

# Land at Edneys Hill, Barkham

**Bewley Homes plan to submit a full planning application for 49 homes at Land at Edneys Hill, Barkham and we welcome your comments and input on our early proposals. Once submitted, the application will present additional detail including the appearance of the new homes, at which point there will be further opportunity to provide comments.**

**This leaflet briefly presents the draft proposals for the site (outlined in red on plan below) and invites feedback. Feedback received will be taken into account by Bewley Homes as we finalise the planning application and develop the proposals with Wokingham Borough Council.**



## The Site

The Site is a paddock located to the rear of properties along Barkham Road. It sits between Edneys Hill to the west and a line of trees and the Public Right of Way to the east.

Access from Barkham Road into the site is proposed via the demolition of 368 Barkam Road to create a simple T-Junction.

The site slopes down from the south and is well screened by mature trees, the retention of these trees has been prioritised within our early design proposals.

## Proposed Plans

The current plans have been informed by the character of the area, relevant local planning policies, and evidence on local housing needs.

Our draft proposals include:

- 49 new homes, including 20 affordable homes.
- A range of terraced, semi-detached and detached houses.
- The new homes will be 2-storey with their design reflecting the local character.
- Use of sustainable drainage systems to manage surface water drainage.
- Offset from development to protect the mature trees.
- New areas of public open space including a play area.



## Draft Proposed Layout



## Bewley Homes

Since 1991, Bewley Homes has been creating stunning developments forming exciting new communities. Each street scene, open space or play area has been designed to create the opportunity for lifelong friendships with neighbours and giving families an environment in which they can relax and thrive.

We think carefully about each location and how our homes will settle into the surrounding area.

**housebuilder** HIGHLY COMMENDED  
**awards 2023**



## Your Thoughts

We would welcome any comments or suggestions on the proposals by Friday 26<sup>th</sup> September 2025. Comments should be sent to our planning consultant, either by e-mail – [edneyshill@boyerplanning.co.uk](mailto:edneyshill@boyerplanning.co.uk) or by post – Edneys Hill Consultation, c/o Boyer, 120 Bermondsey Street, London, SE1 3TX.

Any comments received will be taken into account by Bewley Homes. Once the application has been submitted to Wokingham Borough Council there will be a further opportunity to provide comments to the Council.

Sending an email or letter to the addresses above constitutes your explicit consent for Boyer Planning to process your data for the purpose outlined. Your responses will be analysed by Boyer Planning on behalf of Bewley Homes PLC. Boyer Planning will use any personal information for the purpose of collating feedback made in response to this leaflet. Responses to this consultation may be made publicly available, but any personal information will be kept confidential and not shared outside Boyer Planning. Any personal information will be properly safeguarded and processed in accordance with the requirements of privacy and data protection legislation.