

PLANNING REF : 250267
PROPERTY ADDRESS : 30A Barkham Ride
: Finchampstead, Berkshire
: RG40 4EU
SUBMITTED BY : Mr Hugh Reid
DATE SUBMITTED : 25/03/2026

COMMENTS:

This application (250267) effectively supersedes application number 230791 approved June 12, 2024 for the same address/location.

My first issue is that, unlike the prior application, there was no notification given to nearby residents. Nor is there any clear notification posted near the property. The statutory planning procedures have therefore not been followed and I would request an extension of the consultation period to allow residents to comment after WBC has sent out proper notifications to them.

My preliminary comments are below and are substantially the same as those for the previous application (230791). This second, additional application for 31 - 33 Barkham Ride creates additional issues similar to those already identified by the Parish Council and many residents for the first application (223528) which was specific to 33 Barkham Ride alone. I object to the proposal for the following five reasons:

1. Housing density is demonstrably much higher than in the surrounding area, and appears not to meet the targets in the published Finchampstead Neighbourhood Development Plan (FNDP). It is also higher than the prior application.
2. The proposal is in conflict with Wokingham Borough Council's own Local Plan against "inappropriate development" of private residential gardens. This application raises housing density well above that of the surrounding area, and is immediately adjacent to Rooks Nest parkland. I would suggest this is clearly "inappropriate".
3. Local residents all regard the proposed developments at 31 and 33 Barkham Ride as two parts of the same overall issue. In fact, in the Finchampstead Local Neighbourhood Development Plan they are treated as one. I would therefore suggest that it would be only proper for these two separately filed applications for 31 and 33 Barkham Ride to be addressed together at the same Planning Committee when both are ready for a joint review.
4. Traffic & Safety will be adversely affected. This application is clearly contrary to policy GA1 which is supposed to protect the various "Rides". Barkham Ride is already very busy and is blighted by persistent speeding. There are already 5 access points/junctions within approx 100 metres of this location; and adding considerably more traffic to the Victoria Gardens junction will bring increased danger unless the 30 mph speed limit is extended westward and much better policed. Traffic calming measures should also be seriously considered for both safety and to encourage traffic to take other less populated routes. The bridleway to California Country Park is particularly vulnerable to increased traffic, being much used by

children going to Bohunt School and by horses and dog walkers.

5. Rural Aspect will need to be maintained by making effective creening along Barkham Ride and on the Rooks Nest Country Park border a condition of this development, should it go ahead. Further to the above points, there is the possibility of an additional development in the immediate vicinity opposite at 24 Barkham Ride where a number of mature trees were surreptitiously felled one weekend without the required authority from the Forestry Commission or Wokingham Borough Council. This would only be done with the intention of also developing the land there, so residents are clearly facing a situation of creeping development which the Parish and Borough Councils seem to be reluctant to control.

We should proceed on these proposals only with extreme caution, or preferably not at all.