

List of submitted sites

Key points

By any measure, Barkham is having to absorb a huge increase in its housing with the parish more than doubling in size. The Core Strategy (adopted 2010) allocated land for approximately 1,800 housing units in Barkham with the creation of the Arborfield Garrison Strategic Development Location (SDL). This is greater than the existing number of homes in Barkham, which stood at 1,226 in the 2011 census. The total SDL allocation including areas across the parish boundary, mainly in Finchampstead, was 3,500.

Barkham could double in size again: the submitted sites cover 106 hectares of land in Barkham. At an average density of 30 units per hectare, this would accommodate more than 3,000 houses.

Barkham housing units

Source	Housing units	Cumulative total
2011 census	1,226	1,226
2010 Core Strategy	1,800 (approx)	3,000
2016 Submitted sites (potential)	3,000	6,000

The largest of the sites is Barkham Square (58 hectares). This is in effect an extension of the SDL, extending it closer to the rest of Barkham. It could potentially accommodate 1,750 units.

Barkham has yet to experience the full impact of the SDL. Roads are already congested.

It is inevitable that the amount of traffic passing through Barkham will increase still further. There are planned improvements to roads in the area, namely the Arborfield bypass and Barkham Bridge improvements.

Barkham Road is already one of the busiest roads of its width in the borough.

The main roads through Barkham, Barkham Road, Bearwood Road, Barkham Street, Langley Common Road and School Road are all residential roads but they are treated as major arteries. This means that residents have to endure noise, pollution and a dangerous environment right outside their front gates.

All the sites submitted will rely on roads that are already congested for their access.

Public transport is a limited option. The basic bus service is only hourly while the route to Reading is circuitous. It is not a serious option for commuting.

Width of roads mean that cycling is not a safe option. In fact, in practice, cyclists often ride on the pavement, which is a dangerous hazard for pedestrians.

Comments on proposed sites in Barkham

Site reference	Location	Hectares	Comments
5BA002	Land at Barkham Manor	1.00	Creates ribbon development on Barkham Road Exceptionally poor access
5BA003	Land at Suncot, School Road	0.44	Erodes separation between settlements Poor access on School Road
5BA004	The Bungalow, Edney Hill	4.18	Significant erosion of countryside Poor access on Edney's Hill
5BA006	Land to the rear of 326-334, Barkham Road	0.68	Significant erosion of countryside. Extends current Cala development behind 336-350 Barkham Road.
5BA008	Land off Barkham Street	1.80	Significant erosion of countryside Affects Area of Special Character
5BA009	Model Farm, Barkham Ride	5.43	Significant erosion of countryside
5BA010	Barkham Square	58.29	Major extension of Garrison development with major access and other infrastructure issues
5BA011	Land to the Rear of 370 - 384 Barkham Road	0.36	Significant erosion of countryside Poor access on Edney's Hill
5BA012	Reading FC Training Ground, Hogwood Park, Park Lane	10.03	Major extension of Garrison development with major access and other infrastructure issues
5BA013	Woodlands Farm, Wood Lane	1.48	Significant erosion of countryside Poor access on School Road. Pitches for Gypsy and Travellers and plots for Travelling Show People. Self-Build Housing .
5BA014	Oakwood View/ Land between 30 and 32 Langley Common Road	3.47	Erodes separation between settlements Poor access on School Road Pitches for Gypsy and Travellers and plots for Travelling Show People. Self-Build.
5BA015	Oakwood View/ Land between 30 and 32 Langley Common Road	0.50	Erodes separation between settlements Poor access Pitches for Gypsy and Travellers and plots for Travelling Show People. Self-Build.
5BA016	Willow Farm, School Road	6.20	Significant erosion of countryside affecting The Coombes woodland area
5BA017	Land adjacent to Coppid Hill House, Barkham Road	1.00	Creates ribbon development on Barkham Road
5BA018	Land at Highland Avenue (currently a scrap yard)	9.60	Significant erosion of countryside. Combined with site 5WK022, extends Woosehill to Bearwood Road. Site may be contaminated.
5BA019	Wrens Nest Stables, Barkham Road	1.12	Significant erosion of countryside Poor access on Edney's Hill
5BA024	Land to North of the Shires	0.46	Significant erosion of countryside Poor access

Sites in neighbouring jurisdictions that have an impact on Barkham

Arborfield

5AR007, 5AR008, 5AR009, 5AR010

These are all infill sites which will have the effect of extending Arborfield Cross into the Langley Common Road/School Road area.

5AR015

This is a massive site engrossing most of the area bounded by the River Loddon, Sindlesham, Mole Road and the A327. It is effectively another SDL with the potential for 7,000 housing units. This will destroy some of the most attractive countryside in the area, to the west of The Coombes.

Wokingham

5WK029

This is a site on Barkham Road near the thatched cottage. It will erode the separation between Barkham and Wokingham. Access is extremely poor due to the bends on a narrow section of Barkham Road. Sites in this area have been rejected several times by Planning Inspectors at appeals.

5WK022

This is the area known as Fox Hill, a valued local amenity. Combined with site 5BA018, this will have the effect of extending Woosehill to Bearwood Road.

5WK023, 5WK033, 5WK034

These sites near Blagrove Lane will erode the separation between Barkham and Wokingham. Access on Barkham Road is poor.