

PLANNING REF : 251540
PROPERTY ADDRESS : Fairway
: Barkham Road
: RG41 4DH
SUBMITTED BY : Lorraine Webb
DATE SUBMITTED : 22/07/2025

COMMENTS:

I object to the Planning Application 251540, 354 Barkham Road RG41 4DE.

The proposed access to the 2 new dwellings have no right of way over the single track lane/Public Footpath WOK133, running alongside the land. The previous owner of 354 Barkham Road never used or maintained the track and did not have a direct access from his property to the track, despite the Highway Report A4 stating: '354 Barkham Road, the host dwelling, has an access directly onto Barkham Road, but enjoys a long rear garden which benefits from access rights onto a private road that runs along the western boundary of the site. This road also serves Wrens Nest Stables, Half Way Tree, Fairway and Halford Cottage.'. This is incorrect. There are no access rights other than use of the Public Footpath like other pedestrians.

The single lane track is too narrow for access to the 2 new dwellings and the track is not able to cope with more traffic using it. The private track has always been maintained by the 4 properties situated at the end of the track and is not a 'road' as referred to by the Highway Report. There is no mention of how the 2 new dwellings would maintain this track either.

Also this track is not suitable for construction traffic. All access for the redevelopment of 354 Barkham Road (Planning App 251539) and these 2 new dwellings should be via 354 Barkham Road itself.

The Location Plan A4 and the Statutory Biodiversity Metric Calculation document show the boundary of 354 Barkham Road in red. These documents attempt to include the unmade track as part of the 354 Barkham Road site. This appears to be a 'land-grab'. HM Land and Registry title plan No BK517688 clearly shows that the track to the side of 354 Barkham Road is not part of this property.

Neither the Council nor the developer have informed us of this planning application- as a resident that lives on this track and helps maintain it I would have expected some form of contact

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