

PLANNING REF : 251486
PROPERTY ADDRESS : The Gate House
: Barkham Road, Wokingham, UK
: RG41 4TG
SUBMITTED BY : Mr Amit Lakhani
DATE SUBMITTED : 14/08/2025

COMMENTS:

I vehemently object to this planning applications for the following reasons:

1. Eight previous planning applications have been submitted and refused at Appeal, including two for 5 and 8 dwellings all on the basis of the harmful impact to this part of the Countryside, its rural character and ecology (Thames Basin Heaths Special Protection area). This planning is for 16 dwellings, made up 10 houses and 6 flats, on 0.7 hectares. This would be considered high density in Barkham and completely out of character for a quiet village setting.
2. The proposed development is supplying only 4 visitors car parking spaces for 16 dwellings, this is not enough to contain all of the visitors cars into the development and visitors will be parking along Edneys Hill which is already a very narrow windy road. This will make it challenging and dangerous for current residents using this road to access their properties. There aren't any areas for cars to park 'on-street' near this development and the people who do park on verges make it a danger for the current residents to access and exit their homes as it blocks their views of the oncoming traffic.
3. Edneys Hill is already a very narrow country road with restricted sight lines, to add another 30 cars which will use Edneys Hill to access into Wokingham is futile. I have witnessed cars nearly mowing down cyclists on Edneys Hill as it is too narrow for 2 cars passing each other.
4. Barkham Road is a very busy road having taken on the weight of the enormous development in Arborfield (previously the Arborfield Barracks). I live on Barkham Road, and it is very difficult, with a longer waiting time to exit my drive, we do not need more cars in Barkham. The infrastructure does not have the capacity to take on any more traffic.
5. Most houses in Barkham, around the area of the proposed development, are bungalows and one and half storey chalet style houses. The proposed two storey houses and the flatted development will be totally out of character and will stand higher than all the houses in that area, coupled by the fact that they will be built at the top of the hill will destroy the character and aesthetics of a village setting.
6. Edneys Hill is certainly not conducive for walking or cycling. It is a very narrow country road and quite dangerous. Barkham Road has no cycle paths and no room to build any.
7. There will be significant and irreversible environmental impact. Developing on a greenfield site of this nature not only leads to the loss of valuable natural habitat and biodiversity but also

contributes to the fragmentation of the local ecosystem. It will have lasting consequences for the local wildlife and undermine the rural character of Barkham.

8. The proposed development is on greenfield land which is the last Green Wedge in Barkham and will be the final piece of green land that separates the village of Barkham from Wokingham once Blagrove Meadows development is built. By approving this development, the council will be encouraging the merging of another village with a town centre which will adversely contribute to losing our separate identity within a village environment and encourage modern urbanisation.

The harm significantly outweighs the benefits.