

PLANNING REF : 241567
PROPERTY ADDRESS : Woodmoor
:
: RG403TT
SUBMITTED BY : G G
DATE SUBMITTED : 24/07/2024

COMMENTS:

I object to this application for the reasons below:

1. The proposed site is outside of the village boundary and does not comply with cp9 of WBC's own local plan, or the 2023 Finchampstead Neighbourhood Development Plan. Finchampstead parish has already met the requirement for affordable housing included in the developments in Arborfield and Gorse Ride, both of which are more sustainable locations, without risk of flooding and with access to infrastructure and amenities.

2. The proposed development would impact on quality of life for existing residents and visitors. I regularly visit the village and enjoy walking in its green spaces, including through this field and along the river behind. The development would merge the settlements of Finchampstead and Eversley, rather than having two distinct areas.

3. The green space behind Woodmoor and Cricket Hill is a key part of the lifestyles of the residents and removing this would impact the quality of village life.

4. Street lighting in the development would be out of character with the village as a whole. This will impact the village look and feel as well as the nature in this area.

5. A public footpath exists in this field. This would become not much more than an urban cut through with this development, rather than an established footpath through the countryside.

6. There are insufficient public transport links to Wokingham, Yateley or other surrounding towns. (There is only one weekly bus to

Wokingham.) Cars would be required to access all amenities and employment, which contradicts the provision of affordable housing, making car ownership essential. WBC should not be approving development that requires increased car journeys. Even the walk to the doctor or the nearest shop at Finchampstead crossroads would be treacherous as there is no footpath on Jubilee Road. It is the same in the other direction to Waitrose in Yateley.

7. Cars speed along Longwater Road, despite the lower speed limit at the northern section. All residents have experienced this and cars and motorbikes can often be heard at speed at night. If children from the development are meant to walk to the primary school (which is oversubscribed almost every year), it would be unsafe to do so along Longwater Road, especially with no pedestrian crossing point.

8. Cars from this new development would also add to the rush hour congestion into Wokingham and beyond. WBC's policy is that no development should make traffic pinch points worse and this site would increase traffic through the village, along Fleet Hill and through the centre of Finchampstead to Finchampstead Road.

9. The proposed site is at risk of flooding. We have seen flooding in the area several time over the years, including right up to the houses in Woodmoor, adjacent to the site. Removing this green space off

Longwater Road will mean that the ground water will have nowhere to go. The level of the site and the former gravel pit have not been

agreed in order to address flooding.

10. There are no school places for the new families as the village school as it is traditionally over-subscribed. There are no other local schools in walking distance. This will contribute to increased traffic in the area as parents will have to drive children to other schools. There is very limited employment in the village and in Finchampstead as a whole so the site does not offer the new residents proximity to employment.

11. The local infrastructure is not set up to support 40 additional houses. The local doctors' surgery is already at capacity and waiting times for an appointment have increased.

12. There are no local shops in the village (the shop in the Greyhound Pub is for luxury items and would not provide access to essential items). The village has lost local shops and amenities since 2017.

13. The Thames Water sewage station cannot handle additional properties. Any additional pumping stations would be located next to the nature reserve which is damaging to the protected species and the reserve.