

PLANNING REF : 251486
PROPERTY ADDRESS : Barkham Road
: Barkham
: RG41 4TG
SUBMITTED BY : J Morley
DATE SUBMITTED : 19/08/2025

COMMENTS:

I wish to object to this Planning Application.

1. This site has been the subject of at least 8 previous Planning Applications and subsequent Appeals, all of which have been refused because " the harm caused to the character and appearance to an important strategic green wedge outweighs any potential benefits". It is about time the council stopped wasting our money and time on these long drawn out procedures for this site, which is wholly unsuitable for a housing development. The pressure for more housing around

Wokingham may have increased since the last Planning Application for this plot but the unsuitability for a development here remains the same as before. It will cause significant harm to the rural character of the area.

2. The corner plot, rural in nature and sloping steeply to the east, is a prominent feature separating the village of Barkham from neighbouring Wokingham. This plan to build 16 housing units on a 0.7 hectare plot outside development settlement limits greatly exceeds all previous planning applications both in the number and type of dwellings proposed. There is no other block of flats, as far as I am aware, within at least 2 miles of this plot of land, showing how out of character this development is: it is totally inappropriate as well as having a negligible impact on the housing shortage.

3. There is a serious flooding risk on this site if it becomes a housing estate. I see the contingency practices recommended in the application require a "Surface Water Maintenance Strategy" involving ongoing monthly, quarterly, half-yearly, annual and "as required" maintenance practices will be required on the site to ensure the drainage operation works... presumably not a cheap standing charge but required because of the risky nature of drainage issues on this sloping plot.

4. The proposed estate's access drive near a blind bend on Edney's Hill, which has a 60mph speed limit, is an accident waiting to happen, especially with the increased traffic numbers. A previous local application for a driveway entrance nearby, which had much better sightlines than at this applicant's site, was refused specifically because of poor sightlines and the danger of exiting onto Edney's Hill.

5. As regards the Biodiversity Gain Statement 5.1.3we enter lice through the Looking Glass" territory. If this development is allowed:- " the proposals result in a net loss of habitat units and therefore, additional habitat units will likely need to be acquired from a habitat bank in order for the pre-commencement biodiversity gain condition to be discharged." In other words, we will lose our local healthy wildlife reservoir (habitat units..) for a nebulous benefit elsewhere. Please just leave the deer, red kites, pheasants, bats and partridges to inhabit this little oasis.

