

WBC Local Plan Update Consultation – March 2020

Great Langborough Residents' Association Response – Appendix A

Land South of Gipsy Lane (17 Dwellings) – site reference 5WK006

Chapel Green (21 Dwellings) – site reference 5WK036

Flood Risk – The historic flood events diagram for Knoll Farm, South of Gipsy Lane (highlighted in page 2 of WBC SFRA 2020, Appendix 2 Site Assessments) shows extensive flooding throughout the site (flood zones 2 and 3). Climate change is going to make this progressively worse with in the future. National guidance precludes residential building within flood zones 3. An additional concern is that development will increase the risk of flooding as it will change the dynamics of the flood plain.

Power Cables at Knoll Farm – there are two different overhead electric cables running across the site. Building so close to powerlines is regarded as a health risk.

Access Issues: Knoll Farm – there is currently only an unadopted road over a manual level crossing on to Gipsy Lane. This is certainly not fit to provide additional access to a new development on the land. To gain access, a spur road would have to be created from the SDL including a bridge over the Emm Brook. This would create significant extra cost to a developer, plus significant damage to the environmental ecosystem.

Access Issues: Chapel Green – an additional spur road will be required to the SDL again to provide access to Chapel Green. There is only a single-track road which is not fit for purpose.

The Knoll Hill Farm site has been designated as a gap/wedge location – the site is in the countryside and is on the edge of development limit and is designated a gap/wedge site." As stated in the *Right Homes, Right Places Draft Local Plan Public Consultation Document*: "The area to the south of the Langborough Recreation Ground - provides a sense of openness associated with open views to the countryside across a flat landscape with limited enclosure".

Landfill Site – part of the Knoll Farm site is within a landfill site 250m consultation zone and a mineral site Consultation Area. If it is not practical to remove the waste, then houses would have to be erected on base slabs which are themselves supported on piles driven into firm ground below the base of the landfill. The use of this construction technique would be needed to overcome subsidence problems. The additional cost could make house construction non-viable.

Traffic Congestion: This development would add to traffic congestion to an already identified problem junction with Finchampstead Road at the Tesco roundabout.

Air Pollution – with this added congestion will come additional air pollution from increased traffic.

Environment Conservation – according to The National Planning Policy Framework (section 15) planning should contribute to and enhance the natural environment by:

- Protecting and enhancing valued landscapes.
- Recognizing the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.

Both Knoll Farm and Chapel Green have a significant ecosystem of wildlife (such as deer, foxes, rabbits, bats, badgers and a whole host of birds and river life) that frequent these areas that will be in jeopardy if these developments proceed.

Conservation: Henry Lucas Hospital is a Grade 1 listed 17th century building that backs on to the proposed Chapel Green development. Historic England must be consulted.

Location of housing – if these developments proceed, the Gipsy Lane residents should be consulted on where the housing should best be located. There are significant privacy issues in certain locations versus others. For Knoll Farm, the preference would be to build in the Eastern side of the site where none of the Gipsy Lane residents would overlook the new development.