

LAND OFF

LONGWATER ROAD
FINCHAMPSTEAD

Statement of Community Involvement

June 2024

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This Statement of Community Engagement has been prepared by Catesby Estates to support the full planning application for up to 40 new homes on land off Longwater Road, Finchampstead

1. Introduction



LOCATION

The site lies within the administrative area of Wokingham Borough Council and is located in Finchampstead.

The site is in a sustainable location, with a range of facilities within walking distance.

STATEMENT OF COMMUNITY INVOLVEMENT

This Statement of Community Involvement (SCI) sets out the strategy undertaken for consulting the general public on our forthcoming full planning application for the development of up to 40 homes and public open space on land off Longwater Road, Finchampstead

In accordance with Wokingham Borough Council's published Statement of Community Involvement (SCI), this document demonstrates how we have actively informed and involved the local community about our plans.

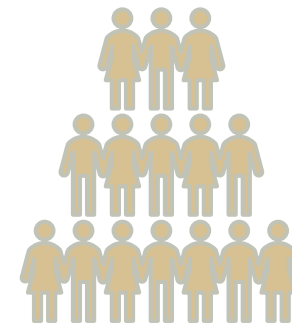
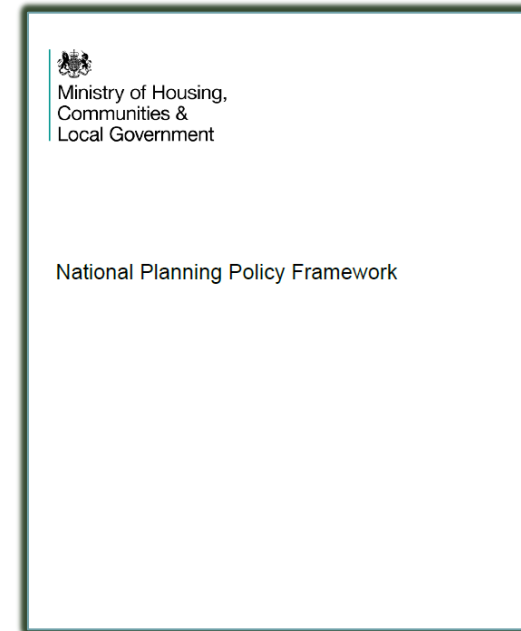
2. National Planning Context

Community involvement is a key point within the National Planning Policy Framework (NPPF) noted as:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.”

“Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

We interact with local communities as soon as possible within the planning process, working closely with planning officials and Councils, striving for excellence in communication to inform and consult with all parties at each stage of the process.



3. Local Guidance

WOKINGHAM BOROUGH COUNCIL

Wokingham Borough Council adopted its current Statement of Community Involvement (SCI) in 2024.

It applies to both the preparation of local planning policy documents and to planning applications.

Section 7 of the Council's SCI contains guidance on what is expected of applicants by way of consultation and engagement for major planning applications.

Statement of Community Involvement

March 2024



4. Community Consultation

This section of the Statement of Community Involvement (SCI) sets out the public consultation undertaken in connection with our proposals.

Our proactive approach has included:

- Public consultation leaflets were sent via post Thursday 23rd May 2024 to 212 homes and businesses in close proximity to the site and most likely to be aware of the site and have an interest in its potential development. The leaflet contained details of the consultation event and a link to the consultation website- see [appendix A](#).
- Copies of the consultation leaflet were provided to the Ward Cllrs (Finchampstead Ward) and Finchampstead Parish Council (Wednesday 22nd May 2024) for use on their own social media channels/websites to inform local stakeholders further.
- A notice detailing the public consultation was run on Thursday 30th May 2024 in Wokingham Today- see [appendix B](#)

Consultation website

The purpose of the consultation website (www.catesby-finchampstead.co.uk- see [appendix C](#)) was to explain our proposals and also allow interested parties to submit feedback. The website contained plans and a wide range of information about the proposals including links to third party useful resources on topics relating to highway and ecology matters and such like.

Feedback

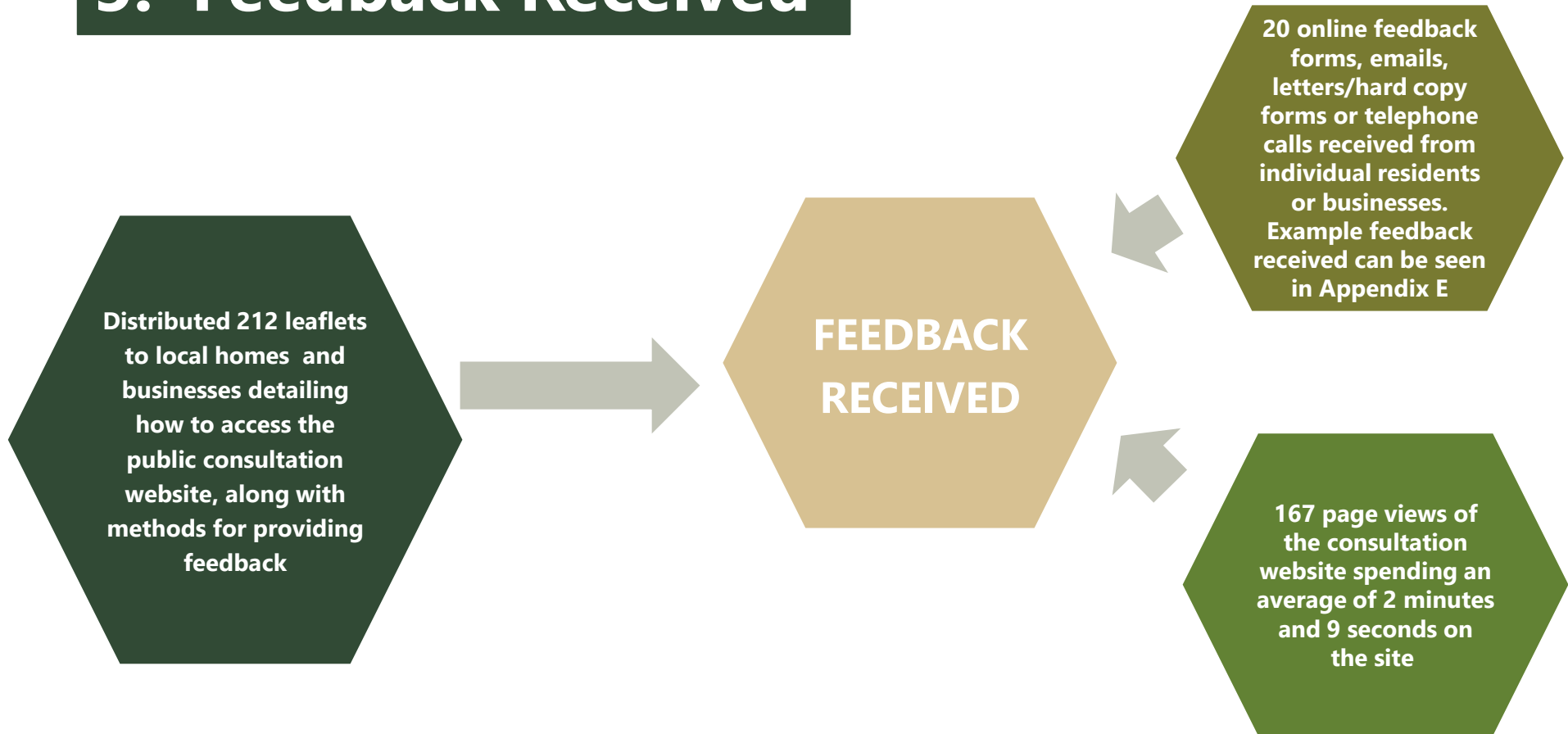
Four methods to provide feedback were available (telephone, email, online feedback form or freepost), encouraging members of the public to get in touch if they had any further questions or wished to discuss the proposals in more detail - see [appendix D](#). Deadline for receiving feedback was the Sunday 9th June 2024.

Ongoing dialogue and updates

Regular email correspondence with representatives from Wokingham Borough Council and the Parish Council will continue as part of our ongoing commitment to community engagement.

Following analysis of the feedback received the website will be updated and will continue to be updated as our proposals for the site progress.

5. Feedback Received



5. Feedback Received - Summary

The feedback from the public consultation can be broadly summarised as follows:

- Capacity of local services
- Highways including traffic volume, safety and speeding on Longwater Road
- Ecological impact on wildlife
- Proposals not in line with community requirements and the Neighbourhood Development Plan



6. Response To Feedback Received

The feedback from the public consultation can be broadly summarised as follows:

Capacity of local services

Funding for services and infrastructure, such as schools, doctors, highway improvements, environmental improvements etc. will be made available via financial contributions and a Section 106 Agreement.



Highways including traffic volume, safety and speeding on Longwater Road

A Transport Statement will be undertaken and submitted with our application including traffic counts and surveys of the local road network to help understand traffic patterns and safety records. The site is in an accessible location with a range of facilities located within reasonable walking distance, with all being within reasonable cycling distance. The application will be accompanied by a Travel Plan Statement to support the use of sustainable modes of transport.

Ecological impact on wildlife



The landscape design seeks to integrate the new housing into the landscape, retaining and enhancing the vast majority of boundary hedgerow and trees, along with the planting of additional trees and creation of a substantial area of public open space.

A range of wildlife friendly features will also be incorporated (i.e., bat and bird boxes, hedgehog highways), in addition to soft landscaping which will include habitats such as grasslands (featuring wildflower) and large vegetative buffers to the boundaries providing a permeable site for wildlife.

We are required by policy to deliver a positive net gain in biodiversity on this site. A full ecology report will be submitted as part of the planning application demonstrating how this is achieved.



Proposals not in line with community requirements and the Neighbourhood Development Plan

The Neighbourhood Plan does not allocate sites for development, following recommendations made by the Examiner to remove the proposed allocations to allow strategic requirements set by the new Local Plan to become clearer as it progresses. In the absence of an up to date Local Plan, we consider this site to be well suited to provide the new homes that the local area needs, including a substantial level of affordable homes. The proposals offer a number of material benefits, which are outlined in the submitted Planning and Affordable Housing Statement.

This site represents a sustainable and deliverable location for new homes, that will assist the Council with delivering its future housing need.

7. Appendices

Appendix A. Consultation Leaflet and Extent of Distribution



LAND OFF

LONGWATER ROAD
FINCHAMPSTEAD

PROPOSED NEW HOMES & PUBLIC OPEN SPACE

Catesby Estates is preparing to submit a full planning application for the development of 40 new homes on land off Longwater Road, Finchampstead.

The planning application includes details of the design and layout for the site, the open space provision, landscaping, drainage and parking strategy.

The proposals in conjunction with Stonebond Properties (Guildford) Ltd, a partnerships housebuilder include:

- 40 new homes, with a mix of house sizes and types, ranging from 1 to 4 bed homes to meet local policy requirements and identified need
- New landscaping and new habitats with the creation of public open space, along with a new connection to the newly proposed Moor Green Lakes Nature Reserve extension, enabling residents direct access from the village
- Electric car charging points will be provided for each new home
- At least 28 of the 40 homes will be affordable housing (at least 70%). Affordable housing is a combination of affordable rent and shared ownership housing, provided to eligible households whose needs are not met by the market. This will assist those looking for their first home, and lower income individuals and families get on the housing ladder in Finchampstead

You can find out more about our proposals at: www.catesby-finchampstead.co.uk

LAND OFF

LONGWATER ROAD
FINCHAMPSTEAD

Have Your Say

As part of designing a high-quality development we are seeking your feedback on our initial proposals before we submit a planning application.

The website www.catesby-finchampstead.co.uk contains plans, images and links to topics related to this development, which we hope you will find informative.

Your feedback will help shape our proposals for the planning application to Wokingham Borough Council.

Comments received may be compiled in a Statement of Community Involvement document and submitted with our planning application. Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

To assist the process, we have prepared a number of plans showing the potential layout of the proposed development including vehicle and pedestrian access points, public open space and green infrastructure.

Plans are available to download and view on the consultation website and contain detail on:

- Layout** - Includes the layout of the development, including the layout of the roads, the layout of the buildings and the layout of the open space.
- Scale** - Includes information on the size of the development, including the layout of the roads, the layout of the buildings and the layout of the open space.
- Appearance** - Includes information on the appearance of the development, including the layout of the roads, the layout of the buildings and the layout of the open space.
- Landscaping** - Includes information on the landscaping of the development, including the layout of the roads, the layout of the buildings and the layout of the open space.

How To Contact Us

PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN SUNDAY 9TH JUNE 2024

You Can Submit Your Feedback In A Number Of Ways:

- Online via the website www.catesby-finchampstead.co.uk by completing the Have Your Say Form
- Via email: info@catesbyestates.co.uk
- Via telephone: 01788 726510
- Or finally via post (no stamp required) simply using the address: **THEPOST CATESBY ESTATES**

About Us

Catesby Estates
part of UrbanCivic

Catesby Estates established in 1996, works closely with landowners, housebuilders, Councils, local residents and other stakeholder groups to deliver new high-quality homes on developments that are seen as a positive part of the local community.

www.catesbyestates.co.uk

Stonebond.
Stonebond is a partnerships housebuilder focused on the delivery of high quality, mixed-tenure developments. Being a partnerships business, Stonebond works closely with affordable housing providers.

www.stonebondproperties.com

DISCLAIMER

We have taken all reasonable measures to present the information with this consultation as an outline of proposals, however, the information contained within is subject to change without notice, and Catesby Estates and its contractors and partners shall have no liability in this regard for any errors, omissions, or inaccuracies included in this document. Changes to this consultation (as DCP) mean the above information is subject to change. It does not restrict individuals during their personal information with that person is not the intention.

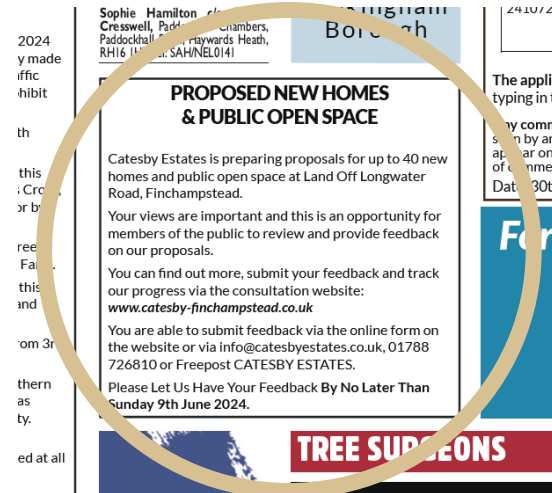
The information contained in this consultation is for informational purposes only and is not intended to be used as a basis for any legal action. The information contained in this consultation is for informational purposes only and is not intended to be used as a basis for any legal action.

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7. Appendices

Appendix B. Press Advertisement



Appendix C. Consultation Website



Appendix D. Feedback Form

Have Your Say

We appreciate you will have your own thoughts on what's happening locally to you and we welcome your comments.

FULL NAME*

EMAIL*

TELEPHONE

ADDRESS*

TOWN*

POSTCODE*

SUPPORT

I support this scheme ☐

COMMENTS*

HOW DID YOU HEAR ABOUT US?

☐ SOCIAL MEDIA

☐ MAGAZINE

☐ RECOMMENDED

☐ GOOGLE SEARCH

OTHER (PLEASE SPECIFY)

* Mandatory Fields

To view our data privacy notice and other policies, please [click here](#).

By submitting this form you agree to us using your information.

We may use comments as part of a Statement of Community Involvement (SCI) documents which are submitted as part of a planning application.

Send comments & close this window

How To Contact Us

PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN SUNDAY 9TH JUNE 2024

You Can Submit Your Feedback In A Number Of Ways:

- Online via the website www.catesby-finchampstead.co.uk by completing the Have Your Say Form
- Via email: info@catesbyestates.co.uk
- Via telephone: 01788 726810
- Or finally via post (no stamp required) simply using the address freepost: CATESBY ESTATES

FEEDBACK - OPPORTUNITY FOR YOU TO HAVE YOUR SAY:

Your feedback will help shape our proposals before we submit our planning application.

Comments received may be compiled in a Statement of Community Involvement which will be submitted with our planning application. Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

Have your say

7. Appendices



Appendix E. Example feedback from online feedback forms, emails, letters/hard copy forms or telephone calls received

My wife and I have been wanting to move closer to her parents in Finchampstead for years. We are therefore glad to see the new plans for this development and in full support of it, as we hope to move to the area and raise our young family here for many years to come.

I fundamentally oppose the development on this greenfield site

I DO NOT SUPPORT THIS SCHEME THERE IS A RANGE OF WILDLIFE THAT WILL BE IMPACTED BY THESE BUILDINGS. THE WEIGHT OF TRAFFIC ESPECIALLY DURING BUILDING WILL BE EXTENSIVE THIS ROAD ALREADY HAS CARS SPEEDING DOWN THERE WITH NO ATTENTION PAID TO THE SPEED LIMIT DESPITE DEVELOPERS FUNDING DRS, SCHOOLS ETC IT IS DIFFICULT ENOUGH TO OBTAIN APPOINTMENTS AND SCHOOL PLACING IT WILL TURN A QUIET VILLAGE INTO A TOWN

This is a terrible idea and the second attempt. Affordable housing won't work, cut off from shops, towns and no paths. Surveys are sketchy and results will be doubted due to the under hand attempts last time. Credibility is lost and no one local wants this development.

There has been huge development in Finchwood and various areas designated for development nearby, This is creating enormous pressure in local roads and services. This is development of a green space which I often use as a route to Horshoe Lakes. This will become another suburban space. I do not support more larger scale development in the village outside of the already significant designated area for development in local plans.

All houses in wood moor estate has brick cracks because of the weak ground and foundations which is settled at the moment, but any heavy machinery around estate will make it much worse. Will you take any responsibilities if it goes wrong. What about whood green lake reserve, all the wild will be affected. Totally against it. Don't think you have any chance

I believe there is already in place a community plan which includes provision for new development in this area. If this is included in that plan I would not have a problem in supporting this application. If it is not then I would object. We have had a lot of new homes constructed nearby which has put enormous pressure on our doctors surgeries and local schools. We therefore only want to agree developments that satisfy the conditions in the community plan for this area.

Good luck. The Village will be fighting against this

Reference Longwater Lane itself. Any development will increase traffic flow. Your proposal should include how you will work with Wokingham District council to reduce the speed limit from 50 mph. Importantly ensure that road users do not exceed the limits set especially the 30 mph limit designation. Longwater Road is mainly a straight road & drivers do not adhere to it. The increased footprint your development will mean should be offset by improving local village facilities: - dog waste bins - sponsor the children's play park in the village & improve - improve fencing in local park by road side Regards Karen Talbot

Not enough facilities/infrastructure to support further expansion of village. Sure there are more suitable brownfield sites available. It's countryside

I do NOT support this scheme

7. Appendices



Appendix E. Example feedback from online feedback forms, emails, letters/hard copy forms or telephone calls received

I do not support this scheme, there is enough new housing going up in the area. We moved here to get away from built up areas. The roads are already too busy with the new Arbofield Green development.

Please see below concerns on the proposed development of new homes and public open space off Longwater Road in Finchampstead

1. ****Environmental Impact****: - The development could harm local wildlife and ecosystems, especially if the area includes habitats for protected species. - Increased pollution and noise from construction and additional traffic could negatively affect the natural environment.
2. ****Traffic and Infrastructure****: - The addition of 40 new homes may significantly increase traffic in the area, leading to congestion and potential safety hazards. - Existing infrastructure (roads, public transport, schools, healthcare facilities) may not be adequate to support the increased population.
3. ****Community Character****: - The development could alter the character of Finchampstead, impacting its rural and village-like atmosphere. - Overdevelopment concerns, leading to a loss of green spaces and open land which contribute to the community's appeal.
4. ****Public Services****: - The current public services may be strained by the additional population, reducing the quality of services for existing residents. - Increased demand on water, sewage, and waste management systems could lead to inefficiencies or the need for costly upgrades.
5. ****Economic Impact****: - Potential rise in property prices, making it difficult for local residents to afford homes. - The economic benefits promised, such as affordable housing, may not be fully realized or may take time to materialize.
6. ****Planning and Consultation****: - Insufficient community consultation and lack of transparency in the planning process. - Concerns that the development does not align with local planning policies or the community's vision for the future.
7. ****Social Impact****: - Possible social issues arising from the mix of housing types and tenure, potentially leading to community divisions. - The construction phase could disrupt the daily lives of current residents, including noise, dust, and restricted access.

I tried to submit this feedback via your website as suggested, but it would not allow me to submit the feedback form, so please see my comments below. We are concerned about a new development on Longwater Road, Finchampstead for a variety of reasons; Additional development may be detrimental to the "village" feel of this area, which is primarily why most people choose to live here.

Up to 40 new houses will bring with it a substantial amount of cars and traffic, which will have to filter through the village and surrounding country roads, causing congestion. There are also no public transport services in this part of Finchampstead, and therefore this is not an alternative option for those moving to the area. The additional number of people living in the houses (conservatively at least 80 but likely more) will put more pressure on the local public services such as Doctors Surgery.

The area that has been marked for development is not an area that is listed on the Finchampstead Neighbourhood Development Plan which was voted on positively by residents. Finally, whilst I can see you have spoken about wildlife in the finished development, this does not consider the damage done to wildlife whilst the construction work takes place and hedgerows & trees are taken out.

WE OBJECT TO THE UNREQUITED UNSUSTAINABLE DEVELOPMENT AND THE RESULTANT HARMFUL LANDSCAPE,VISUAL AND ENVIRONMENTAL IMPACT.

7. Appendices



Appendix E. Example feedback from online feedback forms, emails, letters/hard copy forms or telephone calls received

My main concern for this site would be in relation to safety to children coming into and leaving the site onto Longwater Road. Whether they are going to the village shop / going to school or crossing the road to play on the meadow or go to the old gravel pits.

Longwater Road is a very busy road with significant HGV traffic going to Collards in Eversley or to the works the other side of the Blackwater River. The 30MPH zone ends before the start of the site and is the national speed limit all the way down Longwater Road until Eversley. Agreement with Parish or Borough Councils would be needed to reduce this whole area to a 30mph limit or implement traffic calming zones / pedestrian crossing etc., to ensure safety of the children that would be resident.

My other concern would be the availability of infrastructure and amenities within the local area. Doctors / Dentist / Schools etc.

There are already catchment waiting lists at schools and long waiting times at the Doctors, minimal parking availability at the local shops by California Crossroads and this development would exacerbate this even more. I think a great deal of thought needs to be taken into consideration on these key points prior to submitting planning applications.

More houses in an area that has a small village school, no bus routes and no local shops. The potential of another 100 plus cars entering and exiting a busy main road, Another area of rural peace and tranquility about to be shattered along with the lives of those living in close proximity.

This area enjoys natural beauty and wildlife and also has high value homes and more housing developments are not welcome. It is expensive to live here, therefore we expect a peaceful environment which isn't built up.

I definitely do not support this scheme. It will have a significantly negative impact on the local area. There are strong geological, wildlife and environmental reasons why this land should not be developed.

The number of houses and volume of additional traffic this will create will also create road safety concerns. It will also place unreasonable strain upon local utilities and schools. Many local residents will be very concerned about this proposal and will take action to resist the development.

I live locally, close to the proposed development. You mention in your brochure that affordable/ social housing is part of the thinking. I represent a charity in the area which is looming to procure shared housing in the borough for adults with learning disabilities.

There is a shortage of such housing in Wokingham. We have seen schemes in other places where a development like this that enables council objectives for local residents and with long term tenant with secure incomes, it can enhance the attractiveness of the overall scheme. Please let me know if you want to discuss

8. About Catesby Estates

Catesby Estates established in 1996, work closely with housebuilders, councils, local residents and other stakeholder groups to deliver new high-quality homes on developments that are seen as a positive part of the local community in which they are located.

The pressure on the housing market is significant with the demand for homes outstripping supply.

An increase in life expectancy, immigration, single person occupancy and the demand for second homes being just some of the contributing factors.

Catesby Estates are part of Urban&Civic the leading master development business in the UK.

Find out more:

www.catesbyestates.co.uk



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