

PLANNING REF : 242654
PROPERTY ADDRESS : 21 Flamingo Close
:
: RG41 3SJ
SUBMITTED BY : Mr Chair Friends of Fox Hill
DATE SUBMITTED : 24/11/2024

COMMENTS:

Friends of Fox Hill strongly object to this application on the following grounds:

I quote from Wokingham Borough Council's refusal of application 231990 for this site:

"The proposed development would have a detrimental impact on the character and appearance of the area and countryside by reason of the creation of a new two way 5m carriageway into an open field already served by a functional access, and that fails to link into the permitted turning and parking area associated with the existing access to the equestrian and agricultural use. The increase in hard surfacing & engineering works further away from the existing building & access and loss of vegetation would detrimentally impact the Green Route of Barkham Road, result in a harmful encroachment of development away from existing buildings/development and erode the rural gap between Barkham and Wokingham. The development is contrary to policy CP1, CP3 and CP11 of the Core Strategy, CC01, CC03 and TB21 of the MDD Local Plan, the council's Character Landscape Assessment and Section 12 and 15 of the NPPF."

WBC have also refused applications 241556 and 232641 for this site.

While the applicant has reduced the changes to the existing public house they persist in tacking on an unnecessary and detrimental access road. This is a blatant attempt to pave the way for a revised application for housing on the land behind and is in no way "associated changes" since it provides no benefit to the hotel part of the application. It should only be considered as part of a future application for the site that it is obviously designed to give access to.

The proposed access road is reason enough to reject this application. - It is overdevelopment of the site and brings no benefit to the declared purpose of the application.
- It involves loss of green space while failing to provide additional parking spaces.
- It again moves the access point on Barkham Road, creating a dangerous blind spot to the West