

Hall Farm and the Old Church are integral to the history of the area and development will permanently alter the historical relationship between Arborfield's current location and its medieval roots.

Hall Farm Development will remove the separation between local villages and Reading, in contravention of the Arborfield and Barkham Neighbourhood Plan.

Hall Farm Development will add to the climate emergency and is in contravention of WBCs Climate Emergency Action plan — more than 250,000 tonnes of Co2 will be generated just to build the housing.

Part of the Hall Farm Site is in a flood plain and therefore unsuitable for development.

Produced by Arborfield and Newland Parish Council

Q6a Hall Farm / Loddon Valley SDL

To what extent do you agree with the proposed allocation of Hall Farm / Loddon Valley as a new SDL?

	Agree	Somewhat agree	Neutral	Somewhat disagree	Disagree
The identification of a new Strategic Development Location at Hall Farm / Loddon Valley					

Q6b Hall Farm / Loddon Valley SDL

Please set out your comments, including your reasons for agreeing or disagreeing with the proposed allocation. If you would like to suggest any changes, please explain the change you would like to see.

Save our Loddon Valley Environment at Hall Farm is holding a workshop on 15th Jan 2022 at 2:00 pm at Arborfield Village Hall to explore alternatives. Visit www.green4grow.org for details

SOLVE Hall Farm is not affiliated with the Parish Council but shares the aim of mobilising local people to highlight how inappropriate this development is.