

PLANNING REF : 251486
PROPERTY ADDRESS : Hayes Lane
:
: RG41 4TA
SUBMITTED BY : Mr Paul Steel
DATE SUBMITTED : 13/08/2025

COMMENTS:

I wish to object to Outline Planning Application 251486 for 16 Dwellings off Edney's Hill, primarily for the negative impact that they would have on the local roads.

WBC policy CP6(g), regarding the management of travel demand, seeks to avoid highway and traffic related environmental problems. The proposed houses would be accessed from Edney's Hill, a narrow lane linking Barkham Road and Finchampstead Road. The majority of vehicular journeys to and from the application site would be made via these 2 roads.

The Inspector conducting an Inquiry regarding Woosehill in 1974 ruled that Barkham Road was 'already operating at about its theoretical

capacity'. Barkham Road has not changed significantly since then, and being locked in by housing, offers little scope for increased capacity.

Census data shows that the population of Barkham had increased by over 40% by 2001, after the building of Elizabeth Park, an estate of some 350 houses. Barkham Road has not coped with the traffic at peak times ever since. There is a whole series of bottlenecks along its length, and clearing only some simply releases traffic to worsen the

situation at the next. Those who use the roads are painfully aware of how serious the problem already is.

The SDL development of Arborfield Green is adding 3,500 new houses to the area. Road network changes help on its western side but inevitably the development is further adding to the traffic along Barkham Road. With only a minority of the SDL so far completed, the bulk of the impact has yet to be felt.

The proposed 16 dwellings would introduce several more cars to the locality, many of which would be used for work based commuting and transport of children to and from school via the Barkham and Finchampstead Roads. These are already over-subscribed at peak times and unable to accommodate the inevitable traffic associated with yet another 16 new homes as proposed.

In view of the detriment to the already inadequate local road capacity, I ask that Planning Application 251486 be rejected.