

APPENDIX 3

Impact of Cross Border Sites Form (January 2019)

Your name and organisation	Barkham Parish Council
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Impact of the following Cross Boarder Sites offered on the Barkham and Arborfield Parish Boundary

5AR007 & 5AR009	Land north of School Road
5AR008 & 5AR010	Land south of School Road
5AR011	Land off Betty Grove Lane
5AR013	Land to the rear of The Copse, Eversley Road
5AR018	Targetts Farm, Eversley Road
5AR021	Langley Pond Farm Livery Stables, School Road

Comments

- These cross border sites will create yet more traffic adding to the already considerable congestion on routes passing through Barkham towards Wokingham and, ultimately, along the entire length of the main route to Wokingham – Barkham Road. The planned Nine Mile Ride Extension and the Arborfield Cross Bypass will do nothing to alleviate traffic in this area. On the contrary, it will exacerbate the situation by funnelling further traffic in this direction along roads which are mostly i) residential and ii) narrow tree lined country lanes – none of which can readily be widened.
- These infill sites on the Arborfield/Barkham border which abut a number of sites offered in Barkham in the vicinity of School Road form an important settlement separation area between Arborfield Cross and Barkham. Any development here, even partial, will inevitably link these settlements and encroach on an attractive area of the countryside which stretches from Arborfield Cross, along School Road to Langley Common Road and Barkham Square.
- Any development in this area will further stretch the facilities – shops, additional schools, medical centres etc – planned for the Arborfield Green development even if they all go ahead as promised.

Impact of other sites being offered in Arborfield

5AR014	Land West of Mole Road
5AR015	Land at Arborfield
5AR020	Lockey Farm, Sindlesham

Comments

- Although these sites are not on the parish boundary, they, along with a plethora of smaller sites (eg 5ABR001,2,3,4,5&6) form a huge area based around Hall Farm (5AR015) with a potential for some 7,000 housing units. This will create more traffic thereby aggravating congestion throughout the area and, again, on routes towards Wokingham as described above.
- This will destroy some of the most attractive countryside in the area – that to the west of the Coombes – and will bring Reading urbanisation into Arborfield and Barkham.
- It will be necessary to provide full services and facilities as this will effectively become a ‘Super-SDL’ .

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Impact of the following Cross Boarder Sites offered on the Barkham and Wokingham Parish Boundary

5WK022	Land close to junction of Bearwood Road and Highland Avenue
5WK027	Land to rear of 178 Bearwood Road

Comments

- These sites are valued wooded amenity areas which, if developed, would remove the narrow strip of land that separates Wokingham from Barkham ward. This would effectively extend Woosehill to Bearwood Road - even more so if the brown field site 5BA018 is developed.

Impact of the following Cross Boarder Sites offered on the Barkham and Wokingham Parish Boundary

5WK023	Rosery Cottage and 171 Evendons Lane
5WK028	Land at Blagrove Lane
5WK032	Land north of Doles Lane
5WK033	Land adjoining Barkham Road
5WK034	Land to east and west of Blagrove Lane
5WK039	Land fronting Barkham Road
5WK040	Ten Acre Farm, Wokingham

Comments

- This collection of sites, some very much stand-alone, are located to the east of Barkham Road and form part of the separation area between Barkham and Wokingham.
- Access via Barkham Road is poor.

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Impact of the following Cross Border Sites offered on the Barkham and Finchampstead Parish Boundary

5FI003	31 & 33 Barkham Ride, Finchampstead
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Comments

- This site abuts the eastern boundary of the Rooks Nest SANG area. The offered site 5BA009 – Model Farm – lies along the western side of this comparatively small SANG area. The development of either of these sites is not compatible or harmonious with the aims of establishing SANG areas – to provide alternative green space to accommodate leisure and recreation.

Impact of the following Cross Border Sites offered on the Barkham and Finchampstead Parish Boundary

5FI004	Green Acres Farm, Nine Mile Ride
5FI017	17 Paddock Farm, Nine Mile Ride
5FI025	Land north of Nine Mile Ride
5FI028	Westwood Cottage, Sheerlands Road
5FI030	Bluebell Farm, Commonfield Lane
5FI032	Honeysuckle Lodge, Commonfield Lane

Comments

- Development of any of this group of sites will encroach on the limited separation between the Arborfield Garrison SDL and existing residential areas in Finchampstead. Some, 5FI025, 30 and 32 come close to the boundaries of California Country Park.