

PLANNING REF : 261059
PROPERTY ADDRESS : 10 Oak Drive
:
: RG2 9GJ
SUBMITTED BY : Mr Max Pearson
DATE SUBMITTED : 19/05/2026

COMMENTS:

I wish to formally object to this planning application for the following reasons:

* The cumulative level of development around Barkham and Arborfield has already reached an unacceptable level. This proposal would add further pressure to an area that has experienced continual expansion over recent years.

* The remaining green space between Barkham and Arborfield is rapidly disappearing. The gradual merging of the villages is eroding their separate identity and permanently changing the rural character of the area.

* The development conflicts with the idea of a "garden village". Large areas of countryside and natural green space are being replaced with housing and infrastructure, fundamentally altering the landscape.

* Features such as allotments and landscaped areas do not compensate for the permanent loss of open countryside, wildlife habitats and natural green corridors.

* The cumulative environmental impact of development in the area is being underestimated. Existing fields, hedgerows and open land provide important habitat and movement corridors for local wildlife.

* Deer are frequently seen in the area and there is also a significant local bat population. The loss of open land, trees and dark corridors will inevitably disrupt wildlife habitats and biodiversity.

* Great Crested Newts have previously been identified locally, including during nearby residential works. Their known presence demonstrates the ecological sensitivity of the surrounding area and reinforces concerns regarding habitat loss and fragmentation.

* The proposal fails to adequately address the strain already being placed on local infrastructure.

* Schools in the area are already oversubscribed and many families struggle to secure local places. Additional housing will increase traffic as more parents are forced to travel further distances.

* GP surgeries and NHS dental services are already under pressure locally, yet there is little evidence of meaningful additional healthcare provision being delivered alongside continued housing growth.

* Traffic congestion in and around Barkham and Arborfield has worsened significantly in recent years and local roads are

struggling to cope, particularly during peak hours and around schools.

- * Some roads in the area still remain unadopted by Wokingham Borough Council, creating ongoing concerns around maintenance, enforcement and traffic management.

- * Residents already experience speeding vehicles, unsafe driving and increasing air pollution. Additional housing will inevitably worsen these issues.

- * Pedestrian and cycling infrastructure has not kept pace with development. In many places, routes still do not feel safe for children or families.

- * Flooding and drainage remain a serious concern. The loss of green fields reduces natural drainage capacity and increases surface water runoff into systems that are already under strain during periods of heavy rainfall.

- * The construction phase itself would result in prolonged disruption through additional heavy traffic, dust, noise and pressure on local roads.

- * The Arborfield & Barkham Neighbourhood Plan contains clear objectives around protecting the character of the area, reducing traffic impacts and preserving local identity. In my opinion, this proposal conflicts with those objectives.

Overall, I believe this application represents further overdevelopment in an area where infrastructure and services are already struggling to cope. The cumulative loss of countryside, environmental harm and pressure on local communities outweigh any claimed benefits of the proposal.

For these reasons, I strongly object to this planning application and respectfully request that permission is refused.