

PLANNING REF : 241567
PROPERTY ADDRESS : Nanridge
: 19 cricket hill Finchampstead, Wokingham, Berkshire
: RG403TN
SUBMITTED BY : Mr gavin yerrell
DATE SUBMITTED : 21/12/2024

COMMENTS:

Further to my original objection, i am writing to again reinforce my strong and total objection to this proposed development.

The amendments that have been proposed by the developers are little more than window dressing, and fail to address any of our original concerns.

The reduction from 40 to 38 houses, and the condensing of the properties towards the end of Cricket Hill, { numbers 16, 18,19 and 20} and Woodmoor ,and the addition of even more 2 storey properties, has infact made the development , even denser, and even more out of keeping with the surrounding properties, one of which is a bungalow, how can that be right that 2 storey properties are built right up to an existing single storey property??

These south facing properties would have their light robbed, and be exposed to noise pollution from the new development, I would urge the planning officer to consider the devastating effect this would have on the houses of Woodmoor and Cricket hill.

The site is not included in the local plan, and no amount of tinkering from the developer is going to change that fact.

The number of affordable housing has increased to 60% which is irrelevant as all the local affordable housing needs are met through other developments that ARE in the local plan, and the Parish Council themselves strongly object to these proposed houses.

None of the concerns about drainage and sewage have been addressed ,the 2 huge lakes on the nature reserve have been backfilled in the recent works, this historically allowed the water table to rise, and give excess run off from the surrounding land to go, currently the ground between the site and the conservation area is totally waterlogged with very little rain, paving over the site could cause further subsidence issues, for end of Cricket Hill, Woodmoor , and Burnmoor Meadows, all of which have suffered historic subsidence previously.

Government guidelines state all new sites must be sustainable, this site is the exact opposite of that.

These sort of random developments are the most damaging long term, as they dont provide any improvement of local services and roads / infrastructure, and just serve to place further pressure on already strained local services.

the resubmitting of this second application is cynically timed just before Christmas to try and achieve fewer objections due to local people being busy and distracted, but i would draw the attention of the planning officer to the huge amount of local objections [around 231] that were previously submitted, that shows the local strength of felling against this.

to summarise , this would be bad for the local area, devastating for the local wildlife and character of the village, put further pressure on local services, and further overwhelm the tiny sewage works that cannot cope already, the developer has spectacularly failed in every respect to successfully counter any of our concerns, and in respect of the density of the site has made it worse.

i reiterate my total objection to this in the strongest possible terms, and urge the officer in charge to reject this out of hand due to the reasons mentioned.

