

PLANNING REF : 241567
PROPERTY ADDRESS : Nanridge
: 19 Cricket Hill, Wokingham, Berkshire
: RG40 3TN
SUBMITTED BY : Ms Karen Woolnough
DATE SUBMITTED : 26/12/2024

COMMENTS:

In addition to my original objection points submitted against the original application, I strongly OBJECT to the revised plan, on the following grounds:

1. to take into the account the adjoining nature reserve, the housing units have been squashed even closer to the north edge of the site, immediately abutting the public footpath. Our single storey bungalow immediately abuts the other side of this footpath, and would be completely overlooked by the tall 2 storey buildings. With existing dwellings already immediately to the left & right (east/west) of us, the only light source to our bungalow is restricted to the south - but the development would block this. We have a right to light, and this would be irrevocably removed by this development. The noise pollution and nighttime streetlighting would also damage our quality of life and harm the peaceful nature of this rural area.
2. The tall, multi-storey buildings along the north edge of the site would also overlook our bedroom and lounge. We have a right to privacy - and this would be irrevocably removed by this development.
3. The proposed site still does not comply with either the Finchampstead Plan or the updated Wokingham Borough plan on multiple grounds, and already listed previously and still relevant
4. The proposal & associated reports identify the thriving population of protected slow worms & other protected reptiles & amphibians. Despite this, the landowner continues to grub out the entire hedgerow to destroy their habitat - surely this is illegal? Ironically, the plans & associated ecological reports state that it is important to maintain this hedgerow.
5. Surface water run-off. The field is situated at the bottom of Cricket Hill, and currently acts as a soakaway for the extensive run-off and springs which characterise this area. Our garden and the neighbours' gardens are currently water-logged for up to 6 months of the year already - this will only get worse once the field is tarmac'd over. All mature surrounding buildings already suffer from movement and subsidence - including our own - this will only get worse with this urban development.
6. The proposers are still using the EA Flood Map which is years out of date for this area. Still no consideration has been made that the lakes originally lying in what is now the nature reserve to the immediate south of the development have recently been filled in, displacing billions of gallons of water. Flood risk can only get worse here.
7. No permission has been sought or granted by the owners of the nature reserve immediately to the south of the proposed site for any of the proposed drainage works.
8. It will be impossible to prevent pollution reaching the adjoining nature reserve & Blackwater River from such a dense development.
9. It is clear from the layout of the proposed development that, should it go ahead, the aim would be to then develop the other half of the field. Such a precedent must therefore not be set by allowing this initial phase.

10. Sufficient numbers of houses are already approved in more suitable sites in the area, including social housing, over-exceeding government quotas for this area. This development is simply not needed in this unsustainable, unsuitable greenfield site.

10. The proposers attempt to spin the new plans, saying they have taken into account all previous objections. This is almost laughable, and all previous objections already listed still stand. As an example, the proposed bus "service" comprises of one bus from Wokingham to Finchampstead Village at 7.30pm in the evening. This is no good for school children, shoppers or commuters. ie a nyone.