

PLANNING REF : 241567
PROPERTY ADDRESS : 12 Woodmoor
:
: RG40 3TT
SUBMITTED BY : Mr Paul Logan
DATE SUBMITTED : 31/07/2024

COMMENTS:

The character of the development is completely different from the rest of the village. There is nowhere in the local area with this density of housing and types indicated in the plans thus changing the character of the area. The site is outside the settlement boundary and is not in line with policies cp1, cp3, cp4, cp6 or cp9 of the Wokingham Local Plan (WLP) or Finchampstead Neighbourhood Development Plan (FNDP).

The site currently provides a buffer zone between housing and the Conservation Area to the south as recommended in Sir John Lawton's report "Making Space for Nature" this would be lost if the development goes ahead. Plenty of wildlife are using the area including: foxes, deer, badgers, barn owls and bats. Light pollution from the proposed street light would be particularly significant for the bats which are regularly seen in Woodmoor, which does not have street lighting. The exit from the development on to Longwater Road would be an issue as this is at the transition from 60mph to 30 mph. The 30 mph limit is not well respected as evidenced by the regular Police speed trap deployment. The importance of the sight lines is also evidenced by the recent addition of double yellow lines either side of the exit from Woodmoor onto Longwater road which is well in the 30mph zone.

Although the site is in a low risk flood area there are high risk flood zones from surface water flooding and river flooding to the immediate south - the use of the ditches to the south to take water from the SUDs is likely to exacerbate this. Also the current flood mapping will need updating as the hydrological regime of the land to the south is likely to be total changed following the gravel extraction and reinstatement to wet woodland. With climate change we are experiencing more issues with surface water flooding and the new flood routes are probably not established.

There appears to be no comment from Thames Water that the local Sewage Treatment Work has adequate capacity to take the additional discharge of sewage from the development and the land around the STW is now

regularly flooded. The River Blackwater which receives the STW discharge is unable to reach "Good Status" and only has an River Basin Planning objective of "Moderate" status - the reasons for not achieving good given in the river basin plan are due amongst other reasons sewage discharges and excess phosphates. This can only be exacerbated by additional pressure on the local STW.

The site is unsustainable, public transport is almost none existent or very difficult to access from the site - cars would be needed for almost all journey. To exit the village to the north to access shops, pharmacy, doctors surgeries there are places where there are no pavements to allow pedestrian access and there are no cycle paths either. It is a similar problem to the south were again on the Eversley road there are areas without pavement. Even by car to exit the village to the north requires negotiation of a difficult junction and choke point on the B3348 Jubilee Road. There are limited places in the local primary school and secondary schools are accessed only by bus or car journeys. The "village shop" at the

Greyhound has a very limited esoteric stock at prices not suitable to provide basic requirement on a regular basis.

The footpath to the north of the site now has a pleasant open aspect to the south looking toward the conservation area and the river, if the development goes ahead it will become an urban corridor between to housing estates, there will also be visual impact to the footpaths to the south along the river particularly in the winter when deciduous trees surrounding the development have lost their leaves. Elsewhere in the Borough there are large agreed developments which will provide the type of housing stock proposed in this development in much more suitable locations and they are already adding to the amount of traffic in the village..