

PLANNING REF : 241567
PROPERTY ADDRESS : 19 Kelsey Avenue
:
: RG40 4TZ
SUBMITTED BY : Mr Joe Nicoll
DATE SUBMITTED : 01/08/2024

COMMENTS:

The decision to propose ZERO new houses in the Local Plan could indeed have significant implications given the broader commitment by the new Labour Government to address the housing crisis.

Here are some points to consider:

1. Government Housing Targets: Angela Rayner and the Labour Government have expressed a strong commitment to building a substantial number of new houses. If local plans like Finchampstead's do not align with these national targets, there could be increased pressure to accommodate larger developments.
2. Local Plan Implications: Proposing zero new houses in the Local Plan might initially seem like a way to preserve the character of Finchampstead. However, it may also leave the area vulnerable to larger, less controlled development projects imposed by higher authorities to meet housing quotas.
3. Community Impact: Large-scale developments, such as those ranging from 250 to 900 houses, could drastically alter the village's character, infrastructure, and community dynamics. Smaller, more managed developments might be a better compromise to meet housing needs while maintaining the village's essence.
4. Strategic Planning: Supporting a smaller development, such as the proposed 40 houses, might provide a buffer and demonstrate a willingness to meet housing needs in a controlled manner. This could help protect against more extensive, externally imposed projects.
5. Long-term Vision: Developing a long-term vision for Finchampstead that includes manageable growth could help integrate new housing without overwhelming existing resources and infrastructure.

Ultimately, it might be strategic to support the application for the 40 houses to show proactive engagement with housing needs while working to influence broader planning decisions that could impact Finchampstead. This balanced approach could potentially safeguard the village's future more effectively than outright resistance to ALL new housing developments.