

Objection to planning application 251310

To Whom it May Concern,

I am writing to object to the planning application concerning development in Blackcroft Farm.

I strongly oppose this application for the following planning-related reasons:

Firstly, the site address on the planning application is incorrectly named as Arborfield and the local parish is Swallowfield, not Finchampstead.

Impact on Character of the Countryside -

The proposed development is completely inappropriate for the rural setting and would significantly alter the character of the small countryside hamlet (Farley Hill). It introduces a scale and density of development inconsistent with the existing settlement pattern, which is an area of special character and sensitive environmental area.

Unsustainable Location -

The hamlet lacks infrastructure such as public transport, shops, schools, and healthcare facilities. Any new development would increase reliance on cars and therefore increased emissions and noise pollution, contrary to sustainable development principles outlined in national and local planning policy.

Impact on Wildlife and Natural Environment -

The site is near ancient woodland - home to protected species. Development would harm local biodiversity, disrupt habitats, and threaten protected species, contrary to the NPPF (National Planning Policy Framework) and local environmental policies. The impact would be irreparable.

Inadequate Infrastructure and Services -

The existing road network is narrow and unsuitable for increased traffic. There is no pedestrian access or lighting, raising safety concerns. Additionally, there may be insufficient drainage or sewage capacity to accommodate additional dwellings.

Conflict with Local Plan/Neighbourhood Plan -

The proposed development is not within the settlement boundary and conflicts with the adopted Local Plan/Neighbourhood Plan which seeks to protect the rural nature and heritage of the area.

I respectfully and strongly urge the planning authority to refuse this application in the interest of preserving the character, sustainability, and integrity of Farley Hill.

Regards,

Harriet McBurnie