

PLANNING REF : 241567
PROPERTY ADDRESS : 19 Woodmoor
: Finchampstead, Berkshire
: RG40 3TT
SUBMITTED BY : Ms Claire Logan
DATE SUBMITTED : 13/07/2024

COMMENTS:

1. Unsustainability of site - all journeys from site would require cars, no surgery in village - another recent application generated an objection from the local NHS Primary Care network due to being at full capacity, no shops, no local employment, no secondary school and only one oversubscribed primary school taking only 120 children. Full capacity also indicated for nearby sewage plant.
2. Around this field all properties are single storey - the 2 storey buildings included would have a significant negative impact on the character of the road.
3. Street lighting will be needed for this density of housing. The nature reserve will be negatively impacted by this, due to no other street lighting being present in other nearby properties.
4. The field is part of a buffer area between Finchampstead and Eversley/Yateley to stop this becoming one large conurbation. There are many valuable species that will be lost. I've seen/heard deer, hobbys, little owls, tawny owls, barn owls, foxes to name but a few - these species all need large open hunting grounds which will be lost.
5. There is no public transport to this site - further impacting the need for all residents to have cars for transport and increasing pollution. No buses in village, nearest train station is 3 miles away, no footpaths or cycle ways = huge increase in car journeys through the village every day.
6. The entrance is situated at the point on Longwater Road where the speed transitions from 30 mph to 60 mph. This is a dangerous site as this area is frequently targeted by police speed trap vans due to drivers continuing to drive at 60mph plus through the 30 mph zone.
7. The WBC Local Plan designates this area as countryside and it is outside the boundary of the settlement. Therefore there is no compliance with Wokingham Local Plan policies: CP1, CP3, CP4, CP6 or CP9. Nor does it comply with the Finchampstead Neighbourhood Plan which has been put in place recently.
8. The density of the housing is also not in keeping with the rest of the area - the negative impact on the environment will be overwhelming.
9. Locally - Arborfield Green, Finchwood Park and Gorse Ride have been densely redeveloped. There is 35% affordable housing at Arborfield Green to meet need in a more sustainable location.