

PLANNING REF : 241567
PROPERTY ADDRESS : 12 Woodmoor
: Finchampstead, Berks
: RG40 3TT
SUBMITTED BY : Mr Paul Logan
DATE SUBMITTED : 23/12/2024

COMMENTS:

Despite the numerous objections to the original plans for development the amended plans still do not take into account my original reasons for objecting

The character of the development is completely different from the
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
onservation Area to the south as recommended in Sir John Lawton's,
deer, badgers, barn owls and bats. Light
pollution from the proposed street light would be particularly

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
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 newve 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 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 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 on
a regular basis.ervation area and the river, if he
development goes ahead it will become an urban corridor
between tootpaths 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 wh
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