

PLANNING REF : 241567
PROPERTY ADDRESS : 12c Little Fryth
: Finchampstead, Berkshire
: RG40 3RN
SUBMITTED BY : Charles Margetts
DATE SUBMITTED : 08/07/2024

COMMENTS:

I would like to object to this application

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.

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. The local nhs primary care network is full and has no more capacity

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

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

I know the council has no local plan and cannot demonstrate 5 year land supply. However even with the tilted balance this application would do real harm to the area and should be rejected

There are many better more sustainable site where houses can be built in the borough.

I would ask that you reject this application