

PLANNING REF : 241567
PROPERTY ADDRESS : Blackwater View
:
: RG40 3TF
SUBMITTED BY : Mrs Sharon Hall
DATE SUBMITTED : 12/12/2024

COMMENTS:

The site is unsustainable.

This large development would be adjacent to a wildlife area and further development to the area will have a further damaging impact on the local wildlife and birdlife especially the light which would have an urbanising effect to the detriment of the wildlife in the

area.

Not only would this development concrete over a greenfield site, but it introduces additional traffic and cars to an area which is enjoyed by walkers, cyclists, horse riders and others who enjoy the ryside amenity.

This development would be adjacent to a very busy road and therefore introduces further risk of accidents along an area which is notorious for speeding. The site would create a dangerous junction where the Longwater Road transitions from 30 to 60mph.

This area is on/adjacent to a flood plain of the R Blackwater and v close to the Lakes creating further flood risk for the area as well as the new properties.

There are poor employment opportunities and public transport links locally and so residents would need to rely on private cars for

transportation which is contrary to the Green agenda in spite of the claim that there are amenities within walking and cycling distance but there are no cycleways or footpaths to allow safe access.

The doctors surgery is unable to take further patients and is at

capacity.

This greenfield site development erodes the Green gap between Finchampstead and Eversley and the 2 storey properties would be inappropriate to the character of the area.

Last but by no means least, development here does not comply with

policies cp1, cp3, cp4, cp6 or cp9of the Wokingham Local plan or the Finchampstead Neighbourhood development Plan and is at a far greater density than any of the other neighbouring developments.

Gorse Ride and Arborfield developments provide ample social housing in more sustainable locations.

For all these reasons I object to the development.