

PLANNING REF : 241567
PROPERTY ADDRESS : 9 Martingale Grove
: Arborfield
: RG29HD
SUBMITTED BY : Mrs Amy Chalfont
DATE SUBMITTED : 25/07/2024

COMMENTS:

I object to the proposed development for a number of fundamental reasons:

The development lies outside of the accepted settlement boundary of Finchampstead. The proposed site would further reduce the buffer zone between Eversley and Finchampstead.

Indeed when the site was put forward as SHLAA land, the council determined that. 'The site is located adjacent to the village of Finchampstead. Development would fail to achieve a satisfactory relationship to the existing settlement, greatly expanding the built-up area of the village. The site is also more strongly related to the open countryside.' Nothing has changed that should make the council adopt a different view.

The site was not included in the Finchampstead Neighbourhood Plan which was approved by the local residents and adopted by the Borough Council last year.

The site is immediately adjacent to the Moor Green Lakes Nature Reserve - making the site totally out of place and putting risk on the very habitats and wildlife it is there to encourage and protect. Protected Barn Owls are often seen hunting in the field.

Transport links to the proposed site are suboptimal with only a once a week bus service running. The proposed site is also located at a speed transition point and so would currently be unsafe as an entrance both during potential construction for large vehicles turning as well as upon completion.

Village facilities within Finchampstead have been lost in recent years including a post office and petrol station and so all homes would require road transport, further increasing traffic in the area.

Local services such as nurseries, schools (both primary and secondary) and GP services are at or close to capacity, additional residents in the area would only increase pressure on these.

The local sewerage treatment plant is already overwhelmed with the current number of properties that are connected to it. This development will cause unarguable increased pressure on the sewage system which needs to be addressed prior to the approval of sites which have no accepted principle of development.

The council when evaluating the SHLAA site considered that if the site became developable it should be capable of delivering 34 homes. The proposals are for 40 dwellings in an unnecessarily high density. Furthermore whilst there is an accepted need for affordable housing, facilitating such a predominantly affordable scheme (70% is indicated to be affordable - only 30% private sale) is excessive.

Affordable

dwelling should be spread through a parish and schemes focusing on affordable dwellings as a means to obtain planning on constrained sites (in other words to try and appease and appeal the planners) should be avoided.

The layout of the site has clearly been designed to facilitate future development off the proposed adoptable turnhead to the far East of the site. To prevent future development which would encroach further onto the Nature reserve, any proposed development should be proven to be enclosed in its design whether with tree planting, walkways around the boundary of the site or a redesign of the road layout to prevent future phased plans from being submitted and approved.