

PLANNING REF : 241567
PROPERTY ADDRESS : Flint Lodge Heath Ride
:
: RG40 3QN
SUBMITTED BY : Mrs Katy Lethbridge
DATE SUBMITTED : 23/07/2024

COMMENTS:

This greenfield development between Finchampstead and Eversley relates to several material planning considerations:

The new development would overlook existing houses in Woodmoor, Longwater Road and Lower Sandhurst Road resulting in loss of privacy. Given the development sits to the South of these existing houses, there is also a danger of loss of light or overshadowing. Longwater Road is already a busy highway, subject to frequent speeding due to the speed limit transitions and downhill nature of the road towards Eversley. The new access road and additional traffic to and from the new houses will impact road safety in the area.

This additional traffic and housing will also have a noise impact on the local area.

While not a conservation area, the land either side of the lower end of Longwater Road is renowned for its significant wildlife habitat. The building works and planned development would inevitably have a detrimental impact on this.

The density of buildings and increased village population will also inevitably impact local amenities and utilities. The local sewage works already struggles, Finchampstead surgery has already suffered from the lack of the planned medical centre at the Arborfield development, and local schools are in danger of being oversubscribed.

Whilst the new Government's overarching policy is to increase house building, brownfield sites are preferable to destroying open green land that separates residential areas, provides wildlife corridors and promotes wellbeing of residents. This sort of greenfield site is the laziest development option with the most destructive effect. It would also be a dangerous precedent for eventual development along the length of Longwater Road, joining the 2 villages of Finchampstead and Eversley, and destroying their semi-rural and distinctive characters.