

PLANNING REF : 242011
PROPERTY ADDRESS : Warren Lane
: Finchampstead, Berkshire
: RG40 4HR
SUBMITTED BY : Ms L Blackwood
DATE SUBMITTED : 16/09/2024

COMMENTS:

The land was purchased in a prospective capacity to development despite the countryside designation - if development had been deemed possible there were many who would have purchased the parcel of land, however the council mitigate such risk to buyers via the provision at all times of land searches which are self-explanatory to any.

The parcel of land sits amongst farmland and is a greenfield area, not suitable to development, nor is it within the local development plan.

Its siting is very obviously adjacent to a dementia care home - a place that should be tranquil and peaceful to the residents - and not a piece of land a person might buy if with a view to development which would naturally cause noise alongside the care home garden perimeter. The wildlife in the area would also be negatively affected, indeed in a nearby parcel of land a previous owner erected 6' panel fencing enclosure with no care toward the adjacent woodland wildlife and despite post & rail originally in situ, being the traditional in a countryside setting.

There are TPOs on the trees on the boundary-line which would be put at risk whether by concrete or regular vehicular movements, heavy vehicles impact root-bases and cause the decline of the trees whether sudden or longer term, the trees will be negatively affected by any comings and goings in this regard or any developmental use ongoing. To safeguard the trees, there should be no development under the tree canopy or within a certain distance of the outer edges of the canopy, nor any vehicular movement, particularly heavier vehicles such as vans. This necessary restriction would leave very little remaining area in the parcel of land for such proposed vehicular movement. Despite this the Site Plan shows gravel ingress alongside and beneath the canopy. It would stand to reason for safety aspects of users of the Finchampstead Road, the speed-limit and bend in the road, that access would be in that area but it would cause damage to the TPO section which is illegal. The development is inappropriate, it is damaging to the natural environment, this is a green site; grass, trees, scrub of great benefit to nature, and sits within 5km of numerous SSSIs. There are always brownfield sites in the borough as well as small sites available for development rather than looking to negatively impact the countryside.

There would be risk of further development 'spread' if such development went ahead, whether by outbuildings later deemed necessary for any form of residential requirement or an increase in vehicles etc, with natural habitat being further removed. Once development has taken place, an area is rarely restored to its natural state and this parcel of land is not suitable to development. Thank you