

PLANNING REF : 242011
PROPERTY ADDRESS : Church Lane
: Finchampstead
: RG40 4LU
SUBMITTED BY : G Jones
DATE SUBMITTED : 18/09/2024

COMMENTS:

I would like to register my objection to this application for the following reasons. The Finchampstead Neighbourhood Development Plan (FNDP), overwhelmingly supported by local residents who responded, identified certain principles including that development "should maintain the separation of settlements and complement the characteristics of the landscape." This proposal does neither. The proposed development land is designated as greenfield, i.e. defined as 'Countryside' in the FNDP and by WBC. The proposed development is outside settlement designated as Development Areas (WBC). Neither is it adjacent to existing settlement, being approx. 200m from current development, therefore represents ribbon development along the B3016 impacting on the separate identities of the established settlements in North and South Finchampstead. The proposed access to the B3016 would create additional hazards for traffic given its proximity to the

Warren Lane junction. The proposed development risks reducing the amenity and quiet enjoyment of residents at Warren Lodge Care Home, a facility providing care for older community residents. The proposed development would be visible from the Finchampstead Road, Warren Lane, local footpaths and Warren Lane Country Park, a Designated Local Green Space. The site also includes a number of mature indigenous trees, some covered by TPOs. These trees all add to the rural nature of the location, enhance the landscape and add to the differentiation between land defined as 'Countryside' & 'Development Area'. The FNDP also refers to Gypsy and Traveller provision. WBC identified Finchampstead as providing 17% of the total borough provision in 2017 (the largest in Wokingham Borough at that time, 12 sites with a total of 21 pitches). In 2020 WBC proposed a further two sites in Finchampstead (a further 9 pitches, FNDP) and the FNDP introduced Policy AHD3. Is the additional provision proposed by this application necessary?