

PLANNING REF : 252595
PROPERTY ADDRESS : Hill View House
: School Road, Barkham, Wokingham, Berkshire
: RG41 4TN
SUBMITTED BY : Mr Matthew Arris
DATE SUBMITTED : 09/01/2026

COMMENTS:

Objection to Planning Application 252595

Site: Land off School Road, Barkham

I wish to object to this application for the following reasons.

1. Loss of Countryside and Separation Between Villages

The land proposed for development forms part of the open countryside that currently separates Barkham from Arborfield. This green buffer is important in maintaining the individual character of both villages. Development of this site would begin to erode that separation and set a precedent for further encroachment, which is contrary to the intentions of the Barkham Neighbourhood Development Plan and Wokingham Borough Council Core Strategy Policy CP11, which seeks to protect the countryside.

The site is not allocated for housing in the Local Plan, and approval would represent incremental countryside development rather than a planned and sustainable extension to an existing settlement.

2. Cumulative Impact of Development

This proposal cannot be considered in isolation. Significant development has already taken place or is planned nearby, including the recently approved 70 dwellings at the other end of School Road and the much larger schemes at Arborfield Green and proposal at Hall Farm. Taken together, these developments place increasing pressure on local roads, services and the rural environment. This application would add to that cumulative impact without clear evidence that supporting infrastructure is being improved accordingly.

3. Highway Safety and Access

School Road was deliberately made a no-through road to maintain safety and its rural character. Additional traffic would be forced to use the junction with Langley Common Road, which is already known locally to be difficult and hazardous due to visibility and traffic speeds.

Residents from the proposed development would need to use this junction for most journeys, adding vehicle movements at a location that already raises safety concerns, particularly for pedestrians and cyclists. When combined with traffic from the recently approved nearby development, this would materially worsen conditions at this junction.

4. Unsustainable Location and Infrastructure Pressure

While there is a primary school within walking distance, most other daily needs require travel by car. The nearest railway station is approximately 2.5 miles away and is not realistically walkable for most residents, and the local bus service is infrequent and does not

serve many common destinations. As a result, public transport is not a practical alternative for day-to-day travel.

Consequently, future residents are likely to be car-dependent, adding further pressure to local roads and infrastructure that is already stretched by recent growth in the area.

5. Impact on Wildlife and Rural Character

The field currently supports wildlife and contributes to the open, rural feel of School Road and its surroundings. Its loss would reduce local biodiversity and permanently change the character of this part of Barkham, which many residents value.

Conclusion

For the reasons above, I believe this proposal represents inappropriate development in the countryside, conflicts with the adopted development plan, and fails to meet national planning policy objectives relating to sustainable development, highway safety and the protection of rural character.

When considered alongside recent and approved development nearby, the cumulative impact would be harmful and unjustified. I therefore ask the Council to refuse planning permission.