

PLANNING REF : 241567
PROPERTY ADDRESS : Monks Hall
: Lower Sandhurst Road, Finchampstead, Berkshire
: RG40 3TH
SUBMITTED BY : Miss Megan Ingham
DATE SUBMITTED : 14/12/2024

COMMENTS:

After reviewing the revised plans, I see no significant changes that address the key concerns regarding environmental impact, the character of Finchampstead, or the impact on local residents. My original objections therefore remain unchanged. Moreover, the revisions appear to worsen certain aspects of the proposal:

Insignificant reduction in housing numbers: Reducing the number of houses from 40 to 38 offers no real improvement.

Increased density and local impact: The revised layout increases housing density, particularly in the northern section, which will further impact properties at 18, 19, and 20 Cricket Hill by increasing noise and light pollution.

Inappropriate housing mix: The shift towards more 2-bedroom houses and fewer 3-bedroom houses is not in keeping with the village's character and does not meet the needs of growing families.

Affordable housing provision: The slight reduction in affordable housing remains excessive, particularly as housing quotas have already been met in nearby Arborfield and Wokingham.

Premature development: The Wokingham Development Plan, set for adoption in early 2025, will address housing needs for the future. Development on this site ahead of the plan is unnecessary.

Lack of infrastructure improvements: The plans still fail to address the already overstretched public transport, local services, and amenities. The revised housing mix will only exacerbate this issue.

In summary, the changes are superficial and do not mitigate the negative impacts of this development. I strongly urge you to reject the application.