

PLANNING REF : 241567
PROPERTY ADDRESS : Chapelwood
: Church Road, Sunningdale, Berkshire
: SL5 0NJ
SUBMITTED BY : Ms Stephanie Charbine
DATE SUBMITTED : 23/07/2024

COMMENTS:

I strongly object to this proposed development for the following reasons:

Unsustainable Site: Developing this site would compel residents to rely entirely on cars for all services due to the absence of essential amenities. The village lacks shops, a doctor's surgery, and places of employment. The NHS primary care network responsible for Arborfield, Swallowfield, and Finchampstead has already stated it is operating at full capacity, leaving no room for additional residents.

Lack of Public Transport Access: The site is inaccessible via public transport as there are no bus services within the village. The nearest railway station is 3 miles away and reachable only by car. There are no cycle paths or pedestrian walkways leading to the site, meaning residents would be entirely dependent on cars.

Character of the Area: Existing development along this road comprises two-storey and single-storey houses set back with natural gardens. The transition to single-storey buildings as the settlement merges into the countryside would be disrupted by a modern two-storey estate, fundamentally altering the character of the area and causing significant harm.

Countryside Location: This site lies in the countryside and outside the settlement boundary as defined by the Wokingham Borough Council local plan.

Non-Compliance with Local Policies: The proposed development does not align with policies CP1, CP3, CP4, CP6, or CP9 of the Wokingham local plan, nor does it comply with the Finchampstead Neighbourhood Development Plan.

Inappropriate Housing Density: The proposed density of housing is much higher than that of surrounding properties, which are appropriate for the center of a settlement. This discrepancy would make the development appear out of place and cause substantial harm to the area.

Nature Reserve Buffer: The land south of the site is designated to become a large nature reserve. The current application site serves as a crucial buffer between this reserve and the housing at Woodmoor.

Urbanizing Effect of Street Lighting: Given the high density of the proposed development, it is likely that street lighting will be necessary. This would urbanize the area and negatively impact the wildlife in the adjacent nature reserve.

Sufficient Affordable Housing Elsewhere: With the redevelopment of Gorse Ride and 35% affordable housing at the Arborfield SDL, Finchampstead already has a substantial amount of social/affordable housing in more sustainable locations.