

PLANNING REF : 242011
PROPERTY ADDRESS : Goodwyn
: Goodwyn Warren Lane, Finchampstead
: RG40 4HR
SUBMITTED BY : Ms Sally Hetherington
DATE SUBMITTED : 19/09/2024

COMMENTS:

We object to this planning application due to the following reasons:

- The application is contrary to the FNDP. Finchampstead already has the highest provision of all WBC wards for gypsy and traveller sites, based on the FNDP. This new application sits outside those approved sites and leaves Finchampstead over-burdened vs other WBC wards, currently carrying 17% of the total borough provision, according to latest data available.
- the application focuses on 2 permanent pitches but also includes 2 touring caravan pitches. With those and associated vehicles to any home, this is over-development for a site of its size
- vehicle access points on both finchampstead road and warren lane risk causing hazardous issues to drivers and residents in both locations. The entrance on Finchampstead Road is on a long curve of fast (accelerating and decelerating traffic where access risks interfering with that flow and could risk traffic issues (on an already over-used road) as well as potentially blocking access for ambulance, emergency vehicles, staff and visitors to the home via the Warren Lane entrance. Its a key entrance point for residents of warren lane too and refuse trucks/other services need clear access at all times also, which could be interrupted by a small, overdeveloped site featuring 4 new abodes.
- The proposed site would impact the nature of the location, situated as it is within 5km of several sites of special scientific interest (SSSI). It also falls within the Impact Risk Zone Longmoor Bog SSSI. All planning applications that fall within this impact risk zone are required to consult Natural England to determine the impact of the SSSI. This does not feature in the application.
- It is also very close to an English Heritage site, also protected.
- The application says the site will be hidden from view, but the proposed removal of trees will make it more visible and more audible to all local dwellers

Bearing the above in mind, this application is inappropriate for the purpose of 4 pitches in a ward which has already exceeded its responsibility for gypsy and traveller pitches.