

PLANNING REF : 251486
PROPERTY ADDRESS : Square One
: 368B - Square 0 Barkham Road, Wokingham, Select State
: RG41 4DL
SUBMITTED BY : Mrs Paula Juckes
DATE SUBMITTED : 20/08/2025

COMMENTS:

I am writing to formally object to the above planning application for the construction of 16 dwellings on a small rural plot on the land west of Edney's Hill on Barkham Road
I believe this proposal is inappropriate for the following reasons:
1. Overdevelopment of the Site

The scale and density of the proposed development are excessive for the size and character of the plot. Sixteen dwellings including flats, with a cramped layout that is out of keeping with the surrounding rural environment. Given that this planning has been refused on a number of occasions before, what changes things now?

2. Impact on Local Infrastructure

The local infrastructure, including roads, drainage, and public services, would have to deal with the increased demand that would result from this development. The additional traffic could pose safety risks and increase congestion on narrow rural lanes. The noise in the area would also increase.

3. Harm to the Rural Character and Landscape

The development would erode the rural character of the area, replacing one last corner of open green space with dense housing in Barkham. This would have a detrimental visual impact on the beautiful landscape and set a concerning precedent for future development in the countryside.

4. Environmental Concerns

The site is home to local wildlife and biodiversity that would be disrupted and displaced by this construction. There is also concern about the adequacy of proposed drainage and the potential for increased flood risk.

5. Lack of Local Need

There is insufficient evidence to demonstrate a local need for this number of new dwellings in this specific location. More appropriate sites may exist within or adjacent to existing settlements where infrastructure and services are already in place.

I urge the council to consider these points carefully and to refuse planning permission for this application in order to preserve the character, safety, and sustainability of our rural community. Yours faithfully,
Paula Juckes