

PLANNING REF : 241567
PROPERTY ADDRESS : 18 Cricket Hill
: Finchampstead, Berkshire
: RG40 3TN
SUBMITTED BY : Mrs Georgina Chalfont
DATE SUBMITTED : 14/12/2024

COMMENTS:

Having reviewed the updated plans, I find that no significant changes have been made to address the concerns regarding the environment, the character of Finchampstead as a village, or the well-being of local residents. Therefore, my original objections remain valid.

In fact, some of the revisions appear to make the plans even less suitable:

- Minimal reduction in housing numbers: Reducing the total number of houses from 40 to 38 is not a meaningful change.
- Increased housing density: The new layout results in more densely packed housing, particularly towards the northern section of the site. This will disproportionately impact properties at 18, 19, and 20 Cricket Hill, increasing both noise and light pollution.
- Housing mix unsuitable for the village: The increase in 2-bedroom houses and reduction of 3-bedroom houses means the development is less aligned with the character of the village and fails to cater to growing families.
- Affordable housing concerns: The slight reduction in affordable housing provision remains insufficient, especially as housing quotas have already been met in Arborfield and Wokingham.
- Premature development: The Wokingham Development Plan, set for approval in early 2025, will address long-term housing needs. Developing this site in Finchampstead ahead of this plan is unnecessary.
- Lack of infrastructure improvements: The revised plans still fail to address the shortage of public transport, local services, and amenities, which are already oversubscribed. The proposed changes to the housing profile are likely to worsen the strain on these facilities.

In conclusion, the revisions offer no meaningful improvements and, in some aspects, exacerbate the negative impacts. I urge you to reject this application.