

PLANNING REF : 241933
PROPERTY ADDRESS : 3 Sutton Cottages
: Easthampstead Road, Wokingham, Berkshire
: RG40 3BW
SUBMITTED BY : Mr And Mrs Christopher and Helen Frewer
DATE SUBMITTED : 02/11/2024

COMMENTS:

RE: RESPONSE TO PLANNING APPLICATION 241933 - RESIDENT COMMENTS

Dear Sir/Madam,

As residents of Byway BW WOKI 30 (Holme Green Lane) which bisects the proposed site for urban expansion of the South Wokingham Strategic Development Location (SWSDL), we will be directly impacted by the planning application (241933) from Lightwood Strategic / Nicholas King Homes for the South Wokingham SDL Extension

We recognise the demand for additional housing, are not opposed in-principle to appropriate development however we wish to raise our concerns regarding the significant impact of the plans, both on the area as a whole and on the residents of BW WOKI 30 as the application as it stands has a significant impact.

We wish to ensure that the stated objectives of the WLDC strategy for Holme Green, "to enhance the existing character" and the recommendation that "the open views and appearance of settlements being integrated within the rural landscape context should be conserved and enhanced" are followed. This requires the nature, history, and character of the existing landscape, including the disposition of all existing dwellings is retained; the amenity to current residents is preserved; and any impact to us as inhabitants is minimised.

As stated above the current application comes at significant impact: development on open countryside, green fields and agricultural land; a considerable extension of the southern perimeter of Wokingham residential development; the bisection of a historic byway; and routing of a major new access road directly behind existing properties. The nature and character of the landscape will be detrimentally affected; significantly more traffic, noise and light pollution will be introduced; and local wildlife and residents' amenity will be negatively impacted. Further, the proposed development includes an area at risk of surface water flooding. We therefore object to the plan (241933) as published and seek revision of the proposal based on scale and design.

We object to:

Secondary vehicular access road: The plan includes a road very close to the south of our properties which would have a junction onto Easthampstead Road just below the blind corner. This will become a rat run for both local school traffic, delivery drivers and HGV traffic from the local farms, and therefore increase the number of serious accidents in the area. Even when Easthampstead Road was closed recently at the Heathlands Road junction there were serious road

safety issues at the entrance to the byway.

Housing to the immediate south of our property : We strongly object to the proposal to put new housing on the land in the current paddocks to the immediate south of our properties: the impact on us in terms of total change of character, loss of privacy and increased noise is colossal and yet we do not appear to have been considered at all. The Wokingham District Landscape Character Assessment (WDLCA) states that the required landscape strategy within the Holme Green Pastoral Lowland (N1) is: " to improve the character of the area through management and enhancements to the condition of the open pastoral farmland and the 'rustic' appearance of this area whilst allowing change to occur that would complement and reinforce the existing character". This proposal does not achieve this requirement.

Allotments at the bottom of our garden will take away all privacy and does not seem in accordance with even the stated objectives of the developers "green edges" plan, to give all residents a view over green open space. This plan combined with the road and housing will remove our view over green open space. (The original WDC plan proposed to put a screen of trees along our boundary, which would have removed light, given that our garden is south facing, as well as loss of views over open green space).

Removal of rear access to our property: There has been access to the rear of our property through a garden gate since before we purchased the property in 1988 for maintenance activities requiring large equipment (eg scaffolding to maintain gutters, or tree surgery on the willow). There is no side access to the rear of our property from the front of the house.

Impact on our septic waste drainage. Currently our septic tank drains onto land described in the Lightwood Strategic/Nicholas King Homes as allotments, and on down the slope of the field. We have right of access to the tank and its surrounding area as stated in the deeds of our property.

Our proposed amendments to the planning application 241933 are detailed below:

To designate the land to the immediate south of our properties, boundaried by the current hedgerow to the east and the Emm Brook to the south, as SANG.

To place the proposed allotments if required, alongside others on the plan, by Hambridge Farm where there will be no impact to any current residents.

To remove any secondary road away from the currently highlighted "approach with caution" section which is already the site of numerous accidents.

To preserve and enhance the characteristics of the area in accordance with the strategy published in the WDLCA.

To take into account the impact of the plans, as stated above, on existing residents of the Byway, while achieving the required housing growth targets in a manner that benefits both current and future residents.

These suggested amendments are also set out clearly, with maps, in the correspondence sent to you by Captain Shaves, (RN) & Dr Shaves of 4 Sutton Cottages.

Yours sincerely

Christopher, Helen and Frederick Frewer