

PLANNING REF : 243114
PROPERTY ADDRESS : 27 Langley Comm Barkham
: Wokingham, Berkshire
: RG40 4TU
SUBMITTED BY : Mrs Jennifer Battisson
DATE SUBMITTED : 03/01/2025

COMMENTS:

We wish to make the following comments on this scoping application:

It is stated that residential properties are key visual receptors and so the views of the development from all affected properties should be included within the environmental impact assessment scoping. Page 86 & 87 of the Environmental Impact Assessment Scoping Opinion Report, photograph viewpoint 5 and viewpoint 6 does not give a full viewpoint from the residential properties of Langley Common Road. The statement "Filtered views of properties on Langley Common Road" on Page 86, only points to properties on the north side of Langley Common Road. The properties on the south side (who are also visual receptors of the site) have been omitted. This is misleading as it does not highlight that the properties on the south side of Langley Common Road (on the northern boundary of the development site) have unfiltered views of the open undulating landscape of the site from many aspects. As visual receptors, the views from properties on both sides of Langley Common Road must be included within the Environmental Impact Assessment Scoping Opinion Report, particularly odd numbers 1 - 27 Langley Common Road, where the impact is substantial.

Page 18, point 6.65. It is concerning that mitigation planting measures would take 15 years to have an effect. If the mitigating planting measures are only implemented following the 8 year development build, that would mean it would be the year 2050 before the mitigating benefits would be delivered. Until that time, the development will erode the character of the area, will change the rural setting and screening will not be achieved. The mitigating planting should be mature and should commence before any construction works begin.

It is concerning that a separate "Human Health" section is scoped out of this report. Given the size of this development and the complete change in environment and character that this development will cause (a transition from rural countryside to a mass housing estate), this development is likely to have an impact on human health of the residents of Langley Common Road, both during and following the build phase.

It is concerning that "Society, Economic and Population" is scoped out of this report. Given that there aren't enough doctors surgeries, dentists and the nearest secondary school is oversubscribed.

Page 26, section 6.131 states that the topic of vibration during the operational phase of the proposed development has been scoped out with no reason given. Given that the site is currently open fields with zero vibration levels, when the site is at operation levels the vibration levels will increase significantly and the impact therefore should be assessed.

Page 6, point 2.9 states "Barkham Village also provides a range of local facilities, including a pub, restaurants and a supermarket". This is not true, and gives a misleading representation of the area and the facilities provided for future residents of future developments. Barkham Village has 0 restaurants, 0 supermarkets, and 1 closed pub.

Page 32 of the GRM desk study shows a "hedging" line along the rear of the properties along Langley Common Road on the northern edge of the site. This is incorrect. At least, the corner property (number 27) has open fencing with direct views into and out of the property/development site. Any plans that have been made using this incorrect information should be re-addressed.