

PLANNING REF : 251486
PROPERTY ADDRESS : 18 Dowles Barn Close
: Wokingham, Berkshire
: RG41 4ET
SUBMITTED BY : Mrs Denise Tucker
DATE SUBMITTED : 21/08/2025

COMMENTS:

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

Several previous applications for fewer houses have been rejected for this site including on appeal.

16 properties constitutes over development of the site which is a small, steeply sloping field. The type of properties proposed are not in keeping with the local area particularly the flats.

There is inadequate parking provision proposed. Given the narrow roads on and off the site there are few other areas for vehicles visiting the site to park.

Access to the site is off Edneys Hill, a narrow and in places single track country lane with a 60 mph speed limit. There will be inadequate site lines for entering and exiting the site. Another application to create a new access to a property from Edneys Hill was refused.

The properties at the northern edge of the site cannot be accessed by fire or refuse trucks. The proposal is for these vehicles to park on Barkham Road and the refuse and emergency workers to access those properties by foot. Surely this is not adequate particularly for emergency access.

The proposal also states that there are no views across the fields from Barkham Road that will be destroyed by building these properties. This is not the case. There are beautiful views whether you are walking or driving along Barkham Road across these fields to Edneys Hill and fields and farmland whether it is summer or winter.

This land is a green wedge between Barkham village and Wokingham. The view from and along Barkham Road will be completely built up if this proposal is allowed.

There is a lot of wildlife in this rural area including deer, badgers, owls, bats and red kites all of which will have habitat destroyed if this proposal is allowed.

The limited gain in housing supply from this proposal does not justify the damage to the character of the area and destruction of habitat that will result if these properties are built.