

PLANNING REF : 242011
PROPERTY ADDRESS : Daruma
: Warren Lane
: RG404HR
SUBMITTED BY : Mr Patrick Brice
DATE SUBMITTED : 22/09/2024

COMMENTS:

I wish to object to this planning application. My overriding reason for objecting is that approval of this application would entirely contravene the Finchampstead Neighbourhood Development Plan (FNDP), voted for by local residents. The FNDP has a dedicated section for Gypsy and Traveller provision, and this application would significantly add to that agreed provision. Finchampstead already has 17% of the entire borough's provision, which is the highest of any ward in WBC, and further pitches have subsequently been approved on Nine Mile Ride, raising the total to a wholly disproportionate 13 sites and 25 pitches.

Aside from this core issue, the proposed site is directly next to Finchampstead Road and Warren Lane (a bridleway). The proposed entrance from Finchampstead Road is on a significant bend, creating safety risks for road users, which includes school traffic, agricultural traffic, and horse riders. The proposed entrance on Warren Lane is directly next to Warren Lodge Care Home, which needs 24hr access for ambulances, doctors, staff, and visitors. The lane is narrow, and adding more traffic from the new entrance could block essential services. This entrance is also used by other Warren Lane property owners for refuse and emergency services, so increasing vehicle traffic for four pitches could disrupt those services for everyone.

There will also be substantial disturbance to residents of Warren Lodge, with increased and unpredictable noise from the site and a materially worse view due to the removal of trees, hedges, and shrubs. This is a rural area, which is simply unsuitable for a development of this nature. The application states that the site would be hidden from view, but the scale of the development would make this impossible and result in a site which is not in keeping with the expanse of countryside & woodland in this location.

Finally, the site is pure 'greenfield', rather than 'brownfield' which would be far more suitable for a development of this type. It is extremely close to several important nature areas, and the proposed application could harm the local environment, which is part of the nature corridor connecting these sites, including:

- multiple Sites of Special Scientific Interest (SSSIs), including Longmoor Bog, which requires consultation with Natural England for any planning applications in the area. This isn't mentioned in the application.
- several Local Nature Reserves (LNRs)
- the Thames Basin Heath Special Protection Area (SPA), with the nearest part just 3.7 km away. This area is crucial for breeding rare bird species, native reptiles, and rare butterfly

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