

PLANNING REF : 251486
PROPERTY ADDRESS : Willow
: 5 Bearwood Road, Barkham, Berkshire
: RG41 4TB
SUBMITTED BY : Mr Tim Bailey
DATE SUBMITTED : 18/08/2025

COMMENTS:

I wish to object to the planning application on the following grounds:

1. Access via Edneys Hill is inappropriate for a number of reasons, not least that there are no footpaths on a 60mph stretch of country road with very narrow sections and blind points where walkers and horse riders are regularly endangered where the road is not wide enough for two cars to pass, so adding to the volume of traffic here would be dangerous. Prior planning applications were denied with Planning Officers citing the narrow width, limited visibility, and lack of footways on Edneys Hill making any new access unsafe.
2. The statement that there are sufficient pedestrian and cycle routes serving the area is fundamentally false. There is also insufficient public transport to support this development.
3. Barkham Road has been over capacity since the last century and the local population since the turn of the century has increased by over 40% according to census data. It is already a significantly over-utilised B road.
4. The supporting infrastructure (doctors, dentists, schools) in the area is at breaking point already.
5. The dwellings are not in keeping with the local area nor in line with the Barkham Village Design Statement and the plan provides insufficient parking with no ability for overspill or visitor parking which would cause chaos on the local roads. The recent addition of the three houses on Bearwood Road near its intersection with Barkham Road has demonstrated on a number of occasions the dangerous impact of on-street/pavement parking near a junction.
6. The land is not identified for development in the Local Plan.
7. The design of the buildings, along with the inclusion of flats is completely out of character with the surrounding area and the development would destroy the rural scenery.
8. There would be a negative impact on local wildlife such as deer, foxes, owls, bats and kites and is the last patch of green space along Barkham Road.
9. The site is a steep slope in an area that is continually prone to flooding.
10. The reasons for the denial of prior applications have not changed.