

PLANNING REF : 241567
PROPERTY ADDRESS : 5 Sheridan Grange
: Ascot Broomhall Lane
: SL5 0BX
SUBMITTED BY : Miss Bianca Luxton
DATE SUBMITTED : 23/07/2024

COMMENTS:

1. The site is unsustainable. Approving housing development on this site would see any potential residents being forced to use a car for all services. There are no shops within the village. There is no doctors surgery. There are no places of employment. The nhs primary care network responsible for arborfield, swallowfield and finchampstead stated in a recent application that it is at full capacity. There is no room for any further residents.
2. The site cannot be accessed by public transport. There are no bus services in the village. The nearest railway station is 3 miles away and can only be accessed by car. There are no cycleways or footpaths to the site. Any resident would have to access the site by car.
3. Development on this road consists of 2 storey and single storey properties set back from the road with nature gardens. Towards the site the buildings are single storey as the settlement blends slowly into the countryside. Adding a modern 2 storey estate to this road would completely change the character of the road and would do real harm to the area
4. This site is in the countryside and outside the settlement boundary according to the wbc local plan
- 5.This site does not comply with policies cp1, cp3, cp4, cp6 or cp9 of the Wokingham local plan or the Finchampstead Neighbourhood Development plan
- 6.This site consists of a much higher housing density than any of the neighbouring housing which is suited to the centre of a settlement. It will look out of place and do real harm to the area
- 7.The land immediately to the south of the site is to become a large new nature reserve and the application site (field) currently provides a useful buffer between the reserve and the housing at Woodmoor.
8. Due to the density of the proposed development it is likely that that unlike the rest of the village, street lighting would be proposed, which would also have an urbanising effect and be to the detriment of wildlife on the adjoining nature reserve.
9. With the redevelopment of Gorse Ride and 35% affordable housing at the Arborfield SDL, Finchampstead will have a significant number of social/affordable houses and they would all be located in much more sustainable locations.