

PLANNING REF : 251486
PROPERTY ADDRESS : Adrian.Betteridge@wokingham.gov.uk
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SUBMITTED BY : Councillor Adrian Betteridge
DATE SUBMITTED : 05/08/2025

COMMENTS:

Development at this site has been refused on multiple occasions, including on appeal by independent inspectors.

The site is a countryside location, the only remaining link from Barkham Road to the greenspace beyond.

There is considerable development in recent past, underway, approved in the area and proposed in the Local Plan Update. Collectively, this development has already placed considerable pressure on the Barkham Road with lengthy traffic queues at peak times daily. The further circa 1,500 houses along the Barkham Road in both directions will only add to this already problematic issue.

The application refers to good cycle links into Wokingham Town along the Barkham Road and uses these to determine the accessibility of facilities. This is not the case, indeed the council has concluded that Barkham Road cannot reasonably be improved for safer cycling and potential alternative, longer, routes are being explored.

The small number of houses proposed, including apartments which are out of character with other development in the area, will make a negligible contribution to local housing and the benefit does not outweigh the impact in this case.

In the event that this application is recommended for approval I ask that it is presented to the planning committee for review.