

PLANNING REF : 241567
PROPERTY ADDRESS : 33
: School Hill Little Sandhurst, Sandhurst, Berkshire
: GU478LD
SUBMITTED BY : Mr Ian Morrison
DATE SUBMITTED : 15/07/2024

COMMENTS:

The development would have a negative impact on medical services in respect of the residents of Finchampstead. The application does not take into account that the NHS Primary Care Network cannot cope with current demand. The application site does not safely support any reasonable cycling access strategy utilizing cycle paths. There are no major pedestrian routes to Finchampstead Shops and facilities. It is averred that encouragement for additional pedestrian use of the existing narrow footpath should be avoided on safety grounds particularly as access to the primary school requires pedestrians to cross the busy Longwater Road without a Pedestrian crossing or other traffic calming measures. The entrance to/from the development would create a significant risk to road users on the main road where the 30mph limit transitions to 60mph. The applicant is unable to demonstrate any reasonable nearby bus services. It is therefore averred that the applicant has failed to demonstrate a safe strategy to comply with the base planning requirement to reduce car dependence and to promote use of public transport. The distance to Secondary schools exceeds guidelines. The development would be contrary to the current Wokingham Local Plans in respect of protecting countryside outside of defined settlements /areas designated for development. The development would adversely affect the character or function of the land. Overall there would be a harmful impact to the detriment of the landscape character and appearance of the area.