

PLANNING REF : 241567
PROPERTY ADDRESS : 9
: 9 Corfield Close, Finchampstead, Berkshire
: RG40 4PA
SUBMITTED BY : Mr SIMON ROWE
DATE SUBMITTED : 26/07/2024

COMMENTS:

I would like to voice my objection to the planning proposal to build 40 new houses alongside Longwater Road in Finchampstead. My reasons for objecting to the proposed development are:

The proposed development would, in my opinion significantly and irrevocably change the character of the village - building this number of houses OUTSIDE of the current village boundary would be a huge expansion of the relatively small village centre here urbanising one of the more significant boundaries of it - if the development were to have streetlights this would further alter the character and have a very adverse affect on the wildlife here (for example the badger set within the proposed area) - the removal of the hedgerow alongside the existing houses has already noticeably reduced the diversity of insects and birds when walking down the footpath there.

This doesn't seem like a sustainable place to build a new large housing estate - the developers mention that there is a shop within walking distance in the village, "Goswell and Birds", however this shop focuses on local artisanal produce (mainly bread, steak, perfume and Gin) and a loaf of bread can cost 4, and so its not somewhere you can actually do a useful daily or weekly shop. There are shops at California Crossroads and in Yateley, however there is no safe walking or cycling route to either of these (the road from teh old war-memorial to cricket hill is particularly perilous to cycle down as it is narrow, has no verges or paths and cars come up and down it at above 50MPH - its too narrow and windy for the police to put speed traps on - I have been knocked off a bike down there by a speeding car). Similarly to cycle to walk to Yateley involves a significant distance along a very fast and relatively narrow road . The same argument about lack facilities within walking/safe cycling distance applies to schools too - the local infant school is oversubscribed many years and there are no other infant, primary or secondary schools which don't require a vehicle to get to.

There is effectively no bus provision near the area - one bus a week to wokingham is not actually useful.

Similarly I understand that teh NHS provision south of wokingham is currently full, with new residents to the area having to drive gnificant distances to doctors and dentists out of the immediate area.

The proposed development currently forms a buffer between the village and the nature reserve being built directly to the south of

the area. The developers plans state they would be adding access into this reserve, but as the reserves owner has not yet appointed a manager for the site it seems very unlikely that the developer actually has permission to do this (nor is there any guarantee they would be able to get this).

The nature of the development is different to the rest of the village, it is much higher density and will not blend in well.

Wokingham currently has large developments in the Arborfield SDL, Gorse Ride regeneration and other large-scale developments - these developments would seem to meet Wokinghams need for new and affordable housing and are located in much more sustainable and suitable locations. This is recognised in the Finchampstead and the Wokingham neighbourhood plans, where this land is outside of the areas which were identified as suitable for development.

Yours
Simon Rowe.