

PLANNING REF : 241567  
PROPERTY ADDRESS : Oak Lodge  
: Oak Lodge Longwater Lane, Finchampstead, Berks  
: RG40 4NR  
SUBMITTED BY : Mrs Karen Talbot  
DATE SUBMITTED : 28/07/2024

COMMENTS:

WDC APPLICATION 241567

I am writing to give my personal rationale as to why I am against the planning application 241567:

- As a resident for 8 years I have exercised my dogs along the Blackwater River & noticed how flooded the path adjacent to the river has been impassable for many weeks during the winter months. Even today in the summer (28.07.2024) the path has not fully dried out. This is a cause for concern as the gravel extraction by CEMEX has undoubtedly lowered the water table. Additional housing will reduce further the natural ability of the land to absorb water & potential increase the risk of flooding.

- I notice many birdwatchers visit the lakes now given over by CEMEX following gravel extraction. Wildlife has finally the opportunity to resettlement in the reserve. 40 new houses will no doubt impact this wildlife due to an unnatural habitat, increase noise & street lighting that is proposed.

- One evening walk I heard owls hooting although I can't evidence this, I am concerned that due diligence has not been carried out to protect these birds if the build was to go ahead.

- I have observed sewage leaking from the sewage plant into the Blackwater River that is adjacent to the proposed development. It is no doubt not fit for purpose to take on any additional capacity

- The current bridle way will be narrowed & so distracting from the current landscape plus making it uneasy for dog walkers, the elderly & children

- The field outlined for development provides a buffer between Eversley & Finchampstead & any development will impact birds & species. The site to the south is owned by CEMEX & now a nature reserve. Should

they wish to sell it this may no longer be possible - the area is at risk as associations such as RSPB may deem it futile as to protect birds is unlikely if the neighbouring area is developed for housing. Birds potentially are likely to leave the area. Therefore no option will exist to encourage rare birds such as bitterns to settle. It is an area of peace & tranquillity for all to enjoy that has been given back to nature that should not be taken away again

- The footprint on the environment does not provide a sustainable solution:

o Journeys will have to be made by car

o There are no bus services in the village

o No cycle lanes

o No footpaths to the site

o Cars do not heed the 30 mile limit on Longwater Road exacerbated by the speed limit transitioning to 60 mph making any junction dangerous o Additional car journeys in the village will increase the flow of traffic causing traffic jams as cars attempt to circumvent parked cars during school drop off & pick up times. The village road is narrow & therefore a risk to the children attending the school

o No additional services will be offered on the new site. The closest supermarket is Waitrose in Eversley or the COOP in Finchampstead town. The Greyhound pub sells a few provisions but

these are exorbitant in price. All requiring car journeys.

- o Car journeys will be needed to visit the GP surgery, primary, junior & secondary schools. The NHS Primary Care network responsible for Finchampstead quoted in another application that it is full.
- o The sheer density of the housing is out of character to the current village housing, Burnmoor Meadow & adjacent neighbouring properties

- The site does not conform to the local WDC plan policies: cp1, cp3, cp4, cp6 & cp9
- Affordable housing has been developed in Gorse Ride, Arborfield & Finchampstead which are far more appropriate sustainable locations without causing such a clear blot on the landscape.