



Proposed Housing at Rooks Nest Farm

As part of the Local Plan Update, Wokingham Borough Council are proposing to allow the building of 270 houses on Rooks Nest Farm, Barkham Ride.



This is in addition to the 70 houses on the other side of Barkham Ride -reluctantly sanctioned by Finchampstead Parish Council as part of the Neighbourhood Development Plan.

The scale of this proposal has come as a total surprise to the residents of Finchampstead.

Finchampstead Parish Council objects to this proposal.

If this goes ahead, we will be faced with:

- **A total of nearly 500 new houses around Finchampstead**
- **Over 350 new houses along Barkham Ride**
- **The loss of most of the countryside gap between Finchampstead and Barkham**
- **Up to 600 additional cars using Barkham Ride each day**
- **The loss of countryside views from California Country Park and the new Greenway.**
- **The 'substantial upgrading' of Barkham Ride to cope with the increased volumes of traffic.**

This proposal is contrary to the views of local residents of both Finchampstead and Barkham, as expressed in their respective Neighbourhood Plans and we recommend that you respond to the current consultation.

You have until January 24th to make your views known!

Respond on-line to to the Wokingham Borough Council consultation on the **Local Plan Update** at
engage.wokingham.gov.uk/en-GB/projects/right-homes-right-places-local-plan

Or email a response to lpu@wokingham.gov.uk

If you would like help in drafting a response using appropriate planning terms, please contact
clerk@finchampstead-pc.gov.uk for a suggested template

Why is Rooks Nest Farm under threat?

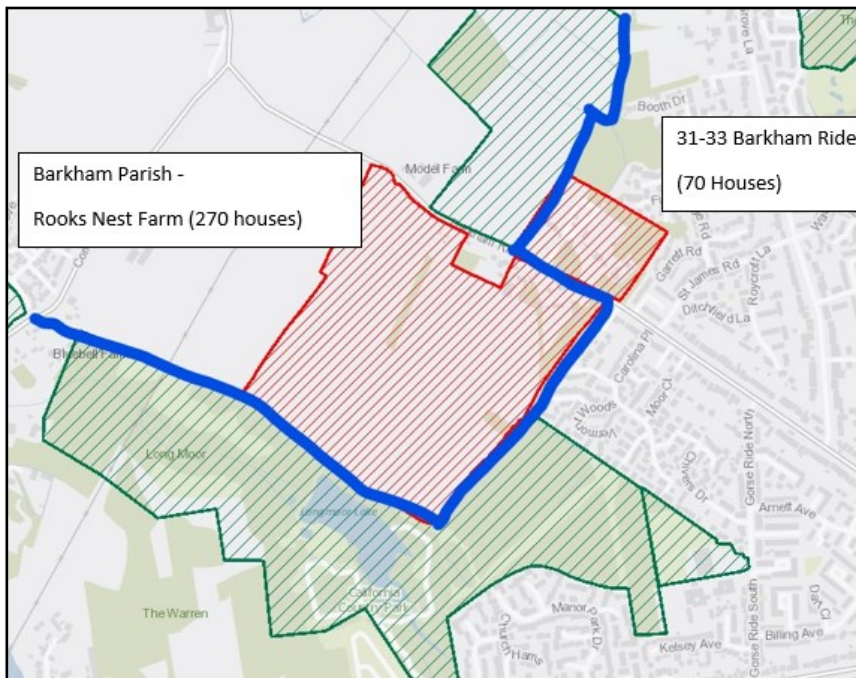
Wokingham Borough Council have a housing target from the government, which they have to fulfil. After recent criticism, the government have been promising to review this - but they haven't done so as yet. Meanwhile, if WBC doesn't have a plan to build houses, developers can end up building wherever they like. So, there does need to be a Local Plan - but this plan needs to be agreed and supported by the people who live here.

Does this just affect the area around Rooks Nest Farm?

A development of this size will have an impact over the whole area. The Borough Councillor for Barkham has already said that *"There is no doubt the roads around the that area would need to be substantially upgraded ..."*. This may include Barkham Ride, Barkham Street and Barkham Road, as well as impacting on California Crossroads. Barkham Ride would become a new major route across the area, akin to Finchampstead Road.

This upgrade may be used to support more planning applications along Barkham Ride in the future.

When you add in the approved Solar Farm, Finchampstead and Barkham will become part of a spread of continuous development, stretching from Crowthorne to Arborfield.



This is a Consultation

WBC is asking local people for their views. The campaign to save the Sand Martins fields showed that the voices of local people do count.

This is your chance to have your say on the Rooks Nest Farm proposals, and other aspects of the Local Plan. But you need to act now!

Please don't miss this opportunity to make your views known.

Finchampstead Parish Council, the volunteer teams working on the Finchampstead NDP and the four Borough Councillors who represent Finchampstead, all oppose this development.

Respond on-line at

engage.wokingham.gov.uk/en-GB/projects/right-homes-right-places-local-plan

email a response to lpu@wokingham.gov.uk

Contact clerk@finchampstead-pc.gov.uk for help.

**Follow the independent group
'Save Rooks Nest' on Facebook.**



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