

PLANNING REF : 261059
PROPERTY ADDRESS : Langley Common Road
: Barkham
: RG40 4TS
SUBMITTED BY : Mrs Keri Williams
DATE SUBMITTED : 12/06/2026

COMMENTS:

I wish to formally object to this application for the following reasons:

1. Excessive Scale

The proposal for up to 660 dwellings is disproportionate to the area and would fundamentally alter its rural character. Eroding boundaries with nearby Finchampstead and Arborfield.

2. Traffic and Highway Safety

Existing congestion and safety issues are not adequately addressed in the transport assessments. Local roads and junctions cannot accommodate the significant increase in volume traffic. Langley Common Road/Barkham Ride/Commonfield Lane are not fit for purpose for residents now. Adding another 1000+ cars is a danger to road users and pedestrians.

3. Insufficient Infrastructure Capacity

Schools, healthcare services, drainage systems and community facilities are already at capacity. No clear or guaranteed provision has been demonstrated to support the proposed population growth. Arborfield Green & older Arborfield developments have not delivered services that have been promised in the last 20 years. There is no medical centre in walking distance.

4. Landscape and Environmental Harm

The development would result in major loss of countryside, harm to the rural setting, and negative impacts on biodiversity, light/noise levels and overall environmental quality.

5. Flood Risk, Drainage, Water Supply

Existing surface water issues may be worsened. The long term reliability of the proposed drainage measures is unclear. Current water supply infrastructure is being upgraded but there is little confidence this will alleviate the constant leaks caused by trying to supply existing homes.

6. Conflict with Local Plan

The scale of the proposal is inconsistent with the Local Plan and exceeds the size appropriate for a rural settlement.