

PLANNING REF : 251486
PROPERTY ADDRESS : Coppid Hill House
: Barkham Road, Wokingham, Berkshire
: RG41 4TG
SUBMITTED BY : Mr Harminder Bal
DATE SUBMITTED : 29/07/2025

COMMENTS:

Strong Objection to Planning Application 251486

We are writing to formally object to planning application 251486 for the following reasons, which we believe highlight significant and irremediable concerns regarding this proposal:

Overcrowding and Incompatibility with Local Character

The proposed number of houses for the allocated space is grossly excessive and will create an overcrowded environment that is entirely out of character with the existing area. This development will negatively impact the unique character of the local community.

Privacy Violations

The design and positioning of the proposed houses are deeply concerning, especially those located in close proximity to our property. New residents would have direct, intrusive views into our private spaces, including bedrooms, kitchens, and garden. Of particular concern is the significant breach of privacy for our young children, who use the swimming pool in our garden. The current proposal fails to adequately address these privacy issues.

Excessive Height of Proposed Buildings

The height of the proposed houses, including the double-storey flats, is disproportionate to the existing structures. The current homes in Barkham adhere to the 'one and a half' height rule as outlined in the Barkham Village Design Statement, maintaining a balance that contributes to the village's character. These new designs disregard that guideline and will result in buildings that overshadow existing properties and negatively affect our privacy.

Traffic and Parking Strain

The addition of these houses will put an unsustainable strain on local roads, which are already congested and struggling to cope with current traffic. The increase in the number of vehicles will exacerbate an already critical issue, further impeding the flow of traffic.

Insufficient Parking Provisions

Barkham is already suffering from a significant shortage of parking spaces. The addition of more houses without adequate parking provisions will only worsen this issue, leading to increased congestion and inconvenience for current and future residents.

Dangerous Access Point

The proposed entrance to the development from Edney's Hill is wholly inappropriate. This road is narrow, treacherous, and lacks

pedestrian pathways, making it dangerous for both drivers and walkers. Increased traffic will exacerbate the risks, making it even more hazardous for pedestrians and residents.

Environmental Impact on Wildlife

As residents of Coppid Hill House, we regularly witness wildlife, including deer, rabbits, birds, and hedgehogs, inhabiting the open space that is proposed for development. The destruction of this green space will result in the loss of vital habitat, significantly harming local wildlife populations.

Loss of Green Space and Charm

Barkham's appeal lies in its harmonious balance of green space and residential areas. Over the years, green spaces have been steadily eroded, and this development represents a further loss of the village's natural charm. If approved, it would signal the end of one of the last remaining areas of open land in the locality.

Noise and Community Disruption

The proposed concentration of houses will create an unacceptable increase in noise levels and fundamentally alter the tranquil nature of Barkham. This development will also disrupt the sense of community, leading to a fragmented, less cohesive environment that undermines the village's charm.

Surface Water and Flooding Risk

The site is prone to surface water runoff, and the current plans fail to adequately address the volume of rainwater that would accumulate during storms. This will inevitably lead to flooding, particularly downhill, which poses a significant risk to both the local environment and infrastructure.

We categorically oppose this planning application. The proposed development does not align with the existing character of Barkham, either in terms of design, scale, or its impact on the environment. The excessive number of houses, inadequate parking, traffic congestion, and significant loss of privacy will greatly affect the quality of life for current residents. We urge you to reject this proposal in its entirety, as it is incompatible with the values and needs of our community.