

PLANNING REF : 251486
PROPERTY ADDRESS : The Gate House
: Barkham Road, Wokingham, Berkshire
: RG41 4TG
SUBMITTED BY : Mrs Sona Lakhani
DATE SUBMITTED : 20/08/2025

COMMENTS:

I strongly object to this planning application for the following reasons:

1. The proposed development site is the final greenfield land that separates Barkham village from Wokingham. Barkham will lose its identity once this land is developed upon as it will be merged with Wokingham.
2. I understand that WBC have refused 8 previous applications on the basis of harmful impact to the countryside and so the council must remain consistent and refuse this application.
3. The proposed development of 16 properties, 10 two and three bedroom two storey houses and 6 flats is not in keeping with the remaining properties within Barkham which mainly consist of bungalows and one and half storey chalets. This is high density for Barkham Village in 0.69 hectares.
4. The proposed development will have an adverse effect on the biodiversity. It will affect the animals that live on the land such as deer, pheasants, partridges, owls, bats and kites. These animals will be adversely displaced.
5. The exit from the development is proposed to be on Edneys Hill, I consider this extremely dangerous as the sight lines on Edneys Hill from the proposed development are poor and it is an accident waiting to happen. As it is Edneys Hill is a tight 60mph road which barely has space for two cars to pass each other and adding another 30 cars on that narrow and windy country road would be ludicrous.
6. Edneys Hill is a dangerous road to cycle or walk on as there are no paths and no room to build any. Cycling on Barkham Road, which has become ever so busy with the added traffic from the Arborfield Garrison development, is also not conducive to cycle on, nor is there any room to build cycle paths.
7. I would request WBC not to destroy our countryside by allowing developers to build on greenfield land. Barkham is a quaint village which is being ruined by modern developers.

Please consider my points and refuse the planning application.