

From: Mike Dunstan
To: [Planning Enquiries](#)
Cc: [Ashley Smith](#)
Subject: Comments on 170261 and 170264: Land to east of Finchampstead Road, Wokingham
Date: 21 March 2017 16:44:38

Wokingham Town Council has considered these applications and makes comment as follows.

170261 Land to east of Finchampstead Road

Outline application for the proposed erection of up to 250 dwellings (including 40% affordable housing), landscaping, public open space and equipped play areas, surface water flood mitigation and attenuation, vehicular access from Finchampstead Road and associated ancillary works (Access to be considered).

Planning Officer: Ashley Smith

Objection on the grounds that the proposed site is outside the development locations defined by Policy CP9 of the adopted Core Strategy and is not a sustainable location for the following reasons.

1. Finchampstead Road is already over capacity and this will get worse on completion of the Southern Distributor Road and Arborfield SDL. The Traffic Assessment is flawed because the survey was carried out on only one day in 2016 and the analysis contains the erroneous statement that spare capacity exists if the RFC value is less than 1.0. Typically a value of 0.85 is seen as the practical capacity, with results higher than this more likely to experience queuing or delay. The proposal therefore does not demonstrate that there is either sufficient infrastructure capacity or that this can be readily provided, contrary to Policy CP4 of the Adopted Core Strategy.
2. The existing bus service is inadequate for a development of this size and the proposal does not therefore comply with Policy CP6 of the adopted Core Strategy.
3. The loss of three high value TPO trees will harm the character of the Green Route in contravention of Policy CC03 of the adopted MDD.
4. The scale of the proposed development would be detrimental to the amenities of adjoining residents and their quality of life in contravention of Policy CP3 of the adopted Core Strategy.
5. The Flood Risk Assessment does not take account of the high water table and recent flooding events experienced by properties in Finchampstead Road and Luckley Wood and hence does not comply with Policy CP1 of the adopted Core Strategy.
6. Appeal reference APP/X0360/A/04/1150159 in 2005 against refusal for a club house and 31 dwellings on the adjacent Woodcray Manor golf course was dismissed on the grounds of volume of traffic on Finchampstead Road, highway safety of the access and sustainability.

170264 Land to east of Finchampstead Road

Full application for the proposed change of use of land to Suitable Alternative natural greenspace (SANG) with associated landscape works and parking.

Planning Officer: Ashley Smith

Objection on the grounds that this application has been made to support an unsustainable development.

Regards

Mike Dunstan
Planning & Transportation Officer

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