

Alex Thwaites

From: Development Control
Sent: 14 July 2016 16:42
To: Alex Thwaites; Planning Enquiries
Subject: FW: 161536 & 161747 ~[UNCLASSIFIED]~

Parish comments

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From: BPC Clerk and BVH [<mailto:clerk@barkham-parishcouncil.org.uk>]
Sent: 14 July 2016 13:47
To: Development Control
Subject: 161536 & 161747

For Alex Thwaites

161536 Land at Arborfield Garrison, Biggs Lane, Arborfield
Application for Reserved Matters for the erection of 127 dwellings together with access from Princess Marino Drive with associated internal access roads, landscaping, open space, footpaths and sustainable urban drainage (SUDS), relating to parcel T land.

Overall BPC are very happy with the design and layout of this parcel of land. The soft edge of the development is most welcome as this will set the houses back from Commonfield Lane and minimise the visual impact on the adjoining countryside. The greenway through the development will link up with bridleway 14 which leads into California Country Park.

Although technically outside the application area, the crossing of Commonfield Lane from Parcel T to Bridleway 14 needs to be addressed by WBC. There is a tight bend just to the south and sight lines are poor. Therefore a safe crossing point has to be facilitated for vulnerable users including cyclists, horses and pedestrians.

A detail point is that there seems to be a large number of houses proposed with rendered frontages. Additional details or use of a selection of colours should be added as different renders or colours: this would create more variety and interest.

161747 Parcels A- G
Land at Arborfield Garrison, Sheerlands Road
Application for reserved Matters for the erection of 223 dwellings together with access from Sheerlands Road and NMRE

This parcel of land is north of the Nine Mile Ride Extension up to the A327. A greenway is proposed to run along the southern edge which will be a portion of the greenway which crosses the whole of the SDL. The crossing of

Sheerland Road needs to be safe for vulnerable users including cyclists, horses and pedestrians. A Pegasus type crossing should be provided at this point, even if lights are not included at the outset.

Though outside the application area, provision to extend the greenway from the north west extremity to Baird Road should be addressed by WBC. This will ultimately provide a greenway all the way from Finchampstead to Farley Hill.

The junction of Sheerlands Road and Nine Mile Ride Extension is currently a T junction: sufficient land should be retained in order that in future years a roundabout could be constructed to cope with additional traffic which will ultimately make this a very busy junction.

Regards

Judith Neuhofer

Clerk to Barkham Parish Council

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