

PLANNING REF : 241567
PROPERTY ADDRESS : Barn End
: 5 Cricket Hill, Finchampstead, Berkshire
: RG40 3TN
SUBMITTED BY : Mr Christopher Baggs
DATE SUBMITTED : 28/07/2024

COMMENTS:

I strongly object to this planning application for the following reasons:-

1. There is already a significant number of affordable/social housing in Finchampstead as a result of the redevelopment of Gorse Ride and the development at Arborfield;
2. The site is in the countryside and outside the settlement boundary as provided in the WBC Local Plan. It does not comply with policies cp1, cp3, cp4, cp6 and cp9 of the Local Plan nor with the recently agreed and adopted Finchampstead Neighbourhood Development Plan;
3. The site forms a buffer between the settlements of Finchampstead and Eversley providing habitat for several protected species which will be lost if the development is allowed to proceed;
4. As street lighting is probably going to be proposed as part of the development, this will have an adverse urbanising effect on the immediate neighbourhood which does not have street lighting and will therefore be detrimental to the wildlife on the adjoining nature reserve;
5. The site is unsustainable. There is no public transport in Finchampstead so cars on the site - expected to be at least 80 in number - will be needed for all journeys. The point of access to and egress from the site will be dangerous as it is on to the main trunk road where cars already travel in excess of 60 mph. Any alternative proposal to make the access to the site from any other adjoining roads would also be impossible as they do not have sufficient capacity;
6. The high housing density of the site is inconsistent with the remainder of the village and in particular with the adjoining housing, which will do real harm to the area;
7. There is no capacity in the sewage plant adjacent to the site and the local doctors' surgery is already at full capacity, a fact which the NHS Primary Care Network for the area has already acknowledged.

I urge you to reject this wholly inappropriate application.