

PLANNING REF : 251486
PROPERTY ADDRESS : Willow Cottage
: 358A Barkham Road, Wokingham
: RG14 4DL
SUBMITTED BY : Mr Mike Barker
DATE SUBMITTED : 20/08/2025

COMMENTS:

The development would conflict with the emerging plan update policies SS5, DH1, C1, C2FD1 and HC9.

Barkham has already been over developed in proportion to the rest of the Wokingham area and the Local plan contains significant development over and above what has already been delivered and in train. The 16 properties contribute little to WBC overall target but would have significant negative impact to the remaining rural feel and amenity value of Barkham.

The planning application is in conflict with the existing adopted development plans policies: CP1, CP3, CP4, CP6 and CP11 of the Wokingham Core Strategy CC02, CC04, CC09, and TB21 of the managing Development Delivery Local Plan and IRS 1, IRS2, GA1, GA2 and AD4 of the Arborfield and Barkham Neighbourhood plan because its location is outside defined development limits. The site is one of the only remaining green areas and its loss will impact what will remain of the rural character of Barkham.

Many previous applications have been made for this site and the previous reasons for rejection of the application still stand.

The location of the site entrance proposed is at a very dangerous position near a blind bend, narrow lane with vehicles at national speed limit.