

PLANNING REF : 252595
PROPERTY ADDRESS : Primrose Cottage
: School Road, Barkham, Wokingham, Berkshire
: RG41 4TR
SUBMITTED BY : Mr Stuart Kessock-Philip
DATE SUBMITTED : 23/12/2025

COMMENTS:

I object to this planning application for the following reasons:

The proposed site is not included in the WBC draft local plan and should therefore be rejected.

Planning for 70 houses at the other end of School Road has already been recommended for approval.

This application would further deplete the green space and rural setting of this area and would have a detrimental effect on the local fauna and flora.

Arborfield and Barkham villages are separated by a cushion of agricultural land. This proposed development will start eating into this buffer and will set a precedence for further development which will eventually amalgamate the two villages which is contrary to the Barkham village design plan and WBC core planning policy CP11, which exists to protect the countryside.

It would increase traffic using the already dangerous School Road, Langley Common Road junction.

We already have several thousand houses built at Arborfield Green and now a further application for many thousands of houses to be built at Hall Farm. This part of Wokingham has now been saturated by new builds with little improvement to an already fragile infrastructure, this application only adds more pressure onto roads, local services healthcare and schools.