

PLANNING REF : 251540
PROPERTY ADDRESS : Fairway
: Barkham Road, Wokingham, Berkshire
: RG41 4DH
SUBMITTED BY : Mr Dominic Webb
DATE SUBMITTED : 23/07/2026

COMMENTS:

I object once again to the planning application.

My comments made 22/07/2025 still stand and although the developer has attempted to answer and address one specific error in the previous application by way of a public notice, no other considerations of my comments have been made.

The document dated 2/7/2026 'Redacted Ownership Certificate D' clearly states that the developer had notified neighbours. No attempt has been made to contact ourselves or any of the residents at Halfway Tree, Halford Cottage or Wrens Nets Stables - the residents who actually live on the private driveway.

As residents who live on, require access to and maintain the private driveway (referred to as a 'track'), will be critically impacted by this unwarranted use of our driveway. In the past, previous attempts to develop this site have seen exceptionally large commercial vehicles block our access for hours at a time, delivering materials to the site and damaging the driveway. The private driveway was never constructed or designed for HGV use, any construction or delivery vehicles will compress the layers of the track causing substantial damage to the surface and what little sub-base there is. Additionally, the property at 356 Barkham Road sits well below the track level, any heavy goods vehicle attempting to make use of the 'track' will probably cause movement and collapse. I insist that as part of the planning conditions all access to the site is from the existing driveway for 354 Barkham Road.

Additionally the application suggestion is totally unacceptable for the proposed 2 new houses to gain access via our private driveway. It is narrow, unmade, very prone to flooding and is also a public footpath. As stated previously, 354 Barkham Road has never had a right of way to the rear of their property using our driveway, we and our neighbours maintain this as best we can. Any additional volumes of traffic would cause further degradation to it. Nowhere in the application have any comments been made suggesting how these new residents would help maintain the access, or the upkeep of the driveway. Even with the best attempts of the developers 'consultants' the proposed access is dangerous, cramped and offers virtually no parking for any visitors cars. Considering these are designed as 4 bedroom houses it's easy to assume that each property could possibly have 4 vehicles each (eight in total), there's no way owners of the new properties would park a vehicle in the cramped garages as suggested.

The previous developer gained permission to fell a perfectly healthy Oak tree that had a TPO, (planning reference 232063 29/09/2023 consented for an Oak tree T8, TPO-1169-2007). As part of that

decision planning insisted that it was replaced with 3 more trees
'Following the removal of T8, Oak; 3 no. replacement trees of the
same species as that removed (or another species to be agreed with
the
Borough Council in writing prior to purchase and planting) shall be
planted as close as reasonably practical to the tree removed during
the planting season...' From my limited understanding I cannot see
any suggestion to replant these 3 trees and considering the proposed
development covers the spot 'close as reasonably practical ' I
cannot see this planning condition has been met.

We are currently left in a situation where we have a derelict, rat
infested site that's been left for years and has been fly tipped on,
an eye sore of a tatty bungalow that been broken into on numerous
occasions and used for drug taking and a developer who is
conspicuous by his absence and reluctance to make contact.
Considering this, my previous comments on the earlier application
and the comments above, I cannot support this ill thought-out and
inappropriate development.