

PLANNING REF : 251486
PROPERTY ADDRESS : The Chalet
: Barkham Road, Wokingham, Berkshire
: RG41 4DL
SUBMITTED BY : Mr Anthony Harrison
DATE SUBMITTED : 24/07/2025

COMMENTS:

Dear sir,

I object to the planning application # 251486 at Land at corner of Barkham Road and Edneys Hill Wokingham.

Below are the reasons from the residents of The Chalet, Barkham Road.

General

We have lived in this area since 2002 and the continued building expansion has driven a deterioration of life due to increased traffic, strain on public services and infrastructure, loss of biodiversity and flooding is at breaking point.

Highway safety and traffic

Barkham Road is already a very busy road and not only at "peak times" adding up to 30 cars into this can only increase traffic and risks of accidents. Today residents have a struggle to exit/enter onto their drives and this will exacerbate it. Please see sample pictures below. It's now not unusual for the queue to be back to the Leathern Bottle and The Bull in the opposite direction.

Having read the Travel Plan report its summary conclusions ignore major issues of highway safety.

The access to Edney's Hill a 60 mph very narrow country road has poor visibility both left and right. The report analysis of splaying does not represent the huge issue of exiting onto this road at at any time of the day and night.

Furthermore, the site plan along with access appears to be a very tight and not practical access especially for emergency vehicles to the development.

Nature conservation

The field and surrounding area is vibrant with much wildlife from deer, kites and bats to name a few.

The land today is versatile land for farming which would be lost.

Proposals in the development plan

Concerns with the plan itself:

1. The development of sixteen homes on the site does not maintain or enhance the perspective of the area nor high quality of the environment.
2. The plan clearly will have a detrimental impact upon important ecological environment and landscape.
3. Gardens at the bottom of the hill will have increased and unacceptable levels of flooding and the plan ignores this completely and has no actions to mitigate.
4. Drains in the area already overflow regularly with slightest rain and the sewage system is at breaking point. None of these issues are

addressed.

5. Increased risk of security issues due to more homes needs considering. We have a large garden and the extra and easy access from this estate is a concern.

6. This is one of many new developments in the local area, and we have reached our capacity in terms of new housing, and this development will only reduce our green space.