

PLANNING REF : 252595
PROPERTY ADDRESS : Cerney
: Cerney School Road, Barkham, Wokingham, Berkshire
: RG414TR
SUBMITTED BY : Mr Gaurav Raina
DATE SUBMITTED : 09/01/2026

COMMENTS:

I object to this planning application as it represents an unnecessary and overly dense development of a greenfield area in Barkham, further blurring the boundary between Barkham and Arborfield. The development is likely to put protected trees at risk and would result in the loss of valuable natural habitat for bats, birds, and deer. With the ongoing Arborfield development, the proposed extension to Barkham Square, and the forthcoming Hall Farm application, already overwhelmed local services will be placed under even greater strain by this unnecessary proposal. The proposed site is not included in the Wokingham Borough Council draft local plan and should therefore be rejected. Planning permission for 70 houses at the other end of School Road has already been recommended for approval, and this additional development would further deplete the green space and rural character of the area, causing significant harm to local flora and fauna.

Barkham and Arborfield are currently separated by a buffer of agricultural land, and this proposal would erode that buffer, setting a precedent for further development that could eventually lead to the amalgamation of the two villages, contrary to the Barkham Village Design Plan and Wokingham Borough Council Core Planning Policy CP11, which exists to protect the countryside. The development would also increase traffic at the already dangerous junction of School Road and Langley Common Road. Given the thousands of homes already built at Arborfield Green and the proposed construction of many thousands more at Hall Farm, this part of Wokingham is already saturated with new development, with little corresponding improvement to fragile infrastructure. This application would place additional pressure on roads, local services, healthcare provision, and schools.