

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

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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 hosted on third party websites, 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 this 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 buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.

Scale - Includes information on the size of the development, including the height, width and length of each proposed building.

Appearance - Aspects of a building or place which affect the way it looks, including the exterior of the development.

Landscaping - The improvement or protection of the amenities of the site and the surrounding area, this could include new planting such as trees and bushes.

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Site Layout

SITE LEGEND:

- Development Boundary
 - Affordable Housing
 - Affordable - Tenure TBC Housing
 - Fence Line - Ref Boundary Materials Layout and details for detailed specification
 - Boundary Walling - Ref Boundary Materials Layout and details for detailed specification
 - 3m x 2m timber shed for 4 bed houses
 - 2.4m x 1.8m timber shed for 2 & 3 bed houses
 - Timber gate provided - to be 850mm clear opening & the same height as the adjacent fencing. Must be capable of being locked.
 - Existing Tree/hedge removed
- For detailed landscaping proposals see Landscape Architects drawings.



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



About Us

Catesby Estates

part of Urban&Civic

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 this information with due care and it is considered correct at time of printing. However, the information contained within, is subject to change without notice, and Catesby Estates and its employees and agents shall have no liability to the users for any loss, damage, cost or expense incurred or arising by reason of any person using or relying on this information.

Changes in data protection laws (GDPR) means the rules around how companies process your personal data have changed. It does not restrict individuals sharing their personal information with third parties in a way of their choosing.

This is an opportunity for you to help shape our proposals. You are not obligated to comment on the proposals, and you are welcome to submit as much or as little information as you wish using any of the feedback methods.

All comments received will be reviewed by Catesby Estates. Your feedback may be compiled in Statement of Community Involvement Documents 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.

Your personal data will not be passed to any other parties. For more information on our policies visit www.catesbyestates.co.uk/catesby-policies or contact us at: 01788 726810 / info@catesbyestates.co.uk