

PLANNING REF : 252595  
PROPERTY ADDRESS : 20 Langley Common Road  
:  
: RG40 4TS  
SUBMITTED BY : Mr Ken Lane  
DATE SUBMITTED : 08/01/2026

COMMENTS:

None of the land constrained by Langley Common Road/School/Arborfield Road is shown for development in either the forthcoming Local Plan, or the existing Arborfield and Barkham Neighbourhood Plan. However the immediate area is shown for a large development at Barkham Square adjacent to Langley Common Road.

Langley Common Road has gone from a non-classified rural road to become an inadequate 'B' route into Wokingham from Arborfield and Observer Way with the closure of School Road. This will become worse when the 600 houses in the Local Plan for Barkham Square also feed onto Langley Common Rd opposite the houses that back on to this proposed housing site for 37 dwellings.

So any further development in School Rd, albeit for a small number of dwellings, will add to traffic emerging from that road at a hazardous junction onto an increasingly busy, congested and fast road.

The rural area is being decimated by all these new developments and the land bounded by Langley Common Road and School Road remains a vestige of green space. In addition the local sewerage system has not been updated to cope with the new developments. The mains water system is only getting a major upgrade this year.

Given that the proposed site is not in the local plan and is anyway subject at its lowest levels to being waterlogged during the winter, it is difficult to see how it or others in that area could meet approval. Nevertheless should this outline application be approved, we would have comments and concerns at that stage about detailed aspects of the proposed plan including the idea of emergency and pedestrian access onto Langley Common Road and the creation and maintenance of public access areas. The emergency access would be difficult to keep to access only and could be used by motorised bikes et al over what is currently a private right of way.