

PLANNING REF : 252595
PROPERTY ADDRESS : Pickwick
: School Road, Barkham, Wokingham
: RG41 4TN
SUBMITTED BY : Mrs Anastasia Antipina
DATE SUBMITTED : 07/01/2026

COMMENTS:

Dear Sir or Madam,

I wish to formally object to planning application 252595 for the construction of 27 dwellings on the fields off School Road.

This development would have clear negative consequences for both residents and wildlife, while offering no tangible benefit to the existing community. The proposed site lies in Barkham but would encroach very close to the Arborfield boundary, removing the valued green buffer between the two villages. This is contrary to the intentions of both parishes and conflicts with the Neighbourhood Development Plan, which seeks to preserve separation through green space.

In addition, the loss of this field will have a significant detrimental impact on wildlife. Residents, walkers and visitors to School Road currently enjoy seeing deer, foxes, rabbits, squirrels and many bird species, including nesting birds of prey in the mature oak trees. The disappearance of the horses has slightly altered the character of the land although didn't stop wildlife to flourish beautifully but further development would irreversibly damage this local habitat.

There is no clear benefit to the area from this proposal, particularly in the context of excessive overdevelopment nearby. Over 3000 homes are already being built at Arborfield Green with minimal infrastructure improvement. Further large-scale developments are also planned on Reading University grounds in Arborfield (planning application 252498 for almost 3000 houses) and behind The Coombes Primary School (planning application 250735), placing even greater pressure on local infrastructure and services and adding traffic and pollution.

With an average of 1.6 cars per household in the Borough, this development could introduce around 50 additional vehicles. This would increase pollution and place further strain on already busy local roads and overstretched services. Local infrastructure such as roads, cycling paths, GP surgeries, and other essential services should be improved or created before any further housing development is considered.

For these reasons, I strongly object to this application and urge the Council to refuse planning permission.

Yours faithfully