

PLANNING REF : 241567
PROPERTY ADDRESS : Poplar Point
: The Village, Finchampstead Berkshire, Berkshire
: RG40 4JN
SUBMITTED BY : Paul and Sylvie Moffatt
DATE SUBMITTED : 24/07/2024

COMMENTS:

We wish to object to the above planning application for the following reasons:

The proposed site is outside of the existing developed settlement of Finchampstead village and is an important part of the green field buffer between Finchampstead and the neighbouring settlement of Eversley, providing habitat for diverse wildlife, including numerous protected species.

The density of housing proposed in the application is much higher than in the rest of the village and would be entirely out of keeping with the existing housing. The development would create an urbanising effect at the edge of the Finchampstead village settlement, spoiling the outlook.

The proposed development conflicts with a number of important elements of the recently approved neighbourhood development plan for Finchampstead, as highlighted by the submission by Finchampstead

Parish Council. The proposed site was rejected as a candidate for potential development as part of the Neighbourhood plan because of its lack of suitability and the existence of other more sustainable sites that exist with the Borough.

The proposed development would put significant added pressure on local water and waste treatment facilities, already at full capacity; and which have experienced several significant leaks and failures recently.

The site is unsustainable due to the lack of local facilities (no local shops, no doctor's surgery, no places of employment, no local secondary school); and the absence of local public transport services.

Finchampstead is on the fringe of Wokingham Borough and some distance from local facilities. The nearest local shops and services are at California Crossroads, and there is no safe pedestrian access from Finchampstead Village to California Crossroads.

The proposed development would necessarily create a significant increase in vehicular traffic (hundreds of journeys a day) using the roads around the village, adding to road safety concerns on a road which already experiences significant issues with speeding. The proposed access to/egress from the development site on Longwater Road would increase the risk of a serious road accident occurring. A popular footpath crosses Longwater Road at or close to the proposed development entrance and this raises serious safety concerns for pedestrians seeking to cross the road.

The footpath itself would become an alleyway between the existing housing and the proposed development losing its outlook over the fields down towards Eversley.