

PLANNING REF : 241567
PROPERTY ADDRESS : 5 Blackwater View
: Wokingham, Berkshire
: RG40 3TF
SUBMITTED BY : Ms Claire Munro
DATE SUBMITTED : 29/12/2024

COMMENTS:

I wish to add my objection to this development for multiple reasons. Whether this is a development of 40 houses or 38, it is still 38 too many. This is a rural area, with poor infrastructure and few local amenities to support such a large development. There are no shops within walking distance and few local buses. Thirty-eight houses would suddenly grow the population of this small village by more than 120 people with likely 100 plus cars, emptying out onto a small B

road. The closest station at Crowthorne has only a small carpark and the suggestion that new inhabitants could use the Lower Sandhurst Road to walk or cycle to the station instead of using a car, is not only unrealistic but actually dangerous, given this is a narrow single track road, which is frequently used by articulated lorries accessing the fruit farm, delivery vehicles, tractors, and horse boxes, with no footpath, it is not safe for a higher number of pedestrians or cyclists.

The additional houses, cars and people would also be extremely damaging to the countryside environment. The land lies adjacent to the river and lakes, where there is much local wildlife - I often see deer in the field on which the development is proposed, as well as barn owls. The noise from such a large amount of construction and the pollution the development would result in would have a hugely detrimental impact on the local wildlife.

As well as my concerns about the impact on the roads and environment, I also believe the site to be unsuitable given the possibility of flooding. We are experiencing higher rainfalls now during the winters and the Long river often floods onto Longwater Road, the Lower Sandhurst Road also has issues with flooding, which makes access difficult at times.

I would also like to note that this development is not part of the Councils approved local plan, which was put into place and agreed based on building the necessary number of houses in places across the borough where the infrastructure could be put into place to support such development. To allow the building of yet more houses, but in a location that is far from suitable, would be deviating from the plan and constitute unnecessary additional development.