

PLANNING REF : 251486
PROPERTY ADDRESS : Fisher House
: Barkham Road, Barkham, Wokingham
: RG41 4TG
SUBMITTED BY : Mr Stephen Ollerhead
DATE SUBMITTED : 19/08/2025

COMMENTS:

Steve Ollerhead <steve.ollerhead@gmail.com>
10:50 AM (0 minutes ago)
to me

I wish to strongly object to this planning application for a number of reasons.

The first reason that I give below should be sufficient in itself to refuse the planning application but I am also adding other reasons. In their entirety, I would say that without doubt, this planning application must be refused.

1. Number 378 Barkham Road had a planning application for a garage access onto Edneys Hill refused because of limited visibility caused by blind bends which would make it dangerous. I have carefully studied (by walking down and pacing out the distances to bends) the access to and from the proposed site and compared it with the refused access to and from the proposed garage of 378 Barkham Road. The visibility is FAR WORSE from the proposed access to the site in question when compared with garage access to 378 Barkham Road.

This must be a cast iron case for refusal. WBC Highways department must inevitably come to the same conclusion.

2. Planning applications have been refused 8 times for this piece of land. Sixteen residences including a block of flats is completely out of keeping with the rural nature and housing stock of Barkham.

3. There will be harm to the environment. After taking a considerable amount of time to decipher the gobbledegook in the planning application I understand that the developers admit a net deterioration and so will have to go to a "habitat bank " to buy credits that will involve land being environmentally upgraded elsewhere. The local environment is under tremendous threat due to all the house building and the solar farm. Making it perhaps better in probably a different county is not going to help things here.

The local fauna include deer , foxes, red legged partridges, pheasants, owls, red kites , newts and bats. All of these species will be harmed and disrupted by this development.

4. I understand that the properties will have Air Source Heat Pumps (ASHP) although it is not stated in the application.

There are many species of bats in the area that I regularly see from my garden close to the proposed development at dusk. Bats are very sensitive to noise, vibration, airflow and light (for example a

blinking LED on the ASHP or light from within the residences).

Has a full study been done on this aspect? I note that some of the houses have special bricks for bat roosts but these will probably be useless due to the ASHPs.

Additionally, the proposed site forms part of a natural amphitheatre. The noise from 16 ASHPs could well be obtrusive to neighbours.

5. There are no pavements or cycle paths on Edneys Hill. Barkham Road is very busy and hilly and without any cycle paths. This means that cyclists will slow up traffic as they pedal uphill increasing the danger caused by impatient motorists. I mention this as the planning application states "Great pedestrian and cycling infrastructure" . This is simply not true.

6. This plot is the last remaining green wedge between Barkham and Wokingham. If built on it will completely destroy the rural nature of Edneys Hill.

Please refuse this application for the benefit of the residents you serve.