

APPENDIX 2

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference
5BA002

Site Address
Land at Barkham Manor

Flooding
This site is on a steep hill. The clearing of the land and building on the site are likely to have an impact on surface water runoff which will affect Barkham Manor, a listed building, and the road below. From discussion with neighbours, we understand this land is prone to occasional flooding.

Features and Character
<p>This is a visually prominent site along Barkham Road which is the main route through Barkham.</p> <p>A previous planning application on this site was refused with one of the reasons being that there is a monument of archaeological importance (an ice-house adjacent to Barkham Manor) within the site.</p> <p>The site proposed is a Greenfield site in a countryside location outside the settlement limits of Barkham Hill.</p> <p>It is within the separation zone referred to in Core Strategy policy CP18 (5) and it is also within the Thames Basin Heaths SPA 5km zone.</p>

Amenity
<p>This site makes an important contribution to the rural character of this area of countryside and is adjacent to The Coombes which is designated a Local Wildlife Site and a Local Geological Site.</p> <p>Any development would be damaging to the landscape, ecology and wildlife of The Coombes.</p> <p>The site includes heavy tree cover and any development would cause significant tree loss. In particular there is a Tree Preservation Order (TPO) on the whole copse on the upslope of Coppid Hill and several healthy veteran trees together with a thriving rook colony.</p> <p>As the land is on a steeply sloping site, any houses built there will be highly visible from Barkham Manor and Barkham Road which will change the character of the area.</p> <p>Given the established landscape character of this site, any development would erode rather than enhance the high quality of the environment and have a serious impact on ecology.</p>

5BA002 (continued)

Highways and Transport

Access to the site is likely to be from Barkham Road, a route with a high level of congestion as it is the main access road into Wokingham town centre and station from the west.

This road is considered to be potentially dangerous, hence the speed limit has been reduced to 30mph, and the sight lines are poor as the road takes an S-bend at this point. Access is clearly unsuitable from a highway's perspective.

Infrastructure

The site is not within easy walking distance of shopping/neighbourhood/district/community centres, doctors, dentists etc. There is already an acute under provision of these services in the wider area.

Accessibility by non-car transport modes is difficult. There is a limited bus service and no scope for improved accessibility by non-car modes (e.g. cycle paths) along Barkham Road. As a result, infrastructure around the site is inadequate with very little scope for improvement.

Further comments

Any proposed development falls outside the limited category of exceptions set out in Core Strategy CP11 where developments may be acceptable in the Countryside. If this site is built upon it will create a harmful precedent.

Barkham Parish Council opposes any development on this site.

Site Assessment Engagement Form (November 2016)

Your name and organisation	Barkham Parish Council
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Site Reference

5BA003

Site Address

Land at Suncot, School Road, Barkham

Flooding

No known problems. Any development would add pressure to the sewerage services in the area which have not been designed for greater capacity.

Features and Character

This side of School Road comprises a row of contrasting, individual dwellings in the countryside. Together they contribute to the rural ambience of the area and as the road proceeds north-west towards Arborfield, ribbon development tails off on both sides giving open views across countryside.

Suncot is set back from the road and has a large rear garden which, with its neighbours, contributes to the rural nature of the area.

The site has numerous trees which add to the landscape. Boundaries of neighbouring properties meet on all sides and any development would erode these adjoining gardens and the countryside around.

It is within the separation zone referred to in Core Strategy policy CP18 (5) and it is also within the Thames Basin Heaths SPA 5km zone.

Amenity

As back-land development, which is supposed to be discouraged, any development would have an adverse effect on the environment and harm the amenity and privacy of neighbours. Development would inevitably lead to a loss of trees and affect the local wildlife.

5BA003 (continued)

Highways and Transport
<p>Any development would add to congestion in the area. There are often queues back from Langley Common Road at peak periods.</p> <p>Pressure on the local infrastructure from the development at the SDL means that there is little scope for improvement.</p> <p>Access onto School Rd is difficult owing to poor sight lines.</p> <p>School Road has existing problems with parking for the nearby Coombes School. Any entrance from this site into School Road would add to the hazards and congestion already being experienced in the area.</p> <p>The local speed limit is 30mph but this is regularly ignored and local residents have been calling for additional measures.</p> <p>There is no bus service within easy walking distance.</p>

Infrastructure
<p>The site is not within easy walking distance of community buildings, doctors, dentists etc.</p> <p>There is great pressure on local services and little likelihood of better provision in the near future.</p> <p>There is improved secondary education provision with the opening of Bohunt School but while walking or cycling to the school is possible, the routes are not yet safe and the car would probably be the vehicle of choice.</p>

Further comments
<p>The site would be contrary to the settlement separation area for the Arborfield SDL (CP18(5)).</p> <p>Furthermore, any proposed development falls outside the limited category of exceptions set out in Core Strategy CP11, where developments may be acceptable in the countryside. If this site is built upon it will create a harmful precedent.</p> <p>Barkham Parish Council opposes any development on this site.</p>

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference
5BA004

Site Address
The Bungalow, Edney's Hill

Flooding
It has not yet been possible to talk with neighbours to confirm whether there are any flooding issues on this site.

Features and Character
<p>The site is a Greenfield site in a countryside location which is outside the development limits of Barkham Hill and Wokingham and if built upon it would erode the visual and physical separation between those two areas.</p> <p>It is located on the side of Edney's Hill, which is a narrow, winding country lane and any development would seriously harm the rural character of this area.</p> <p>The site includes heavy tree cover and any development would cause significant loss to these trees.</p> <p>It is partially within the Thames Basin Heaths SPA 5km zone.</p>

Amenity
<p>This site contributes greatly to the rural character of this area and any development will create a visual impact on open countryside. This would not be sensitive to the rural location of the houses along Edney's Hill, many of which enjoy pleasant views over open fields to their rear, and would change the character of the area. Given the established landscape character of this site, any development would erode rather than enhance the high quality of the environment and have a serious impact on ecology and protected species on site.</p> <p>It will result in a devastating impact on the wildlife habitat, particularly for deer and owls, which are often seen on this land.</p>

5BA004 (continued)

Highways and Transport

This site is close to the main access road to Wokingham town centre and station from the west, which is a corridor with a high level of congestion.

The site is not within easy walking distance of a shopping/district centre and there is a limited bus service.

Furthermore, there is no scope to improve accessibility by non-car transport modes (e.g. cycle paths) especially along Edney's Hill and Barkham Road.

Access to the site would be from Edney's Hill, which is a narrow, busy route with poor sight lines. Traffic safety on this road is already a concern to neighbouring residents, especially walkers who regularly use the road to connect to the greenways further up the hill.

The nearby Barkham Road is considered as being potentially dangerous, hence the speed limit has been reduced to 30mph. Access to any buildings on this site will be totally unsuitable from a highway's perspective.

Infrastructure

The site is in an isolated location with a consequent lack of infrastructure and not within easy walking distance of community buildings, doctors, dentists etc. There is already an acute under provision of these services in the wider area. Accessibility by non-car transport modes is difficult, especially as there is no scope for cycle paths. As a result, infrastructure around the site is inadequate and there is very little scope for improvement.

Further comments

Any development will fall outside the limited category of exceptions set out on Core Strategy CP11, where developments may be acceptable in the countryside. If built upon this will create a harmful precedent.

Barkham Parish Council opposes any development on this site.

Site Assessment Engagement Form (November 2016)

Your name and organisation	Barkham Parish Council
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Site Reference

5BA006

Site Address

Land to rear of 326-334 Barkham Road

Flooding

We understand that this land is prone to surface water flooding.

Features and Character

This is a greenfield site in a countryside location which is outside the development's limits of Barkham Hill and Wokingham. If built upon, it would erode the visual and physical separation between these two areas. Any development would seriously harm the rural character of this area and would involve considerable loss of trees.

It would create a precedent for significant back-filling behind the back gardens of properties along this stretch of Barkham Road, which currently face onto open countryside.

It is within the Thames Basin Heaths SPA 7km zone.

Amenity

This site makes an important contribution to the rural character of this area and any development will have a visual impact on open countryside. This would not be sensitive to the rural location adjacent to the line of houses which all enjoy pleasant views over open fields. This would change the character of the area. Given the established landscape character of this site, any development would erode rather than enhance the high quality of the environment. There would be a serious impact on ecology clearly affecting the wildlife habitat, in particular deer, owls and buzzards, which are often seen on this land.

5BA006 (continued)

Highways and Transport

This site is in an area with a high level of congestion as it is on the main access corridor to Wokingham town centre and station from the west.

The site is not within easy walking distance of a shopping/district centre and there is a limited bus service. Furthermore, there is no scope to improve accessibility by non-car transport modes (e.g. cycle paths) along either Barkham Road or Edney's Hill.

Access to the site is likely to be onto Barkham Road, which is considered as being potentially dangerous, hence the speed limit has been reduced to 30mph. Access to any buildings on this site will be totally unsuitable from a highway perspective.

Infrastructure

The site is not within easy walking distance of community buildings, doctors, dentists etc.

There is already an acute under provision of these services in the wider area.

Accessibility by non-car transport modes is difficult, especially as there is no scope for cycle paths. As a result, infrastructure around the site is inadequate and there is very little scope for improvement.

Further comments

The site is outside the settlement boundary. Any development falls outside the limited category of exceptions set out in Core Strategy CP11, where developments may be acceptable in the countryside.

This is an inappropriate site for further development since the current access road is barely adequate for the existing houses and there are no known plans to provide the necessary infrastructure to allow it to be sustainable.

Building here will create a harmful precedent.

Barkham Parish Council opposes any development on this site

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference

5BA008

Site Address

Land off Barkham Street

Flooding

<p>The site lies within an area designated as Flood Zone 2 and significant flooding has occurred in the vicinity in recent years.</p> <p>Elsewhere along Barkham Street drainage ditches are prone to overflow.</p>

Features and Character

<p>The site adjoins the Church which is a listed building and is adjacent to the medieval village centre of Barkham which, in addition to the Church, comprises a village pond, intersecting trails and an extant moated manor site which is both listed and scheduled. It is also close to a third listed building – Barkham Square.</p> <p>The site is adjacent to an Area of Special Character which would be affected. The Area of Special Character, which includes the foregoing listed buildings and medieval centre, extends along the ribbon of Barkham Street to the Bull Public House and along Barkham Road to other important historical assets – Sparkes Farm and the current manor dating from the late 18th Century. Development on this site would be out of character with the scattered buildings along Barkham Street.</p> <p>The site is located within designated countryside which is also Historic Farmland and development would create an obtrusive visual impact on the landscape when viewed from Coppid Hill and Edney’s Hill.</p> <p>The site is within the separation zone around Arborfield Garrison referred to in Core Strategy policy CP18 (5) and it is also within the Thames Basin Heaths SPA 5km zone.</p>
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5BA008 (continued)

Amenity

The site, an agricultural field, is adjacent to Barkham Village Hall which is well used by a wide range of organisations.

A special feature of the hall is the outdoor space that also abuts this site. The open fields to the north provide a pleasant and welcoming backdrop for events held both within and outside the hall.

Development of this site would significantly erode the ambience and welcoming feel of this valuable space.

Highways and Transport

Barkham Street has several traffic issues which include speed, poor sight lines and narrow pavements. It feeds onto the Bull roundabout which is already congested at peak times and will worsen as the development of Arborfield Garrison SDL progresses with increased traffic from the direction of Commonfield Lane and Barkham Bridge and little scope to mitigate.

The hourly, multi-destination bus service which operates along Barkham Street is not a serious option for commuting.

Infrastructure

This site has limited access to the wide range of services deemed necessary for sustainable sites.

The neighbourhood centre comprising shops, schools and, hopefully, doctors' surgeries planned for the Garrison SDL is some 3km away. Otherwise, two junior schools, Gorse Ride and The Coombes, are about 2km away. The nearest part-time doctors' surgery is in Arborfield Cross 2.5km away and the nearest centre of significant employment, Hogwood Industrial Estate is at a similar distance.

Barkham Post Office in Bearwood Road is about 1km away.

Further comments

Barkham, a rural environment much valued by its residents, is characterised by a wide range of landscapes and habitats. Barkham also has a long, well-documented history and is mentioned in an Anglo-Saxon Chronicle of 952 and the Domesday Book of 1086. Both these historic and natural heritages come together in the Area of Special Character and the proposed site is in the middle of this area.

Some 1,800 of the 3,500 houses planned for the Arborfield Garrison SDL will be located in Barkham, more than doubling the number of dwellings in the Parish. The main routes through Barkham which include Barkham Street, provide access towards Wokingham, Reading and the M4, but are actually residential roads. They are already heavily congested and Barkham has yet to experience of the full impact of the SDL.

Development of the site contravenes current policies, including CP1, CP11 and CP18.

An earlier application to build housing on this site was refused – O/1998/65778.

Barkham Parish Council opposes any development on this site.

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference
5BA009

Site Address
Model Farm, Barkham Ride

Flooding
The site lies within an area designated as Flood Zone 1 with a Flood Zone 2 designated area to the north. There are important drainage ditches adjacent to the site.

Features and Character
Not only does the site lie outside any settlement area, it is an isolated rural location totally removed from any other settlement. It is a greenfield site located in open countryside with un-encroached Historic Farmlands that can be traced back over many hundreds of years. It abuts the newly created SANG at Rooks Nest Woods and contributes to the setting of Church Cottages, a Listed Building on a Scheduled Monument Site. Development on this site would detract from the valued views of the undulating countryside from Coppid Hill and Edney's Hill and damage the landscape and biodiversity which are so much a part of one of Barkham's major assets – the countryside. It is within the separation zone referred to in Core Strategy policy CP18 (5) and it is also within the Thames Basin Heaths SPA 5km zone.

Amenity
This countryside area provides important activities for walkers and nature lovers. Along with a wide range of wildlife, deer are often seen grazing while kites and buzzards soar overhead.

5BA009 (continued)

Highways and Transport

Access to the site can only be from a part of Barkham Ride which is a narrow country road with a traffic width restriction of 6.5ft (except for buses) – even so, there are still pinch points and poor sight lines. Deliveries will be an issue.

This stretch of Barkham Ride is totally unsuitable for pedestrians – there is no pavement on either side of the narrow road, traffic travels at speed and the road is becoming increasingly busy.

To the west, Barkham Ride joins Barkham Street which has several traffic issues including speed, poor sight lines and narrow pavements. Traffic using this route joins Barkham Road at the Bull roundabout - already congested at peak times and this will worsen as the development of Arborfield Garrison SDL progresses. There is little scope to mitigate.

The limited hourly, multi-destination bus service which operates along Barkham Ride is not a serious option for commuting.

Infrastructure

As an isolated rural site, it has limited access to the wide range of services deemed necessary for sustainable sites. These cannot be provided without further negative impact on the character of the area, even if such projects were financially viable.

The planned neighbourhood centre in the Garrison SDL comprising shops, schools and, hopefully, doctors' surgeries is some 2km away. Otherwise, two junior schools, Gorse Ride and The Coombes, are about 1.5km away. The nearest doctors' surgery is in Finchampstead 2km away and the nearest centre of significant employment, Hogwood Industrial Estate, is at a similar distance.

There is a convenience store along Barkham Ride towards Finchampstead within about 0.7km.

Further comments

Barkham, a rural environment much valued by its residents, is characterised by a wide range of landscapes and habitats. This location falls within one of the most significant areas, Historic Farmlands, contributing to this diversity and its development would significantly erode the countryside.

Some 1,800 of the 3,500 houses planned for the Arborfield Garrison SDL will be located in Barkham more than doubling the number of dwellings currently in the Parish. This large SDL itself would be enhanced by maintaining the character of the landscape surrounding it and the development of this particular site would be detrimental to this goal. Already the main roads in Barkham which provide important routes towards Wokingham, Reading and the M4 are heavily congested and Barkham has yet to experience of the full impact of the SDL.

Development of the site contravenes current policies, including CP1, CP11 and CP18.

An earlier application to build housing on this site was refused – O/1998/65778.

Barkham Parish Council opposes any development on this site.

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference

5BA010

Site Address

Land at Barkham Square

Flooding

The main drainage channel from the nearby SDL flows across the proposed site to join the Barkham Brook. This area is in Flood Zone 3.

The Barkham Brook is prone to flooding. A serious flood occurred 20 July 2007 when Barkham Road and Barkham Street became impassable.

Features and Character

The site is currently open fields used for farming and separates Barkham Street, which is an area of Special Character, from the nearby SDL. This is a very significant part of the separation zone referred to in CP18(5). This greenfield site falls outside the settlement area.

It is adjacent to an Area of Special Character which would be affected. The Area of Special Character includes various listed buildings and the medieval centre of Barkham. It extends along the ribbon development of Barkham Street to the Bull Public House and along Barkham Road to other important historical assets – Sparkes Farm and the current manor dating from the late 18th Century. It is also adjacent to a third listed building – Barkham Square itself.

The site is located amidst Historic Farmlands and development would create an obtrusive visual impact on the landscape when viewed from Langley Common Road.

Development of this site would disrupt the balance between the scattered buildings along this part of Barkham Street and the landscape. It would be out of character.

A public right of way crosses the northern part of the site from Langley Common Road to Barkham Street.

It is within the separation zone referred to in Core Strategy policy CP18 (5) and it is also within the Thames Basin Heaths SPA 5km zone.

Amenity

Development would inevitably lead to a loss of trees and affect the local wildlife. This area provides an important route for walkers and nature lovers. Along with a wide range of wildlife, deer are often seen grazing while kites and buzzards soar overhead.

5BA010 (continued)

Highways and Transport

The surrounding road network is already overstretched.

It is assumed that access points will be proposed on Langley Common Road and/or Commonfield Lane. This would be totally unacceptable, contributing further to current road congestion in the wider area. Both of these access proposals would put additional strain on the roundabout adjacent to the Barkham Bull.

The Langley Common Road/Barkham Road corridor and Commonfield Lane leading into Barkham Street are already taking excessive amounts of traffic through residential areas: this is even before the route has begun to absorb the additional traffic which will be generated by the SDL.

Infrastructure

It will no doubt be argued that the site is an extension of the SDL, and will make use of its amenities (when they materialise). However, additional investment would be required to make Barkham Square sustainable, as an additional primary school, more shops, expansion of Bohunt School will be required. There is insufficient synergy within the Barkham area to justify building further housing that feeds onto narrow, congested country roads and destroys valuable countryside. Furthermore, an addendum to the Traffic Assessment demonstrates how taking more traffic from the SDL through Commonfield Lane would have a significantly negative impact on adjoining roads and neighbouring parishes.

Further comments

There is considerable concern amongst residents that Barkham is experiencing massive growth. With the construction of the SDL, the parish will already be doubling in size and 1000 additional houses on Barkham Square will treble its size. Further large-scale growth is well beyond local needs and will put an intolerable strain on local infrastructure, in particular roads in the Langley Common Road/Barkham Road corridor, which are actually residential roads, not highways designed as major arteries.

During the Core Strategy EIP in 2009, Barkham Square was proposed as an extension of the SDL. The Planning Inspector rejected this proposal. The following extract is from his report.

“Alternative boundaries - Barkham Square Park

5.15 The Barkham Square Park (BSP) scheme involves an extension to the north east of the SDL area shown on the key diagram, in place of land to the south. I consider the claimed benefits of scope for more employment development within the SDL and better access to employment areas at Wokingham and Winnersh triangle are overstated. The Council’s most recent employment survey and the New Homes Survey showed that the main employment destinations for local residents were elsewhere in the Borough, Reading and Bracknell; the amended boundary would provide no benefit in terms of accessibility to these areas. Residents living in the alternative area of SDL would be likely to be more reliant on the B3349 School Road, rather than the A327 corridor with its enhanced public transport services to the larger employment area of Reading in particular. The alternative site area would not achieve any other sustainability benefits compared with the boundary shown on the key diagram of the CS.”

These constraints still apply and the SDL was sold by the Borough as a separate community within a settlement separation boundary, but to consider Barkham Square will be renegeing on this.

An earlier application to build housing on this site was refused – O/1998/65778.

Barkham Parish Council opposes any development on this site. This is further supported by a petition in 2018, supported by BPC, BVRA, which was signed by 4000 residents who expressed great concern against development on Barkham Square & overdevelopment in Barkham.

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference

5BA011

Site Address

Land to the rear of 370-384 Barkham Road
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Flooding

Reports from neighbouring houses confirm that the site is prone to flooding as the water table is high.

Features and Character

<p>The site is a Greenfield site in a countryside location which is outside the development's limits of Barkham Hill.</p> <p>It fronts onto Edney's Hill which is a narrow, winding country lane and any development would harm the rural character of the area. It would create a precedent for significant back-filling behind the back gardens of properties along that stretch of Barkham Road, which currently face onto open countryside.</p> <p>Part of the site is within Thames Basin Heaths SPA 5km zone</p>
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Amenity

<p>This site makes an important contribution to the rural character of the area and any development will have a visual impact on open countryside. It will not be sensitive to the rural location adjacent to the line of houses which all enjoy pleasant views over open fields and will change the character of the area. Given the established landscape character of this site, any development would erode rather than enhance the high quality of the environment with a serious impact on ecology and wildlife, in particular deer, owls and buzzards, which are often seen on this land.</p>
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5BA011 (continued)

Highways and Transport

This site is in an area with a high level of congestion as it is on the main access corridor to Wokingham town centre and station from the west.

The site is not within easy walking distance of a shopping/district centre and there is a limited bus service. Furthermore, there is no scope to improve accessibility by non-car transport modes (e.g. cycle paths) along either Barkham Road or Edney's Hill.

Access to the site is likely to be onto Edney's Hill, very close to the roundabout junction to Barkham Road. Edney's Hill is a narrow, busy route with poor sight lines and traffic safety on this road is already a concern to neighbouring residents, especially walkers who regularly use the road to connect to the greenways further up the hill.

The nearby Barkham Road is considered as being potentially dangerous, hence the speed limit has been reduced to 30mph. Access to any buildings on this site will be totally unsuitable from a highway perspective.

Infrastructure

The site is not within easy walking distance of community buildings, doctors, dentists etc.

There is already an acute under provision of these services in the wider area.

Accessibility by non-car transport modes is difficult, especially as there is no scope for cycle paths. As a result, infrastructure around the site is inadequate and there is very little scope for improvement.

Further comments

Any development will fall outside the limited category of exceptions set out in Core Strategy CP11, where developments may be acceptable in the Countryside and if built upon will create a harmful precedent,

An earlier application to build housing on this site was refused – O/1998/65778.

Barkham Parish Council opposes any development on this site.

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference

5BA012

Site Address

Reading Football Club Training Ground, Hogwood Parks, Park Lane

Flooding

It is assumed that it is well drained.
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Features and Character

<p>The site is currently in use as a training ground for the Reading Football Club with a number of temporary buildings on the site. It is physically just outside the SDL boundary. To the north is a SANG, to the west is the Bohunt School and to the south is the existing industrial estate.</p> <p>This greenfield site falls outside the settlement area.</p> <p>The siting of a large housing estate immediately adjacent to an industrial estate is wholly inappropriate, as indeed is the access which will be onto a very dangerous road close to a sharp bend.</p> <p>It is also within Thames Basin Heaths SPA 5km zone.</p>

Amenity

It has fantastic football pitches which are Premier League standard. In view of the juxtaposition of this site and the school, it would have made sense to retain at least part of the site as sports fields.

Highways and Transport

<p>The surrounding road network is already overstretched.</p> <p>It is assumed the access point will be on to Park Lane, contributing further to current road congestion in the wider area. Specifically, this would put additional strain on Commonfield Lane which is a single-track road, leading into Barkham Street and the roundabout adjacent to the Barkham Bull. Also, it would add further strain at California Cross Roads.</p>
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5BA012 (continued)

Infrastructure

It will no doubt be argued that the site is an extension of the SDL, and will make use of its amenities. This argument can only be justified if access is provided by a direct route through the SDL to the NMRE and thence to the A327 and the Arborfield Cross Relief Road. This could be achieved by creating an access road on the line of Byway 18.

There is a new Secondary school within walking distance and potentially a new primary school will be provided. There are plans for Community buildings in the future. There are the school playing fields adjacent but it is not known if public access to these will be permitted.

Further comments.

There is considerable concern amongst residents that Barkham is experiencing massive growth. With the construction of the SDL, the parish will already be doubling in size. Further large-scale growth is well beyond local needs and will put an intolerable strain on local infrastructure, in particular roads in the Langley Common Road/Barkham Road corridor, which are actually residential roads, not highways designed as major arteries.

An earlier application to build housing on this site was refused – O/1998/65778.

Barkham Parish Council opposes the proposals currently put forward this site. A proposal based on the land swap which would retain at least some football pitches or a proposal with access direct from the SDL would be viewed sympathetically.

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference

5BA013

Site Address

Woodland Farm, Wood Lane, Barkham

Flooding

It is understood that there have been flooding problems for adjacent properties as a consequence of land levels being raised and a watercourse not being properly maintained. This has caused restrictions along the frontage of this site to the flow of the stream which originates from around Arborfield Court, flows via Ducks Nest Farm pond, through the Arborfield Cross/Langley Common Road triangle, and crosses School Road on its way to join Barkham Brook. This could be relevant to the Flood Risk Assessment.

Features and Character

This countryside site was originally a nursery/market garden associated with Sherwood, School Road. After the death of the then owner, it was sold off separately and the purchaser initially used it for keeping pigs and received planning permission for a single dwelling on the site in support of that use. Since that time, it has been used for a plethora of non-agricultural uses, often without planning permission. There has been a long succession of planning applications, enforcement notices and appeals about this site of which WBC will have records and the history is too long to be repeated here. It has been an unwelcome and unjustified intrusion into the countryside but this should not be seen as justification for further development. The site has been used as a recycling centre and other associated activities which have caused environmental problems. There is concern about land contamination.

Development on this site, together with the sites 5AR007 and 5AR009 proposed by nearby owners in Arborfield, would represent a significant incursion into what is the only effective and attractive green buffer between Arborfield and Barkham.

It is within the separation zone referred to in Core Strategy policy CP18 (5) and it is also within Thames Basin Heaths SPA 5km zone.

5BA013 (continued)

Amenity
<p>The site is adjacent to The Coombes which is designated a Local Wildlife Site and a Local Geological Site. Wood Lane is a well-used amenity, used by walkers and riders to access the Coombes.</p> <p>This site is outside the residential settlement area and makes an important contribution to the character of this area of the countryside with rural views from School Road and surrounding land. Development here would be highly visible, would affect the amenity of the area and would erode the rural nature of this part of Barkham.</p> <p>Any development would also affect the local wildlife which is increasingly under pressure.</p>

Highways and Transport
<p>Local roads are already stretched to capacity with queuing and congestion at both ends of School Road. Capacity is already under pressure from development of the nearby SDL.</p> <p>School Road has problems with parking for the nearby Coombes School and any entrance from this site into School Road would add to the hazards, congestion and problems already being experienced in the area.</p> <p>The site accessed via Wood Lane is in poor condition and not suitable to support the development proposed. The lane leads to a Thames Water facility and other isolated dwellings. The junction of Wood Lane and School Road is substandard in respect of highway design and visibility.</p>

Infrastructure
<p>The site is not within easy walking distance of a shopping/district centre or medical facilities.</p> <p>There is a bus service, but it is some distance away at the far end of Link Way. Local medical services are under severe strain and any additional demand would impose a heavy burden.</p>

Further comments
<p>The site has been the subject of various planning appeals and enforcement notices relating to the recycling activities carried out on site. These have not been fully resolved.</p> <p>It is proposed as a site for gypsies: it is understood that there are already adequate pitches within the area.</p> <p>An earlier application to build housing on this site was refused – O/1998/65778.</p> <p>Barkham Parish Council opposes any development on this site.</p>

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference

5BA014

Site Address

Oakwood View/Land between (behind) 30 and 32 Langley Common Rd (and bordering School Road)

Flooding

This land is very heavy clay and is waterlogged from Autumn to Spring.
It forms one side of a valley with the other proposed site (5BA015) on the opposite side, separated by a non-maintained water-course which emanates from the area around Arborfield Court.
The bottom of the valley is subject to ponding during the winter and any development would lead to flooding.
The land is not suitable for off-mains sewerage and the local sewerage systems have not been designed for greater capacity.

Features and Character

The site proposed has been agricultural land for many years mainly used for horses. It is a green field, outside the settlement area, and bounded by a wood to the North West and hedges bordering School Road to the North and other land to the South.
The owners have also proposed the land to the South East beyond the hedge line and together they would form a significant development. Both the sites proposed form a part of the agricultural land bounded by the A327/School Road/ Langley Common Road triangle. With the sites proposed by other adjoining owners in Arborfield, these sites together represent a potential incursion into what is the only effective and attractive green separation area between Arborfield and Barkham.
Both this site and 5BA015 are included in the settlement separation zone defined by CP18 (5) Arborfield Garrison Strategic Development Location: *'Measures to maintain separation from Arborfield Cross, Barkham Hill and Finchampstead North'*.
The value of the treescape and hedging has already been recognised by Wokingham Borough Council by imposing Tree Preservation Orders on the site.
It is within the separation zone referred to in Core Strategy policy CP18 (5) and it is also within the Thames Basin Heaths SPA 5km zone.

5BA014 (continued)

Amenity
<p>This site (and that to the South-East) is outside the residential settlement area and makes an important contribution to the character of this area of the countryside with rural views from School Road and surrounding land. Mobile homes and ancillary buildings, domestic and commercial vehicles, potential use as ancillary working areas or any type of housing, would be highly visible and would affect the amenity of the area. This would erode the rural nature of this part of Barkham at a time when the area has already accepted some 2,500 new houses on the Arborfield (Barkham) SDL.</p> <p>Tree Preservation Orders have been imposed on this site for the woodland and hedge lines as the value of the landscape has already been recognised by Wokingham Borough Council. Any development would also affect the local wildlife which is increasingly under pressure.</p>
Highways and Transport
<p>Local roads are already stretched to capacity with queuing and congestion at both ends of School Road. Capacity is already under pressure from the 3,500 houses being built on the SDL.</p> <p>School Road has problems with parking for the Coombes School in Arborfield and any entrance from this site into School Road would add to the hazards, congestion and problems.</p>
Infrastructure
<p>The site is not within easy walking distance of a shopping/district centre or medical facilities.</p> <p>There is a bus service, but it is some distance away at the far end of Link Way. Local medical services are under severe strain and any additional demand would impose a heavy burden.</p> <p>The site is not suitable for off mains sewerage services and the existing services are already at capacity.</p>
Further comments
<p>Barkham is already taking some 1,800 of the new homes within the SDL and there are established Gypsy sites in the area of Barkham, Arborfield and Finchampstead which meet the local needs.</p> <p>The two sites (5BA015 and 5BA014) would together represent a significant new development that would have a marked impact on the rural nature of the area and would fill an important landscape area between Barkham and Arborfield.</p> <p>The adjoining site (in the same ownership) has already seen a planning refusal for two homes by the proposer on the grounds that: <i>'The proposed development will result in an urbanising and domesticating encroachment into a previously undeveloped open field within the countryside that will harm the rural character and appearance of the area and erode the separation between individual settlements, contrary to policy CP1, CP3 and CP11 of the Core Strategy, CC01 and TB06 of the MOD Local Plan, the Borough Design Guide SPD and the Core Planning Principles and sections 6 and 7 of the NPPF.'</i></p> <p>The adjoining site (same ownership) also has a permanent court order, which may also extend to this site, restraining any work that could be associated with development for mobile homes.</p> <p>An earlier application to build housing on this site was refused – O/1998/65778. A subsequent outline application (180596) for the proposed erection of 120 dwellings was refused on 22nd June 2018.</p> <p>Barkham Parish Council opposes any development on this site.</p>

Site Assessment Engagement Form (November 2016)

Site Reference

5BA015

Site Address

Oakwood View/Land between (behind) 30 and 32 Langley Common Rd.

Flooding

This land is very heavy clay that is waterlogged, with pooling water, from Autumn to Spring. It is a sloping site, part of the valley between Arborfield and Barkham, with the other proposed site (5BA014) on the opposite side, separated by a non-maintained watercourse of a stream which emanates from the area around Arborfield Court. Any development would lead to flooding.

The land is not suitable for off-mains sewerage and the local sewerage systems have not been designed for greater capacity.

Features and Character

The site proposed is countryside and has been agricultural land for many years, mainly used for horses. It is a green field, outside the settlement area, and bounded by a mature wood on part of the southern edge and an established hedgerow and non-maintained watercourse, to the North West, of a stream that emanates from around Arborfield Court.

The owners have also proposed the land to the North West beyond the hedge line and ditch: together they would form a significant development.

The gardens of residential homes on Langley Common Road overlook the field (5BA015). Both sites are agricultural land bounded by the A327/School Road/ Langley Common Road triangle.

With the sites proposed by adjoining owners in Arborfield, these sites together represent an incursion into what is an effective and attractive settlement separation area between Arborfield and Barkham. Both this site and 5BA014 are included in the settlement separation defined by CP18(5) Arborfield Garrison Strategic Development Location: 'Measures to maintain separation from Arborfield Cross, Barkham Hill and Finchampstead North'.

The value of the treescape and hedging has already been recognised by Wokingham Borough Council by imposing Tree Preservation Orders on the site.

It is within the separation zone referred to in Core Strategy policy CP18 (5) and it is also within the Thames Basin Heaths SPA 5km zone.

Amenity

This site (and that to the North West) is outside the settlement area and makes an important contribution to the rural character of this area of the countryside with rural views from the long-established housing in Langley Common Road. Entrance and exit from a narrow 'right of way' over land not owned by the site proposer between 30 and 32 Langley Common Road would affect the amenity of the residents whose gardens abut the driveway.

Mobile homes and ancillary buildings, domestic and commercial vehicles or potential use as ancillary working areas would be highly visible on this sloping site and overlooked by neighbours. This would affect the visual amenity of the area.

It would erode the rural nature of this part of Barkham at a time when the area has already accepted some 3,500 new houses on the Arborfield SDL.

5BA015 (continued)

Highways and Transport
<p>The entrance to the site is via a 'right of way' over land not owned by the proposer between the houses at 30 and 32. The entrance is narrow and it is totally unsuitable for regular traffic from a number of mobile homes.</p> <p>The exit onto Langley Common Road is poor. The road has a 40-mph speed limit and the sightlines from the exit are not good with a blind bend fairly close by. Any traffic would add to the congestion that regularly occurs at peak periods in Langley Common Road at the junction of School Road and at Barkham Bridge.</p>
Infrastructure
<p>The site is not within easy walking distance of community buildings, doctors, dentists etc. Any development would further exacerbate already overstretched services. Residents would have limited access locally to doctors and none to dentists. Journeys would have to be by car. There is a bus service, but it is some walking distance away at the far end of Langley Common Road.</p>
Further comments
<p>This site was the subject of an application for two houses (152998) which was refused by Wokingham Borough Council on the grounds that <i>'The proposed development will result in an urbanising and domesticating encroachment into a previously undeveloped open field within the countryside that will harm the rural character and appearance of the area and erode the separation between individual settlements, contrary to policy CP1, CP3 and CP11 of the Core Strategy, CC01 and TB06 of the MDD Local Plan, the Borough Design Guide SPD and the Core Planning Principles and sections 6 and 7 of the NPPF.'</i></p> <p>Subsequent to the refusal, the owner cut down a mature oak tree and began creating a large hard-standing. Wokingham Borough Council took court action to stop work and subsequently gained a permanent court order stopping the owner from any work connected with the provision of mobile homes on the site. Tree Preservation Orders were also imposed on this site for the woodland and hedge line and on trees on the other site to the North West.</p> <p>Barkham has already taken some 1,800 of the 3,500 of the new homes on the SDL and there are established Gypsy sites in the area of Barkham, Arborfield and Finchampstead which meet the local needs.</p> <p>The two sites (5BA014 & 5BA015) would together represent a significant development with a dramatic impact on the rural nature of the area which would fill an important landscape area between Barkham and Arborfield. Both sites are subject to Strategy Policy CP18 (5) Arborfield Garrison Strategic Development Location 'an area important for maintaining settlement separation'.</p> <p>The site has been advertised in the recent past by the owner for housing development (subject to pp) and has already seen a planning refusal for two homes (2015) by the proposer, which suggests that Gypsy and Traveller requirements were not the first priority.</p> <p>Land at the rear of properties on the North side of Langley Common Road has been rejected in the past for potential housing and this application falls in the same category.</p> <p>An earlier application to build housing on this site was refused – O/1998/65778. A subsequent outline application (180596) for the proposed erection of 120 dwellings was refused on 22nd June 2018.</p> <p>Barkham Parish Council opposes any development on this site.</p>

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference

5BA016

Site Address

Willow Farm, School Road, Barkham

Flooding

No known flooding problems.

Features and Character

<p>The site is currently an open field used for pasture in the countryside.</p> <p>It is well outside the settlement area, within the separation zone referred to in Core Strategy policy CP18 (5) and also within Thames Basin Heaths SPA 5km zone.</p> <p>It is adjacent to The Coombes which is a Local Wildlife Site and a Local Geological Site; development here would have a serious impact on these features.</p>

Amenity

<p>The adjacent footpath is a well-used amenity by walkers, as part of the network of footpaths through The Coombes.</p> <p>The site makes an important contribution to the character of this area of the countryside with rural views of the surrounding land. Building here would be highly visible and would affect the amenity of the area. This would erode the rural nature of this part of Barkham at a time when the area is already under pressure from the development of the nearby SDL.</p> <p>Any development would also affect the local wildlife which is increasingly under threat.</p>

5BA016 (continued)

Highways and Transport

Local roads are already stretched to capacity with queuing and congestion at both ends of School Road. Capacity is already under pressure from the 3,500 houses already being built on the SDL.

Access would be via Wood Lane on to School Road. Wood Lane is a narrow lane byway which would require substantial upgrading to support a development of the type proposed. The junction of Wood Lane and School Road is substandard in respect of highway design and visibility.

School Road has problems with parking for the nearby Coombes School and any entrance from this site into School Road would add to the hazards, congestion and problems already being experienced in the area.

Infrastructure

The site is well beyond easy walking distance to a shopping/district centre or medical facilities.

There is no bus service nearby.

Local medical services are under severe strain and any additional demand would impose a heavy burden.

Further comments

Development of this site would involve unacceptable encroachment on to one of the most important areas of landscape in the locality.

It is well outside the range of available amenities and facilities. It lacks any reasonable access for transport.

Barkham Parish Council opposes any development on this site.

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference

5BA017

Site Address

Land adjacent to Coppid Hill House, Barkham Road
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Flooding

This site is on a steep hill. The clearing of the land and any building on the site are likely to have an impact on surface water runoff, which will affect the neighbouring farm below. The south east corner of the site is known to have some surface water issues. The site is an area designated as Flood Zone 1.
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Features and Character

<p>Over the past 10 years, there have been eight appeals for this site which encroaches into the countryside with the latest appeal (171276) being on 19 April 2018. The appeals were all dismissed. The Inspector at an earlier appeal considered that the site is an important strategic gap and he quoted that “any development seriously erodes the open aspect of the green wedge, due the plot's prominent location”. The site proposed is an attractive green corner of Barkham in a countryside location which is outside the settlement limits. It serves as a visible break along Barkham Road which is designated as a 'Green Route' by WBC, and is the last remnant of green space in that area and should be retained. The loss of this site would replace the rural influence on this location with continuous building. The submitted MDD local plan pointed out this area is important for maintaining settlement separation pursuant to Core Strategy policy CP18. The natural hedgerows on Barkham Road and Edney's Hill which border the site would only offer limited screening of any proposed development, which is characterised by its undeveloped appearance and as pointed out by the Inspector any building into this part of the countryside would be “visible from Barkham Road and the wider street scene due to the area's undulating topography”</p> <p>It is within the separation zone referred to in Core Strategy policy CP18 (5) and it is also within the Thames Basin Heaths SPA 5km zone.</p>

5BA017 (continued)

Amenity

This site makes an important contribution to the rural character of this area of the countryside immediately adjacent to the built-up area. The significant landscape features of this site are given special recognition in the Barkham Village Design Statement as “*splendid panoramic views from the footpath crossing Edney's Hill, and the brow of Coppid Hill from Barkham Road affords similar fine views*”. As the land is on a steeply sloping site on the landscape, any houses built there will as a result become highly visible from further up Edney's Hill and will change the character of the area. Also, as a consequence of any houses to be built, this could result in the lopping or felling trees on the site, and if so, this would harmfully erode the rural character and appearance of the area and further spoil the countryside/roadside view. Due to the steep incline of the site, it is likely that the staggered layout and design of any new buildings could result in an unduly overbearing impact on neighbouring homes built within the site. Given the established landscape character of this site, any development would erode rather than enhance the high quality of the environment and have an impact on ecology.

Highways and Transport

This site is in an area with a high level of congestion as it is on the main access road to Wokingham town centre and station from the west. The site is not within easy walking distance of a shopping/district centre and there is a limited bus service. Furthermore, there is no scope to improve accessibility by non-car transport modes (e.g. cycle paths) along either Barkham Road or Edney's Hill. Access to the site is likely to be onto Edney's Hill and this is very close to the roundabout junction to Barkham Road. Edney's Hill is a narrow, busy lane and a rather dangerous route with poor sight lines. Traffic safety on this road is already a concern to neighbouring residents, especially walkers who regularly use the road to connect to the greenways further up the hill. The nearby Barkham Road is considered as being potentially dangerous, hence the speed limit has been reduced to 30mph. Access to any buildings on this site will be totally unsuitable from a highway perspective.

Infrastructure

The site is not within easy walking distance of community buildings, doctors, dentists etc. There is already an acute under provision of these services in the wider area. Accessibility by non-car transport modes is difficult, especially as there is no scope for cycle paths. As a result, infrastructure around the site is inadequate and there is very little scope for improvement.

Further comments

This is a particularly sensitive location as it provides an outlook from Barkham Road on to the open countryside, creating a break in the built-up area on the road through the village. Furthermore, any proposed development does not fall within the limited category of exceptions set out in Core Strategy CP11, where developments may be acceptable in the Countryside and if this site is built upon it will create a harmful precedent. The site is located outside of the settlement boundary.

Barkham Parish Council opposes any development on this site.

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference
5BA018

Site Address
Land at Highland Avenue

Flooding
Not aware of surface water drainage, especially as the land is permeable in this area. There have been instances of polluted materials emerging in the surrounding area.

Features and Character
<p>The site is currently in use as a scrap yard. Storage and servicing of portable toilets are also carried out on the site. The site is well screened by trees in an area of woodland that separates Barkham from Woosehill: this area, known as Fox Hill, is a well-used amenity especially by residents of Woosehill. Woodland also extends northwards towards Sindlesham, creating an attractive rhododendron avenue along Bearwood Road.</p> <p>Residents have expressed a number of concerns about the scrap yard:</p> <ul style="list-style-type: none">• Noise and smells.• Very heavy vehicles used for carrying scrap metal are not suitable for access through a residential area.• Pollution around the site – on occasions noxious liquids have been observed in the woodland nearby. Although there is no hard evidence, it thought that a number of trees nearby died as a result of groundwater becoming contaminated. <p>Without further investigation, pollution of the land should be assumed by virtue of the current uses and, if so, it would be necessary to decontaminate the area before development.</p> <p>It is within the Thames Basin Heaths SPA 7km zone.</p>

5BA018 (continued)

Amenity

The adjacent woodland area provides an important amenity for local residents. Fox Hill itself is popular with children as a place where they can scramble in summer and provides a slope for sledging when there is snow. A footpath, which is well used by ramblers and dog walkers, links Woosehill with Bearwood Road and thence to The Coombes.

Highways and Transport

The only highway access is from Bearwood Road which leads at both ends to very congested junctions. Traffic tends to be fast along Bearwood Road, in spite of the speed limits (50mph to the north, 40mph to the south). A roundabout would be advantageous in calming the traffic passing through Barkham.

There is no bus service nearby (except a once weekly shoppers' bus).

Bearwood Road is totally unsuited for cycling due to width and traffic speed. However, a cycleway could be provided towards Woosehill which would link with the existing network within Woosehill.

Infrastructure

The site is not within easy walking distance of community buildings, doctors, dentists etc. There is already an acute under provision of these services in the wider area.

Further comments

The site is technically brownfield so, subject to decontamination, there would be the possibility to enhance this site. It is likely that residents would prefer to see an attractive high-quality development located here in place of the scrap yard and other activities currently taking place. However, no consultation has taken place so far to gather the views of residents.

To gain residents' acceptance there would have to be a condition that only the actual scrap yard area would be developed and that the current woodland remains. This would both preserve the landscape along Bearwood Road, maintain the important separation of Barkham and Wokingham and preclude development of site 5WK022.

Barkham Parish Council opposes development of the whole site. A proposal limited to just the scrap yard area would be viewed more sympathetically.

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference

5BA019

Site Address

Wrens Nest Stables, Barkham Road

Flooding

We understand that this land is prone to surface water flooding.
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Features and Character

<p>Another attempt to develop all the land at the back of the houses on Barkham Road. This land which has been used for grazing and which has poor access from adjacent highways, is an area of natural countryside which, if it were to be developed, would diminish the country aspect of this area.</p> <p>The location is outside the development limits of Barkham Hill. If built upon, it would erode the visual and physical separation between Barkham and Wokingham.</p> <p>Any development there would seriously harm the rural character of this area.</p> <p>It would create a precedent for significant back-filling behind the back gardens of properties along that stretch of Barkham Road, which currently face onto open countryside.</p> <p>It is within the Thames Basin Heaths SPA 7km zone</p>
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Amenity

<p>This site makes an important contribution to the rural character of this area. Any development would create a visual impact on open countryside and would not be sensitive to the rural location adjacent to the line of houses which enjoy pleasant views over open fields. This will change the character of the area.</p> <p>Given the established landscape character of this site, any development there would erode rather than enhance the high quality of the environment and have a serious impact on ecology and will clearly have an impact to the habitat of wildlife, in particular deer, owls and buzzards, which are often seen on this land.</p>

5BA019 (continued)

Highways and Transport

Access to this site would be from Edney's Hill, an extremely narrow and treacherous length of the highway, joining Barkham Road at the roundabout. Barkham Road, is considered as being potentially dangerous, hence the speed limit has been reduced to 30mph.

Each of the developments along Barkham Road add incrementally to the volume of traffic which is expected to be absorbed by this road. There is no opportunity to improve the road and the volume of traffic will eventually cause a gridlock as there is no alternative route out of Edney's Hill/Evendons Lane.

Access to any buildings on this site will be totally unsuitable from a highway perspective.

The site is not within easy walking distance of a shopping/district centre and there is a limited bus service. Furthermore, there is no scope to improve accessibility by non-car transport modes (e.g. cycle paths) along either Barkham Road or Edney's Hill.

Infrastructure

The site is not within easy walking distance of community buildings, doctors, dentists etc. There is already an acute under provision of these services in the wider area.

None of the infrastructure planned for Arborfield Green will be immediately accessible from this site unless by car although the Post Office/shop in Bearwood Road is closer. It follows that this site is not sustainable and should therefore not be considered for development.

There is no scope for cycle paths etc so accessibility by non-car transport modes is difficult with little scope for improvement.

Further comments

The site is outside the settlement boundary. Any development will fall outside the limited category of exceptions set out in Core Strategy CP11, where developments may be acceptable in the countryside. Building here will create a harmful precedent.

Barkham Parish Council opposes any development on this site.

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference

5BA024

Site Address

Land to the north of the Shires

Flooding

At the lower end of the Shires residents have advised that during heavy or prolonged rainfall, they suffer from excess rainwater build-up from the site which has been further aggravated by the removal of trees and any building placed on this open land will cause greater run-off of surface water.
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Features and Character

<p>This is a Greenfield site in a countryside location which is outside the development limits of Barkham Hill and Wokingham.</p> <p>If built upon, it would erode the visual and physical separation between Barkham, Woosehill and Wokingham.</p> <p>Any development there would seriously harm the rural character of this area.</p> <p>It would create a precedent for further encroachment of the existing settlement separation zone.</p> <p>It is within Thames Basin Heaths SPA 7km zone.</p>

Amenity

<p>This site makes an important contribution to the rural character of this area and any development there will have a visual impact on open countryside and would not be sensitive to the rural location.</p> <p>The rural ambience of Sandy Lane and the adjacent footpath would be impaired - the countryside feel would be lost if the land is developed. Both these routes are well used by walkers and, in the case of Sandy Lane, by riders too.</p> <p>Will clearly have an impact to the habitat of wildlife, in particular deer, owls and buzzards, which are often seen on this land.</p>
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5BA024 (continued)

Highways and Transport

This site is in an area with a high level of congestion as it is near the main access corridor to Wokingham town centre and station from the west.

Access to the site is will be via the Shires and the lower end of Sandy Lane where there is an awkward junction with the Woodlands and thence to a crossroads on Barkham Road, with Doles Lane opposite. This means that traffic has to use a series of junctions with poor sight lines and finally to a cross roads where there is continuous passing traffic.

There is a constant flow of lorries to and from the businesses further up Sandy Lane and this combined with several cars parking along Sandy Lane, leaves little room for local residents to negotiate the road. Further housing development in this area can only exacerbate an already difficult situation.

Barkham Road itself is considered as being potentially dangerous, hence the speed limit has been reduced to 30mph. Access to any buildings on this site will be undesirable from a highway perspective.

Infrastructure

The site is not within easy walking distance of community buildings, doctors, dentists and other facilities. There is already an acute under provision of these services in the wider area.

There is nothing, apart from a hairdresser and a beautician within easy walking distance of this site. The open field at The Junipers, on Elizabeth Park, is home to the only playing area within reach in Barkham. All the remaining amenity sites can be found in the development at Arborfield Green.

Accessibility by non-car transport modes is difficult, especially as there is no scope for cycle paths. As a result, infrastructure around the site is inadequate and there is very little scope for improvement.

Further comments

The site is outside the settlement boundary. Any development will fall outside the limited category of exceptions set out in Core Strategy CP11, where developments may be acceptable in the countryside. Building here will create a harmful precedent.

The site was designated as a reserve site in the MDD. This was done on the false premise that the site is close to community facilities including doctors' surgeries and supermarkets because it was measured as being approximately a mile from the Woosehill centre as the crow flies. In practice Woosehill has to be accessed by a circuitous route through the town centre or through residential areas off Old Woosehill Lane.

A recent application (No. 162151) this year to build on this site was refused and one of the keys reasons given by the WBC was that it would have an **"Irreversible and detrimental impact on the visual quality and landscape character of the area"**.

Barkham Parish Council has opposed any development on this site, but planning application 173034 was approved on 29th November 2018.

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference

5BA0025

Site Address

29 Bearwood Road Barkham

Flooding

No known problems.

Features and Character

29 Bearwood Road was redeveloped some years ago, replacing a single house with 4 dwellings in a tandem configuration. It is not clear how additional units to the rear would be accessed.

The land to the rear is a mix of open pasture and woodlands.

It is within the separation zone referred to in Core Strategy policy CP18 (5) and it is also within the Thames Basin Heaths SPA 5km zone.

Amenity

This site is part of a transition zone between the built-up area along Bearwood Road and the countryside adjacent to The Coombes which is designated a Local Wildlife Site and a Local Geological Site.

Any development would be damaging to the landscape, ecology and wildlife of The Coombes.

Given the established landscape character of this site, any development would erode rather than enhance the high quality of the environment and have a serious impact on ecology.

5BA0025 (continued)

Highways and Transport

Access to the site is likely to be from Bearwood Road. This is a very busy route on the west side of Wokingham which is used as a route to access the M4 from Finchampstead and the western part of Wokingham town.

This road is considered to be potentially dangerous, hence the speed limit has been reduced to 30mph, and the sight lines are poor as the road takes an S-bend at this point. Access is clearly unsuitable from a highway's perspective.

Infrastructure

The site is near to a small convenience store and post office. Otherwise it is not within easy walking distance of shopping/neighbourhood/district/community centres, doctors, dentists etc. There is already an acute under provision of these services in the wider area.

Accessibility by non-car transport modes is difficult. There is a limited bus service and no scope for improved accessibility by non-car modes (e.g. cycle paths) along Bearwood Road. As a result, infrastructure around the site is inadequate with very little scope for improvement.

Further comments

Any proposed development falls outside the limited category of exceptions set out in Core Strategy CP11 where developments may be acceptable in the Countryside. If this site is built upon it will create a harmful precedent.

Barkham Parish Council opposes any development on this site.

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference
5BA0026

Site Address
Land north of Barkham Road, Barkham, RG41 4TJ

Flooding
This site is on a steep hill. The clearing of the land and building on the site are likely to have an impact on surface water runoff which will rapidly increase flows in the nearby Barkham Brook, which is known to flood.

Features and Character
<p>This is a visually prominent site along Barkham Road which is the main route through Barkham.</p> <p>Previous planning applications on this site have been refused because of the urbanising effect of development at this location.</p> <p>It is also understood that a major pipeline crosses the site.</p> <p>To build on this site would contribute towards continuous development along the whole of the Barkham Road/Langley Common Road corridor.</p> <p>The site proposed is a greenfield site in a countryside location outside the settlement limits of Barkham Hill.</p> <p>It is within the separation zone referred to in Core Strategy policy CP18 (5) and it is also within the Thames Basin Heaths SPA 5km zone.</p>

Amenity
<p>This site makes an important contribution to the rural character of this area of countryside and is adjacent to The Coombes which is designated a Local Wildlife Site and a Local Geological Site.</p> <p>Any development would be damaging to the landscape, ecology and wildlife of The Coombes.</p> <p>The site includes heavy tree cover and any development would cause significant tree loss.</p> <p>As the land is on a steeply sloping site, any houses built there will be highly visible from and Barkham Road and the surrounding countryside, which will change the character of the area.</p> <p>Given the established landscape character of this site, any development would erode rather than enhance the high quality of the environment and have a serious impact on ecology.</p>

5BA0026 (continued)

Highways and Transport

Access to the site would be to be from Barkham Road, a route with a high level of congestion as it is the main access road into Wokingham town centre and station from the west.

This road is considered to be potentially dangerous, hence a speed limit reduction to 30mph is being proposed.

The sight lines are poor with the junction with School Road nearby.

Access is clearly unsuitable from a highway's perspective.

Infrastructure

The site is not within easy walking distance of shopping/neighbourhood/district/community centres, doctors, dentists etc. There is already an acute under provision of these services in the wider area.

Accessibility by non-car transport modes is difficult. There is a limited bus service and no scope for improved accessibility by non-car modes (e.g. cycle paths) along Barkham Road. As a result, infrastructure around the site is inadequate with very little scope for improvement.

Further comments

Any proposed development falls outside the limited category of exceptions set out in Core Strategy CP11 where developments may be acceptable in the Countryside. If this site is built upon it will create a harmful precedent.

Barkham Parish Council opposes any development on this site.

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference

5BA0027

Site Address

Land to rear of 178 Bearwood Road

Flooding

No known problems.

Features and Character

<p>The area is currently part of the woodland that separates Woosehill from Bearwood Road.</p> <p>The frontage on to Bearwood Road is well recognised as part of the rhododendron avenue that runs along the road from Barkham to Sindlesham. It was originally an avenue through the Bearwood estate and offers a spectacular display of blooms in May each year.</p> <p>The woodland screens the road on both sides, including on the east side a caravan park near Chestnut Avenue and several residential properties while on the west side it screens the Bearwood Lakes Golf Course.</p> <p>The site is within the Thames Basin Heaths 7km zone.</p>
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Amenity

<p>The woodland and adjacent areas provide an important amenity for local residents. Fox Hill itself is popular with children as a place where they can scramble in summer and provides a slope for sledging when there is snow. A footpath, which is well used by ramblers and dog walkers, links Woosehill with the cricket ground at Sadlers End</p>

5BA0027 (continued)

Highways and Transport

The only highway access is from Bearwood Road which leads at both ends to very congested junctions. Traffic tends to be fast along Bearwood Road, in spite of the speed limits (50mph to the north, 40mph to the south).

There is no bus service nearby (except a once weekly shoppers' bus).

Bearwood Road is totally unsuited for cycling due to width and traffic speed. However, a cycleway could be provided towards Woosehill which would link with the existing network within Woosehill.

Infrastructure

The site is not within easy walking distance of community buildings, doctors, dentists etc. There is already an acute under provision of these services in the wider area.

Further comments

Any proposed development falls outside the limited category of exceptions set out in Core Strategy CP11 where developments may be acceptable in the Countryside. Development here would have a drastic urbanising effect on a recognised landscape feature.

If this site is built upon it will create a harmful precedent.

Barkham Parish Council opposes any development on this site.

Site Assessment Engagement Form (January 2019)

Your name and organisation	Barkham Parish Council
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Site Reference

5BA0028

Site Address

Langley Pond Farm Paddock

Flooding

It is understood that there have been flooding problems for adjacent properties as a consequence of land levels being raised and a watercourse not being properly maintained. This has caused restrictions along the frontage of this site to the flow of the stream which originates from around Arborfield Court, flows via Ducks Nest Farm pond, through the Arborfield Cross/Langley Common Road triangle, and crosses School Road on its way to join Barkham Brook. This could be relevant to the Flood Risk Assessment.

Features and Character

The site has been used as a paddock in association with the nearby stables (now closed).
Development on this site, together with the sites 5BA013, 5BA014, 5BA015, 5AR007 and 5AR009 proposed by nearby owners in Arborfield, would represent a significant incursion into what is the only effective and attractive green buffer between Arborfield and Barkham.
It is within the separation zone referred to in Core Strategy policy CP18 (5) and it is also within Thames Basin Heaths SPA 5km zone.

Amenity

The site is adjacent to The Coombes which is designated a Local Wildlife Site and a Local Geological Site. Wood Lane is a well-used amenity, used by walkers and riders to access the Coombes.
This site is outside the residential settlement area and makes an important contribution to the character of this area of the countryside with rural views from School Road and surrounding land. Development here would be highly visible, would affect the amenity of the area and would erode the rural nature of this part of Barkham.
Any development would also affect the local wildlife which is increasingly under pressure.

5BA028 (continued)

Highways and Transport
<p>Local roads are already stretched to capacity with queuing and congestion at both ends of School Road. Capacity is already under pressure from development of the nearby SDL.</p> <p>School Road has problems with parking for the nearby Coombes School and any entrance from this site into School Road would add to the hazards, congestion and problems already being experienced in the area.</p> <p>The site accessed via Wood Lane is in poor condition and not suitable to support the development proposed. The lane leads to a Thames Water facility and other isolated dwellings. The junction of Wood Lane and School Road is substandard in respect of highway design and visibility.</p>

Infrastructure
<p>The site is not within easy walking distance of shopping/neighbourhood/district/community centres, doctors, dentists etc. There is already an acute under provision of these services in the wider area.</p> <p>Accessibility by non-car transport modes is difficult. There is a limited bus service and no scope for improved accessibility by non-car modes (e.g. cycle paths) along Barkham Road. As a result, infrastructure around the site is inadequate with very little scope for improvement.</p>

Further comments
<p>Any proposed development falls outside the limited category of exceptions set out in Core Strategy CP11 where developments may be acceptable in the Countryside. If this site is built upon it will create a harmful precedent.</p> <p>Barkham Parish Council opposes any development on this site.</p> <p>An outline application (171186) for 18 dwellings on this site was refused on 20 July 2017.</p>