

PLANNING REF : 252407
PROPERTY ADDRESS : North Court
: The Ridges, Finchampstead, Berkshire
: RG40 3SJ
SUBMITTED BY : Dr Rebecca Khanna
DATE SUBMITTED : 20/11/2025

COMMENTS:

We have been lease holders and the owners of an apartment at North Court, Finchampstead since 2021.

We understand that our neighbours living at the Coach House propose a new build adjacent to their property, which abuts our land. We have carefully considered the accompanying documents of the planning application and wish to raise the following objections to this build.

1) We oppose further development within this countryside area. The area will change from being an exclusive area to more of housing area catchment. This negatively influences both the maintenance and growth of local fauna and wildlife within the area, plus the residual value of the existing residences.

2) The design and appearance of the new proposed build will not be in keeping with the rest of the heritage style buildings on the estate. Proposed planning decisions have been required to honour these requirements. For instance, when the original plans for North Court were submitted by Millgate Homes, the plans had to substantively fit onto the footprint of the previous property and to be in keeping with the original property. Further to The Lodge development on the site in c2015 this also had planning requirements to ensure the build was in keeping with the style of other properties. A new eco house, as proposed, we believe will not be in line with this principle.

3) There are no suitable amenities retail/services/amenities within walking distance. There is no lit footpath via Jubilee Road to California crossroads where a pharmacy, doctors' surgery and co-op is located. Whilst Finchampstead village is nearby, there is a recreation ground, a pub, the Church and cricket pitch. None of these village facilities support occupants to fulfil their daily living requirements. We understand local transport infrastructure is negligible with only 2 bus services: to Farnborough College within the school term once per day and the Route 145 bus service between Three Mile Cross and Winnersh once per week on Tuesdays.

4) We are concerned that the proposed new build proposal will also create a traffic impact including, significant demand on the existing small driveway, which in current times will not just be used for egress of residents but also a range of service and delivery vehicles coming and going. To add another home impacts on the existing limited resource.