

# Say **NO** to **4500** more

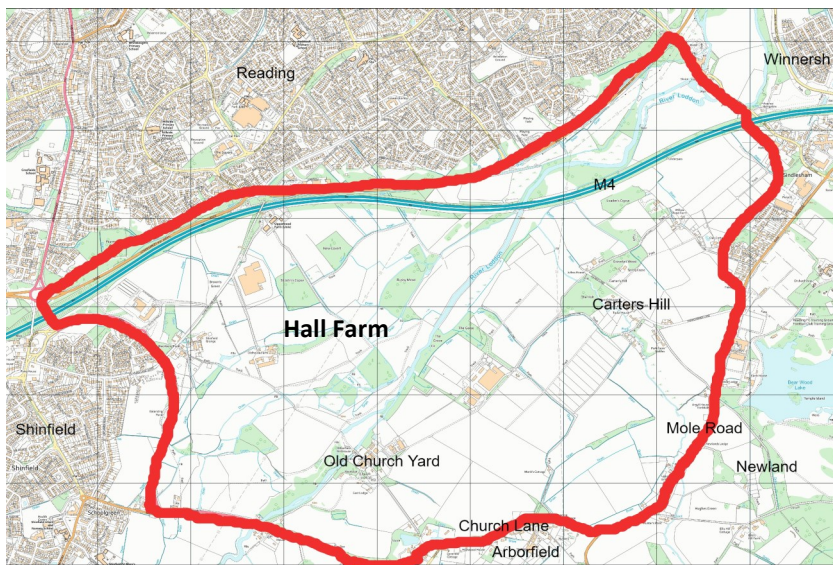
## houses in Arborfield



Hall Farm has a unique history and environment that cannot be “mitigated” for. Once it is lost it is gone forever. The history of this area goes back to Anglo Saxon times.

Rich in biodiversity the area has much ancient woodland and many hedgerows. The Old Church is thought to date from the 13th Century.





## **Where is Hall Farm?**

The map above shows the area (outlined in red) that it is proposed to develop for 4500+ houses including shops, schools, a Business Park/Industrial area. Large swathes of it are flood plains for the rivers Loddon and Mole (also known as Barkham Brook).

## **Why is this area so important?**

Hall Farm includes Ancient woodland and flood plains that have been undisturbed for centuries. Berkshire Archaeological Society are investigating the area for remains of the Anglo Saxon village believed to have existed here. This area is greatly valued as an area of natural beauty and is much enjoyed by local ramblers. It is also vitally important that the unique biodiversity here remains undisturbed. Development will ruin it for the wildlife!

## **What are the arguments for and against this development?**

The Borough Council maintains that it has no choice but to meet Government Housing Targets and that 4,500 new houses are needed to do this. This is completely untrue. They DO have a choice, both in the number of houses and the site chosen. The problem with Hall Farm as a site for housing is that it has no infrastructure. There are no transport links at Hall Farm!

New roads will lead to more people using cars, adding to the pollution and congestion this area already suffers from. With climate change the damage is incalculable. Good public transport links would help but the buses and trains are miles away. The Borough Council needs massive infrastructure building to fund this folly, hence the need to build 4500+ houses with all the problems that will bring. This development is not about meeting the Boroughs housing need, it is about the Councils inability to plan properly and the need to meet profitability targets for the developers.

2,000 houses would be enough to fulfil the housing need for a viable Local Plan. Berkley Homes have proposed this number of houses at Twyford, next to a Railway station and on an existing bus route. The Borough Council argue that as this is Green Belt it cannot be touched, which is untrue. Green Belt CAN be built on in "Special Circumstances".

Isn't the refusal of planning permission for 15,000 homes at Grazeley a "special circumstance"? How many other Planning Authorities are restricted by their proximity to an Atomic Weapons Establishment? If Grazeley was designated as "Green Belt" and the much vaunted "Garden Village" was built at Twyford that would create MORE green belt, not less!

### **What can you do to stop this unwanted development?**

The first stage of the consultation on the Revised Local Plan Update for Wokingham is now closed and we await their response to our comments. We have heard nothing from WBC beyond more platitudes about how this development is necessary and will improve our lives. This is the biggest untruth of all!

This development will mean up to 50 years of misery for the residents of the surrounding areas from construction traffic. If it is allowed to go ahead there will be even more misery from increased traffic on our roads. All this so the more northern end of Wokingham can refuse to take any more houses at all.

Also note that current planning law requires a review of housing numbers every five years. By planning 4500+ houses at Hall Farm the Borough Council can dump any future government housing allocations into the Hall Farm numbers, thereby ensuring no future development goes into the North of the Borough. Great for them but tough on us?

## **How you can help.**

You can join us by visiting the contact page here: <https://www.green4grow.org/contact>

You can find out more on the Facebook pages: SOLVE Hall Farm, green4grow and SOS Save Our Villages!

You can sign up for our email updates at [affordableandsustainable@google.com](mailto:affordableandsustainable@google.com)

**You can join us as we take our “Alternative Vision for Hall Farm” to the University of Reading (Current owners of the large majority of this land) at Shinfield Road entrance to the Whiteknights campus on Saturday 30th April at 12.00.**

**You can donate money to support Save Our Loddon Valley at Hall Farm (SOLVE Hall Farm) through the just giving page here: <https://www.green4grow.org/funding>**



*Produced by Save Our Loddon Valley Environment at Hall Farm. (SOLVE Hall Farm).*