



The Wokingham Society

Registered as a Charity (No. 274988)

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RESPONSE TO PLANNING APPLICATION NO 192325: LAND SOUTH EAST OF FINCHAMPSTAD ROAD SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION

1. This response is submitted by the Executive Committee of the Wokingham Society.
2. We have been grateful for the opportunity to see and discuss with the developers and their representatives the emerging plans for this location. We are glad to note that much of the area is to be devoted to Suitable Alternative Natural Greenspace and to more informal open land. We also welcome the provision for additional footpaths and the commitment to the inclusion of public art on site.
3. We are, however, concerned that the Heritage Statement under-represents the significance of the impact of this development on the Henry Lucas Hospital, rating it largely of low or medium significance. While we agree that the rural character of the Hospital will be retained to the south, we believe that the intrusion of housing to the north will have a high impact on that rural setting. There is a world of difference between the distant view of residential development, referred to in 9.5.7 of the Statement, and the encroachment of urban dwellings hard up against the perimeter of Chapel Green House.
4. Our proposal is that:
 - (a) either the dozen or so houses adjacent to the curtilage of Chapel Green House be removed from the plan; or
 - (b) those houses be turned so that their back gardens abut the northern edge of the House.
5. There is no indication of how the northern border of Chapel Green House will be edged, the drawing showing merely four trees along this length. There clearly needs to be some screening between the house and the new development and we hope that this will take the form of hedging.
6. Our other concern is that the only extensive view over Chapel Green from Footpath 10 11 on the eastern perimeter of the site will be obscured by Parcel C1 of the development. For those who use this footpath that view is perhaps the most treasured and we would urge that the layout of C1 be re-configured so that a line of sight over Chapel Green is retained. South of that point the footpath is bounded by trees and hedgerow and the view is lost.
7. We are worried by the proposal for road-sharing with footpath 25 11, which runs south past the western wall of Lucas Hospital, and with the new footpath to the west. These will be well used by walkers and it is important that they are protected from vehicles by separate pavements or road markings.
8. We hope that there will be a hierarchy of speed limits within the development: 30 for the major ; roads; preferably 20 mph and certainly no more than 30 mph for the minor roads and certainly no more than 20 on the 'shard' roads.

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