



**WOKINGHAM
BOROUGH COUNCIL**

**Wokingham Borough
Five Year Housing Land Supply Statement
at 31 March 2024**

Published 30 January 2025

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Executive Summary

The National Planning Policy Framework (NPPF) requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than 5 years old.¹

The supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of 5% to ensure choice and competition in the market; or 20% where delivery was below 85% of the housing requirement over the previous three years.²

This Five-Year Housing Land Supply Statement sets out the housing completions at 31 March 2024 and the supply of deliverable sites for the subsequent five year period 1 April 2024 to 31 March 2029.

The meaning of 'deliverable' is set out in the Glossary of the NPPF. This states:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*

(NPPF, Annex 2: Glossary, page 72)

It is clear that deliverable means that sites should be realistically capable of being delivered within the next five years. It does not require certainty of delivery. This interpretation was confirmed in the judgement; *St Modwen Developments Ltd v Secretary of State for Communities and Local Government* (October 2017) in paragraph 38:

¹ NPPF, paragraph 78.

² NPPF, paragraph 78

“Deliverability is not the same thing as delivery. The fact that a particular site is capable of being delivered within five years does not mean that it necessarily will be. For various financial and commercial reasons, the landowner or house builder may choose to hold a site back. Local planning authorities do not control the housing market. The NPPF recognises that.”

(St.Modwen v. SoSCLG, paragraph 35)

“Sites may be included in the five-year supply if the likelihood of housing being delivered on them within the five-year period is no greater than a “realistic prospect” – the third element of the definition in footnote 11. This does not mean that for a site properly to be regarded as “deliverable” it must necessarily be certain or probable that housing will in fact be delivered upon it, or delivered to the fullest extent possible, within five years.”

(St.Modwen v. SoSCLG, paragraph 38).

Whilst the judgement was made with reference to a previous version of the NPPF, March 2012, the key term ‘realistic prospect’ is unchanged in the latest NPPF.

Monitoring Requirement

The government introduced a standard method for calculating Local Housing Need (LHN) and a Housing Delivery Test alongside the revised NPPF in 2018. The December 2024 NPPF and PPG updates changed the formula for calculating LHN and the application of additional buffers. As a result, the LHN for Wokingham Borough increased from 748 dwellings to 1,336 dwellings, an increase of 78%. The LHN of 1,336 homes per annum has therefore been applied to the housing land supply position at 31st March 2024.

Performance against the latest Housing Delivery Test requires the council to only apply a 5% buffer, having delivered 169% of the required homes over the preceding 3 years. Housing need over the 5 year period, including a 5% buffer is therefore 7,014 dwellings.

The council’s decision to assess the five-year housing land supply position against Local Housing Need does not indicate that the strategy established by the Core Strategy is out of date. It simply reflects that the outcome of the standard method is higher than the adopted housing requirement within the Core Strategy.

Sources of Land Supply

Sources of land supply used to calculate the five-year land supply position include:

- Large site delivery (sites delivering 10 or more dwellings (net))
- Small site delivery (sites delivering 9 dwellings or less (net) including windfall allowance)
- An allowance for unidentified large sites (windfall)

The council's assessment of deliverability is based on robust analysis, utilising information from landowners/developers and the council's knowledge of the proposed development and specific knowledge regarding the site. This ensures there is a realistic prospect that the projected housing will be delivered within the five-year period. The council's approach complies with government planning practice guidance.

Five-Year Land Supply Position at 31 March 2024

At 31 March 2024, the council can demonstrate a 1.7 year housing land supply against the LHN of 1,336 with the total number of dwellings deemed deliverable in the 5-year period being 2,321.

Housing land supply at 31 March 2024	
Housing need at 1,336 homes per annum 01/04/2024 – 31/03/2029	6,680
Housing need plus 5% buffer for period 01/04/2024 – 31/03/2029	7,014
Annual rate for 5 years plus 5% buffer	1,403
Total deliverable housing supply for period ³ 01/04/2024 – 31/03/2029	2,321
Total deliverable housing supply in years for period 01/04/2024 – 31/03/2029	1.7

The above figures take no account of past over delivery of dwellings within Wokingham Borough. As the council cannot demonstrate a five-year year supply of deliverable sites at 31 March 2024, the presumption in favour of sustainable development as outlined in NPPF paragraph 11, applies.

³ Table 4.2



Wokingham Borough Local Development Framework

Adopted Core Strategy Development Plan Document

January 2010

CP2 - Inclusive communities

To ensure that new development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) to meet long term needs, planning permission will be granted for proposals that address the requirements of:

- a) An ageing population, particularly in terms of housing, health and wellbeing;
- b) Children, young people and families, including the co-ordination of services to meet their needs;
- c) People with special needs, including those with a physical, sensory or learning disability or problems accessing services; and
- d) The specific identified needs of minority groups in the borough, including Gypsies, Travellers and Travelling Showpeople and black and minority ethnic groups. Proposals for gypsies, travellers and travelling showpeople (including allocations in other Development Plan Documents) will demonstrate that:
 - i) The site is located either within or close to the development limits of a settlement in policy CP9 in order to maximise the possibilities for social inclusion and sustainable patterns of living; and
 - ii) The proposed site is not disproportionate to the scale of the existing settlement whether singly or cumulatively with any existing sites in the area.

4.15 In order to achieve sustainable development, it is important that the needs of all sections of the population are met through development. All proposals should take into account relevant equality and diversity legislation.

Additionally, proposals for any specific part of the community should take account of other relevant legislation. For example provision for Gypsies and Travellers should accord with the approach outlined in the LDF and take account of the Housing Act and Circular 1/2006 which requires sites to be identified to meet needs. Allocations (if required) will be examined following the early revision of the SEP. The meeting of the South East England Regional Assembly on 4 March 2009 agreed recommendations to the Secretary of State regarding permanent pitch requirements to 2016. For Wokingham Borough, it was recommended that the requirement is:

- a) 21 pitches for gypsies and travellers; and
- b) 2 pitches for travelling showpeople.

Once the Secretary of State has confirmed the requirement (through a revision of the SEP), the Council will allocate sites (if necessary) through the Managing Development Delivery DPD.

4.16 The Council recognises that household size and associated needs varies across social and ethnic groups. The Council recognises that addressing the needs of young people includes those in the care of the authority due to their vulnerability. Some of the issues in planning for changes in the demography of the borough are outlined in section 3.

4.17 Community facilities include development for health (including preventative social care and community support services), education, play and leisure or culture together with libraries, village/community halls and religious buildings. It also includes burial sites.

- 4.18 Sustainably meeting the needs of young people includes ensuring that children of primary school age have access to a school within walking or cycling distance of their home (3-4km) along a safe route. Furthermore, young people aged 13-19 need to have sufficient access to positive activities and safe places to go.

CP3 - General Principles for development

Planning permission will be granted for proposals that:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;
- b) Provide a functional, accessible, safe, secure and adaptable scheme;
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;
- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;
- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and
- j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes.

- 4.19 The Wokingham Borough Design Guide SPD (July 2007) seeks to ensure development is of a high standard of design that can integrate with the character of the area is also important to achieving sustainable development in the borough. The provision of public and private amenity space contributes to the character of the borough. All development can impact on the overall character of the area. Consequently, it is vital that the Council minimises any adverse impacts. Each town and village, together with the areas between them has their own unique character which is illustrated in Village Design Statements. Proposals for development must acknowledge this to ensure that the distinctiveness of different parts of the borough is maintained in line with PPS1 (paragraph 13 iv). The authority through the designation of Conservation Areas will recognise the distinctive character of parts of the

Managing growth

CP9 – Scale and location of development proposals

The scale of development proposals in Wokingham borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility. Development proposals (in addition to the Strategic Development Locations in policies CP18-21) within development limits will be acceptable in:

- 1) The major development locations of Earley, Green Park, Shinfield (North of M4), Twyford, Winnersh, Wokingham and Woodley;
- 2) The modest development locations of Arborfield Garrison, Pinewood (Crowthorne), Finchampstead North, Ruscombe, Shinfield, Spencers Wood, Three Mile Cross and Wargrave.
- 3) The limited development locations of Arborfield Cross, Barkham Hill, Charvil, Finchampstead, Hurst, Riseley, Sindlesham, Sonning and Swallowfield.
- 4) The boundary of the Science Park proposed under policy CP16 as defined in the Managing Development Delivery DPD.

Affordable housing on rural exception sites will be permitted adjoining the Development Limits of Modest or Limited Development Locations, if a need is demonstrated for residents, workers or other people with family connections within the Parish Council's area.

4.50 The Council has had regard to the advice in SEP Policies SP2, SP3, CC6, RE3, H1, H2, T1, C4, C5, BE1, BE4, BE5, TC2, WCBV1, WCBV2 & WCBV3 and the information on facilities and services detailed in appendix 3 (as to be enhanced by proposals in the Core Strategy). The SDL in policies CP18-21 have been selected on the basis of compliance with this policy. Proposals will need to demonstrate how they can achieve sustainable development, especially if they precede significant improvements in services and facilities (including good public transport) envisaged in this Plan. The accessibility of sites will be assessed having regard to whether good public transport services are available (or can be made available) as defined in paragraph 4.37. The Council will have regard to the cumulative impact of all proposals during the Plan period with regard to these limits. This is to ensure balanced communities and sustainable development is achieved which reflects the social fabric of the borough.

4.51 For consistency, appendix 5 indicates how settlements in adjoining authorities (along the main public transport routes from the borough) would have been classified under policy CP9 (see also SEP Policy T8).

4.52 The Assessment of Hierarchy of Settlements applies the Spatial and Sustainability Objectives of the Sustainability Appraisal to each settlement. Having regard to its findings, the Core Strategy divides each of the borough's settlements into one of the three categories identified in policy CP9.

- A) Major development locations are those with the greatest range of facilities and services which also allow residents the greatest choice in modes to access them. It is within the development limits of these settlements

where major development (including urban extensions within these limits) would be acceptable;

- B) Modest development locations are those with access to some facilities and services either within them or through good public transport services to major development locations or centres in neighbouring areas e.g. Bracknell, Crowthorne and Reading. It is within the development limits of these settlements where modest development would be acceptable. The limits on the acceptable scale of development are based upon former BSP policy DP1 together with the dwelling completion information summarised in appendix 3;
- C) Limited development locations are those containing a basic range of services and facilities and are physically and socially cohesive. Within the development limits of these settlements, limited development would be acceptable. This includes affordable housing to meet identified local needs. The limits on the acceptable scale of development are based upon the dwelling completion information summarised in appendix 3.

4.53 Associated with each SDL, the Council will be producing individual Development Brief (including masterplan) SPD together with an overarching Infrastructure Delivery SPD. The Infrastructure Delivery SPD will detail the phasing of all the associated improvements to infrastructure, facilities and services within each SDL. For the SDL proposed through policies CP18 and CP19, these improvements would enhance the overall sustainability of Arborfield Garrison, Shinfield, Spencers Wood and Three Mile Cross. Consequently, once the following improvements envisaged through policies CP18 and CP19 (respectively) have been achieved or are programmed (as part of the proposal) in a legal agreement associated with a planning permission, major development proposals in line with CP9 would also be acceptable in Arborfield Garrison, Shinfield, Spencers Wood and Three Mile Cross.

- a. Arborfield Garrison – the secondary school and district centre (in line with CP13);
- b. Shinfield, Spencers Wood and Three Mile Cross – appropriate additional retail facilities

4.54 Until the adoption of the Managing Development Delivery DPD, the Council will treat the settlement boundaries defined in the WDL⁵⁴ as the relevant Development Limit, subject to the areas defined for development in the SDL concept plans. The CS Map Changes also indicates the amendments to the Proposals Map arising from the re-classification of settlements through this policy (from Category A/B to major/modest/ limited). The definition of Development Limits recognises the consistent approach in planning to identify appropriate and sustainable areas for development.

CP10 - Improvements to the Strategic Transport Network

Improvements to the Strategic Transport Network will be provided to ameliorate major environmental or safety problems and to support new development in partnership with other authorities. The improvements to the strategic transport network are:

⁵⁴ WDL Policy WOS2, available at www.wokingham.gov.uk/localplan. As Arborfield Garrison has no settlement boundary, the Development Limit will reflect the SDL.



Wokingham Borough Development Plan

Adopted Managing Development Delivery Local Plan

Enhancing the Borough's environment and
character through exceptional development

February 2014

[Planning appeal – APP/H1705/V/10/2124548 at Boundary Hall, Aldermaston Rd, Tadley, Hampshire \(paragraph 15\)](#)

Residential Uses

- 3.19 To meet the needs of all of the Borough's residents the Council will seek a range of types of accommodation for people to live in. These include market housing; affordable housing; housing for the elderly; housing for the vulnerable (particularly extra care); caravans and mobile homes; gypsies, travellers and travelling showpeople; rural exception housing; live-work units; agricultural workers dwellings and flats.
- 3.20 Development proposals for caravans and mobile homes will be assessed on a site-by-site basis against the same criteria by which the Council assesses applications for permanent dwellings.

Policy TB05: Housing Mix

- 1. Proposals for residential development shall provide for an appropriate housing mix which reflects a balance between the underlying character of the area and both the current and projected needs of households. Any scheme that requires the provision of affordable housing should provide an appropriate mix of accommodation on a site by site basis, which reflects the Council's Housing Strategy and the Affordable Housing SPD.
- 2. A proportion of all dwellings must be built to Lifetime Homes Standards. The proportion will be determined on a site-by-site basis, normally within the range of 10-20%

- 3.21 [Core Strategy](#) Policy CP5 - Housing mix, density and affordability requires residential development to provide a mix of dwellings, which Policy TB05: Housing Mix enhances.
- 3.22 The approach to housing mix should be set out in the applicant's Design and Access Statement. To sustain mixed communities, developers should bring forward proposals for market housing which reflect the demand and the demographic profile of households requiring market housing.
- 3.23 Where affordable housing is provided under policy CP5 of the Core Strategy, this should reflect the size and type of affordable housing required. The Council's [Housing Strategy](#) (2010), which will be regularly reviewed depending on need, indicates at page 8 that 'as a guide' based on current needs information the Council will aim to achieve the following mix of houses/flats:
 - i. 20% 1-bedroom dwellings
 - ii. 45% 2-bedroom dwellings (which would predominantly be houses)
 - iii. 20% 3-bedroom houses (to include some 3-bedroom bungalows for people with physical disabilities)



Local People
Local Decisions
Local Future



Finchampstead Neighbourhood Development Plan 2022-2038 Made Version September 2023

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1 Foreword

1.1 Why we've produced this plan

1.1.1 The challenges facing our community

Wokingham Borough, due to its attractive scenery and facilities, semi-rural location and proximity to London has for the last forty years been a target for development, both planned and from speculative developers. Within Wokingham Borough the population of Finchampstead Parish has trebled in size since the seventies and even from this high baseline, current plans will see housing increase by a further 30%¹ between 2018 and 2026. The overwhelming desire of the residents is to manage this development in a manner that allows these new communities to integrate with the existing ones, to mitigate the inevitable growth and environmental impact of traffic, whilst maintaining the semi-rural nature and distinct community footprint.

1.1.2 The planning system

Neighbourhood Development Plans ensure that local communities are closely involved in the decisions which affect them. The **Finchampstead Neighbourhood Development Plan** (hereafter referred to as the **FNDP**) has been developed to establish a guiding vision for the parish and to help deliver the local community's aspirations and needs for the plan period 2022 – 2036. The plan is a statutory document that will be incorporated into the Borough development plan and will be used by **Wokingham Borough Council** (hereafter referred to as **WBC**) alongside other policies and guidance to determine planning applications.

1.1.3 Giving our community a voice

Our plan has been produced by local residents with the support of the Parish Council, fully incorporating the views of the residents of Finchampstead. The group, known as 'Finchampstead Future' has consulted and listened to the community and local organisations on a wide range of issues that will influence the well-being, sustainability and long-term preservation of our semi-rural community. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of Finchampstead residents.

1.1.4 The organisation behind the plan

The plan came about as a result of a strategic review of the future role of Finchampstead Parish Council by all members of the council in November 2017. One outcome of this review was to set up a fact-finding team which reported back to Finchampstead Parish Council in 2018. The Parish Council decided at a meeting in September 2018 to proceed with a call for volunteers from the local community to draw up the plan, under the guidance of a steering group consisting of five parish councillors (with one as chair of the steering group) and two volunteer members. One of these volunteer members was the chair of the whole project team, who led a project management group consisting of the 'lead' volunteers on various workstreams.

A total of 34 volunteers have worked on the plan under the banner of 'Finchampstead Future' at various intervals, with others volunteering to deliver leaflets and questionnaires. The group has been supported by several Borough councillors and from time to time has called upon the assistance of a professional planning advisor and upon the services of Wokingham Borough Council planning team.

¹ In 2018, there were c5,000 residences in the parish; by 2026, this will have increased by c1,500 at Finchwood Park

1.2 Key definitions

This plan has been produced by and on behalf of local residents, not professional ‘planners’, who use their own words to describe a sense of place and particularly where they live. However, this plan is a technical planning document, and it is sometimes necessary to use specific terminology that is consistent with existing Wokingham Borough Local Plan documents to ensure clarity and consistency in meaning.

The existing development plan uses the term **‘Development Location’** to denote areas that are designated as settlements i.e., those areas which have the services and facilities to accommodate a level of future growth. Land that is outside of the ‘Development Locations’ is designated as **‘Countryside’**. Different planning policies apply depending upon the designation concerned.

Whilst retaining and supporting these definitions, the FNDP is also aware that informal built areas of housing exist beyond ‘Development Limits’ or exist in completely separate locations. These are ‘Countryside’ locations and the FNDP seeks to ensure that they do not become linked to each other or to other Development Locations.

Two specific locations are of concern in the FNDP.

First, in an area of just over half a mile along the A327 from Eversley Bridge to the junction of New Mill Road and Park Lane, there exists ribbon development of some one hundred dwellings, several industrial sites and a public house. Furthermore, this area is, to all intents and purposes, linked with Eversley, south of the Blackwater bridge. This area has another 120 houses, a school at St Neots, another public house, large hotel and a small artisan shop. The Parish and County boundary creates a smaller unit in Finchampstead that is integral to another Settlement in Hampshire. Nevertheless, beyond the house line along the main roads, open countryside exists.

The FNDP is concerned to avoid any development north of this area which would effectively coalesce the village of Eversley with the SDL at Finchwood Park.

Secondly, the historic heart of the parish is around the church of St James’. On this hilltop location, there are some thirty dwellings, a public house (designated as an asset of community value), a farm and a small commercial estate. It also overlaps with a conservation area. Any development to the north of this area would effectively coalesce it with Finchampstead North Development Location.

Any development to the south could create a coalescence with the Village Settlement and impact upon the Memorial Park LGS.

Residents recognise both of these smaller communities and are keen to ensure that they do not become merged into other built-up areas.

The FNDP has sought to avoid any risk of coalescence between these particular informal built areas and the defined Development Locations in the Parish. In some instances, this risk has been mitigated by the designation of a Key Local Gap.

For the avoidance of doubt, this Plan confirms that these informal built areas exist as part of the area designated as ‘Countryside’ and have the same planning requirements.

1.3 Frequently used terms

Development Locations	Areas identified in the current development plan as areas acceptable for 'major', 'modest' or 'limited' development. These almost wholly coincide with the current main built-up areas of the parish. The only Development Location in the parish designated as 'major' is at Finchwood Park.
Settlements	The existing built-up areas of the parish – any reference in this plan means the same as 'Development Locations'.
Development Limits	The boundaries of 'Development Locations'. In this plan, to mean the same as Settlement Limits.
Countryside	The development plan designation given to all areas which are outside of 'Development Locations'. The extent is defined on the policies map.
Informal built area	A small collection of dwellings in the countryside.
Local Green Spaces	As defined in National Planning Policy Framework Guidance Criteria on Local Green Spaces Para. 100.
Key Local Gaps	A term used by the Finchampstead Neighbourhood Development Plan to describe locations within the parish that represent the last remaining visible green space between Development Locations or Informal built areas
Strategic Development Location (SDL)	The location at Arborfield covered by Core Policy 18 of Wokingham Borough Council's Core Strategy.
Finchwood Park	An area of the Arborfield Garrison SDL within Finchampstead Parish which will provide c1,500 new houses.
Green Wedges	Green wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built-up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities

1.4 Key acronyms

WBC	Wokingham Borough Council (the Local Planning authority)
FNDP	Finchampstead Neighbourhood Development Plan (this Plan)
LPU	Local Plan Update (the process by which WBC review and update the current Local Plan)

1.5 List of the Finchampstead Neighbourhood Plan policies

ES1	Environmental Standards for residential development
AHD1	Development within Development Limits
AHD2	Independent living, care and accommodation for vulnerable people.
AHD3	Provisions for Gypsy and Traveller communities
D1	Building heights
D2	Preserving the rural culture of the parish
D3	Infill, Small Plot Development and Development of Private Residential Gardens
GS1	Key Local Gaps and green wedges
IRS1	Protection and enhancement of local green spaces
IRS2	Protection of Outstanding views
IRS3	Conservation and enhancement of the historic character of the area
IRS4	Implement strategy to preserve the identity of Finchampstead parish through green spaces
IRS5	Ecologically important areas and Biodiversity
IRS6	Trees
GA1	Improve environment and health from traffic pollution
GA2	Reduction in car usage with safe personal mobility options
TC1	Supporting business
TC2	Supporting Core Employment Areas
TC3	Retail development – California Crossroads
TC4	Retail development – Finchwood Park
TC5	Protection of retail facilities

2 Introducing Finchampstead

2.1 The Parish

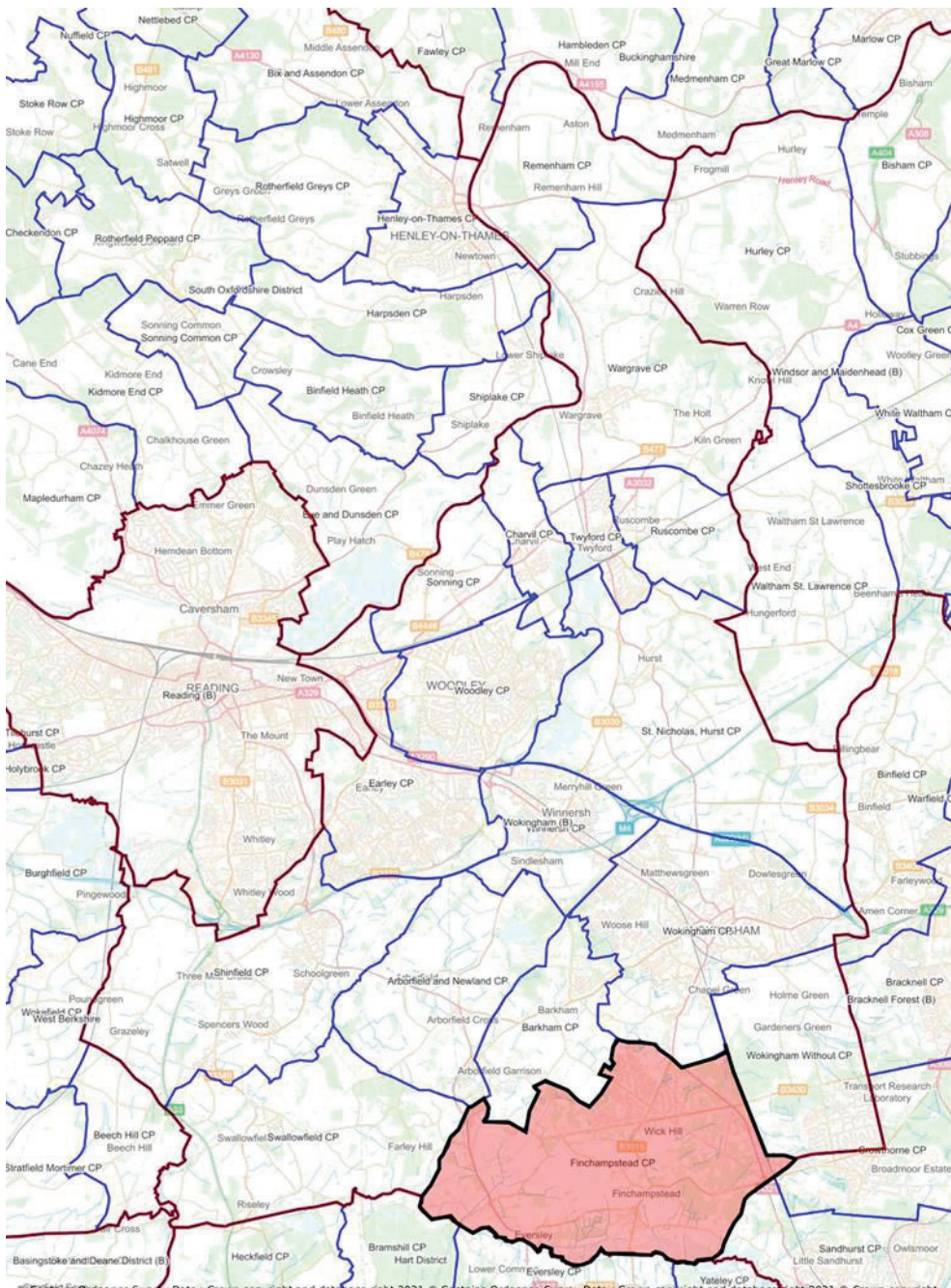


Figure 1 - The parishes of Wokingham Borough with Finchampstead highlighted

Finchampstead is one of seventeen parishes in the borough of Wokingham which lies some forty miles to the west of London. The parish boundaries extend in the south to Hampshire, in the north to the town of Wokingham and from Eversley in the southwest to Crowthorne and Sandhurst in the east.

Finchampstead has no single centre, instead consisting of four ‘settlements’ (formally designated as ‘Development Locations’) and two other significant but Informal built areas (see ‘[Key Definitions](#)’) spread across an area of 18.7 sq. km, approximately 60% of which is designated in the WBC existing Core Strategy Local Plan as Countryside.

The four Development Locations are:

1. An extensive area centred on the California Crossroads where Nine Mile Ride (B3430) crosses the B3016, these being the main east-west and north-south routes across the parish, referred to in the development plan (although not known as such by residents) as 'Finchampstead North'. At the crossroads are to be found shops, post office, two pharmacies, a garage and restaurants along with a primary school, surgery, two dentists and a vet. This, together with the nearby California Country Park and Finchampstead Baptist Centre, makes it the busiest area in the parish.
2. The 'old village' in the south of the parish, around the junction of Jubilee Hill and Longwater Road, with a small primary school, a public house and the Memorial Hall and Park.
3. The 'ribbon' settlement along the A321 running south along the eastern edge of the parish. While most of this area undoubtedly sees itself as part of Finchampstead, the housing situated close to Crowthorne station in the east has more limited links with the rest of the parish and generally sees itself as part of Crowthorne and Bracknell Forest.
4. The significant new settlement emerging at Finchwood Park as part of the Arborfield Strategic Development Location.

Additionally, there are two other informal built areas (see '[Key Definitions](#)') which have a distinct sense of 'place' in the minds of those who live there and who do not wish to see them coalesce with the formal Development Locations, these are:

1. The development along the A327 Reading Road in the extreme south-west of the parish from the Tally Ho Public House and Eversley Bridge up to New Mill Lane.
2. The small area around St James Church and the Queens Oak Public House, linked to the 'old village' by St James' Church Conservation Area and Memorial Park

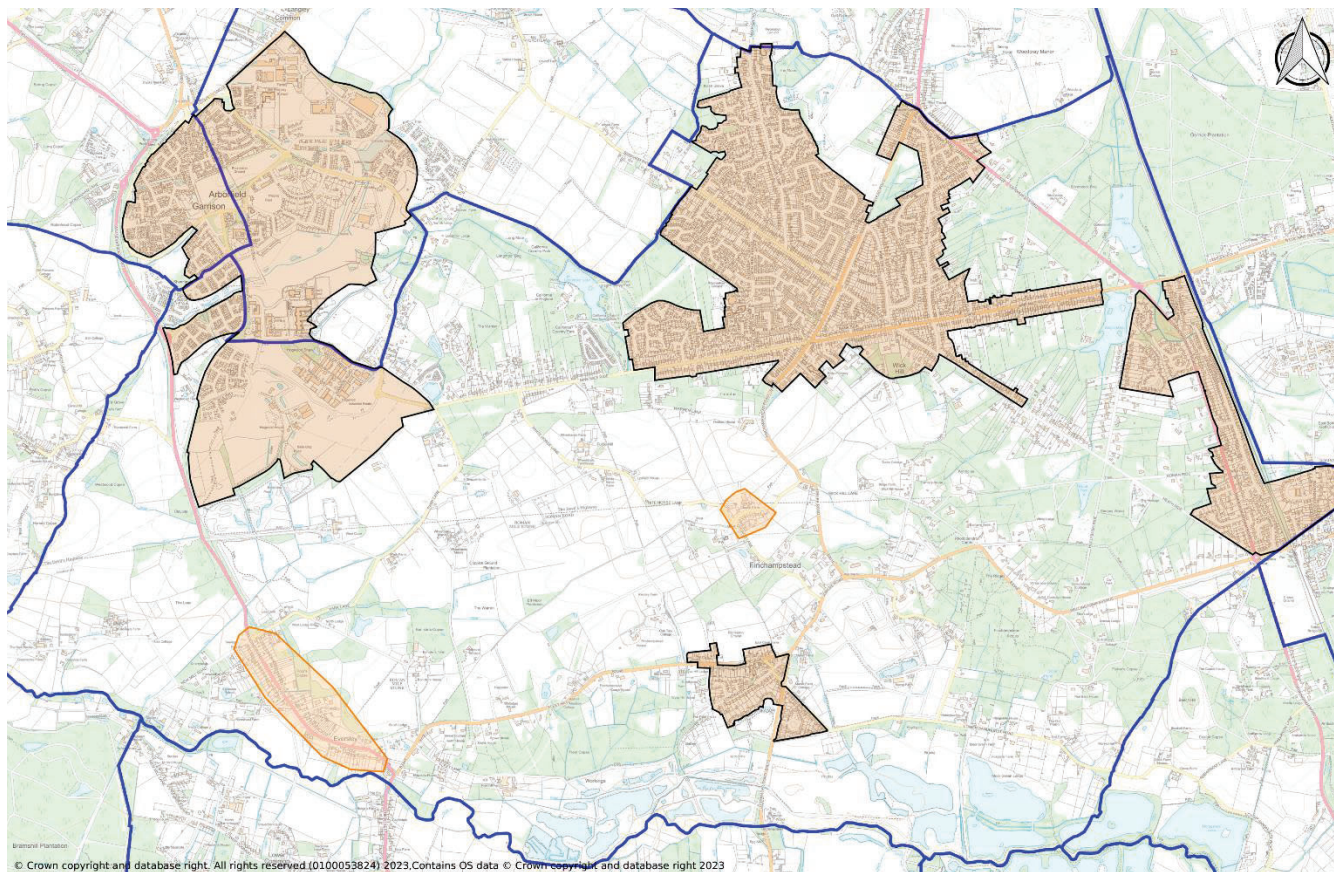


Figure 2 - Parish Development Locations (in brown / black outline) and other Informal built areas (outlined in orange)

2.2 Our rural heritage

Finchampstead has a rich history of continual settlement stretching back to the Iron Age. During the medieval period, this area was part of The Royal Forest of Windsor. This was enclosed in the early half of the 19th century and the last remnants of heaths were replaced by plantations. The remaining open farmland was broken up into small units in the second half of the 20th century. There remain a small number of farms in the parish, some with livestock, agriculture, or specialist fruit-growing capability but others given over to paddock land. These rural open spaces are highly valued by the community although it is likely that many of today's residents are unaware of the agricultural and rural heritage that gave rise to them, nor the challenges which they face today.

For more information, see [Annex C History & Heritage](#) and *Wokingham Landscape Assessment 2019*

2.3 Our local environment



Figure 3 - Aerial view showing semi-rural nature of the parish

The parish is mainly residential, farmland, woodland and nature reserve, giving it a natural or rural character although there is a light industrial estate in Hogwood Lane. On the border with Arborfield is one of WBC Strategic Development Locations, on the previous army garrison site which is currently being developed. Around the north-western, western, and southern edges of the parish, there are still broad areas of farmland and open space offering recreational opportunities for residents and visitors alike along the parishes' 34kms (21 miles) of footpaths, bridleways, byways and cycle paths.

Previous sand and gravel extraction along the boundary with the River Blackwater (which forms the boundary of the southern edge of Berkshire and the parish) have resulted in a large nature reserve (Moor Green Lakes). Further nature reserves at Manor Farm and Fleet Hill are currently under development. The National Trust land at the Ridges and Simons Wood creates opportunities to commune with nature and enjoy the tranquillity of woodland and wildlife. California Country Park dates back to the 1930s as an amusement park but is now mostly woodland with a lake, a wetland area Site of Special Scientific Interest (SSSI), camping park, visitor centre and café, all of which make it a very popular local amenity, promoted as such by WBC.

On the northern edge of the parish is an 18-hole golf course, Waverley Playing Field and farmland preserving the last green gap between Finchampstead and Wokingham.

2.4 The coming of suburbia

The whole area was extensively developed after the Second World War. The 1971 census showed a population of fewer than 4,000 in Finchampstead, mostly in a rural setting but with predominantly social housing at Gorse Ride. During the seventies and eighties, as much of East Berkshire became 'commuter belt', large new estates were built around the area of California Crossroads. The current population of some 11,000 (ref: JSNA² estimates 2016 based on 2011 Census data) is the result of this rapid growth. This development came close to absorbing the northern part of the parish into Wokingham town and risked ribbon development towards Bracknell and Camberley. This has been resisted but the area remains a target for speculative developers. However, the next phase of planned change is now underway, with the southern area of Arborfield Strategic Development Location bringing another 1,500 dwellings to the parish of Finchampstead by 2026. As housing has increased, farming has become more challenging as rural infrastructure and support disappears.³

The Strategic Development Locations strategy has facilitated some infrastructure improvements across the borough, including the provision of the Bohunt School just outside the parish in Arborfield, which is attended by residents of Finchampstead parish. However, the only significant investments planned for the infrastructure of Finchampstead will be the extension of Nine Mile Ride and improvements to California Crossroads. Other than this, the local perception is that the growth in population over the last 40 years has not been matched either by public transport provision or by any significant road improvements, resulting in increasing traffic congestion, particularly toward Wokingham town centre.

² JSNA - Joint Strategic Needs Assessment

³ As noted in discussions with the owners of Church Farm, Wheatlands Farm and Fleet Farm

3 The Vision and Objectives for the Plan

3.1 The community vision

In the years leading up to 2036 and hopefully beyond, families living in the distinct communities that make up Finchampstead parish will continue to enjoy the benefits of life in a pleasant, well-served semi-rural environment.

They will live in vibrant and thriving neighbourhoods with a good range of housing, shops, schools and community services within easy reach. They, and the many visitors who come from outside the parish, will continue to be able to enjoy excellent leisure and recreational activities offered by our local countryside, rights of way network, parks and nature reserves. We will have ensured that new development makes a positive contribution to the local character and identity of our distinct neighbourhoods and conserve and enhance our countryside assets and the essential semi-rural quality of life in the parish.

Our vision is to embrace the need for change and to meet the expanding needs of a growing population, whilst protecting those important things that have attracted generations of people to choose Finchampstead as a place to live and raise their families.

Approved by the community in a public consultation in November 2019

3.2 Our goals and vision for the FNDP

In almost any survey in recent times, the residents of the wider Wokingham Borough and also locally in Finchampstead have stated that they consider the area already overdeveloped and would prefer that no more development takes place. On the other hand, the Government seeks to address the national shortage of housing and expects each local authority to deliver the targets given. This puts all levels of Local Government in a very difficult position, caught between the wishes of their residents and Government policy.

Our goal for the FNDP is to encourage local residents to work with the Local Planning Authority to ensure that housing targets are delivered in a way that enhances and does not harm our community and environment.

Our objective is to avoid unplanned speculative development with no infrastructure improvements and instead, to deliver development in a structured and planned manner through which the community has made a positive, proactive and meaningful contribution and around which infrastructure can be proactively planned and delivered.

3.3 Qualifying body

This Neighbourhood Development Plan is proposed by Finchampstead Parish Council, which is a qualifying body as defined by the Localism Act 2011.

3.4 Neighbourhood area

The boundary of the Neighbourhood Development Plan for Finchampstead is that of the civil boundary of Finchampstead Parish. This boundary represents the full extent of Finchampstead Parish Council's area of responsibility in terms of both statutory obligations and discretionary powers to provide services to the people of Finchampstead and is therefore considered as meeting the criteria for designation as a Neighbourhood Area. Finchampstead Parish was designated as a Neighbourhood Area on 12th March 2019.

3.7 The development process for the FNDP

Before deciding to embark on a Neighbourhood Development Plan, the parish council sought the advice of other parish councils who had already produced, or were producing, their own plans, both within Wokingham Borough but also in neighbouring local authority areas and others across the south of England. This was mostly in the form of face-to-face meetings but also on a few occasions, by telephone or web-conferencing.

As part of the decision to proceed with a Neighbourhood Development Plan, the parish council set out clear objectives for the plan. While other parishes had produced simple plans driven by a focus on securing greater CIL⁴ payments, Finchampstead decided that CIL was a secondary consideration and that the core requirement for the FNDP was to produce a specific, long-term plan for the parish which supported and facilitated the growth of the Strategic Development Location at Arborfield into Finchwood Park but which also laid out policies that would preserve the semi-rural nature of the parish, both for the benefits of the residents but also for the nearby urban centres as well.

The original strategy of the FNDP was to accommodate all new development in the plan period at Finchwood Park, but the development of the FNDP has taken place against a changing background with the emerging strategic plan – the Local Plan Update. The start of this process coincided with WBC consulting on their LPU. A key element of the LPU was the delivery of a new ‘garden town’, at Grazeley. Since then, a legislative change has caused detailed emergency planning requirements around the Atomic Weapons Establishment at Burghfield to be extended over a wider area that now includes Grazeley, Three Mile Cross and Spencers Wood.

The change resulted in objections to the Grazeley garden town proposal from the Defence Nuclear Organisation (part of the Ministry of Defence) and the Office for Nuclear Regulation. As a consequence, the Grazeley garden town proposal, and therefore the strategy proposed by the Draft Local Plan (February 2020), is no longer achievable. WBC has to find an alternative strategy to accommodate the 3,750 dwellings expected to be delivered at Grazeley within the plan period.

In Q1 2021, the FNDP decided to face the obvious implications of this situation in a proactive way and has therefore engaged with both WBC and local residents to offer up additional sites for development beyond those proposed in the Draft Local Plan (2020). This is done reluctantly, but in the anticipation that to do so now will give more security to the overall Vision of the Plan in the future.

The impact of this change in circumstances meant that further Regulation 14 Consultation was undertaken in Q4 2021 in addition to that already completed in Q1 2021.

Towards the end of this consultation, WBC published its LPU – Revised Growth Strategy consultation which included the proposal of Rooks Nest Farm as a site for 270 dwellings. Technically, this site is in Barkham Parish and therefore outside the Designated Area of the FNDP. However, it directly abuts the Parish of Finchampstead and is separated only by a road from one of the FNDP supported sites, at 31-33 Barkham Ride. The Lead member for Planning at WBC described Rooks Nest Farm as ‘de facto part of Finchampstead’. The draft LPU was published just as the second Regulation 14 consultation was getting underway.

This issue is discussed more fully in the [Topic Paper – Proposed site for Additional Development](#).

The FNDP team and the Parish Council have objected to this proposed site on a number of grounds but also because both believe that it could compromise the objectives and policies of the FNDP.

At the start of the process, the FNDP team had assumed that the draft policies in the draft LPU would be a matter of fact by the time that the FNDP was produced. As this will not now be the case, the team producing the FNDP has decided to incorporate more fully into the FNDP either existing or proposed policies from the Core Strategy and the draft LPU than might otherwise have been the case.

⁴ Community Investment Levy

The team producing the FNDP have worked very closely with the planning department at WBC but also retained the services of professional consultants (Bell-Cornwell LLP) and as the FNDP came together, both were continually consulted, with regular meetings to review progress and a number of informal reviews of the FNDP.

3.8 Working as a community

The FNDP was initiated by Finchampstead Parish Council but developed by a team well balanced between members of the parish council and other members of the local community and known as 'Finchampstead Future'.

The parish council has a full complement of councillors and is one of the most active in the borough. Although some councillors are active members of political parties, all regard themselves as 'Independents' in their role as parish councillors, allowing the council to function as a united body. This has been of great value in the construction of the FNDP, with a ready willingness to ensure that all views have been fully represented. It has also helped foster a positive, non-political engagement with WBC and local borough councillors.

The community group came into being as a result of a 'call for volunteers' by the parish council, including two public meetings. It also included members of a local campaign group who formed to oppose a local speculative development proposal.

The team initially approached over 30 business organisations, clubs, community groups, schools and other organisations both as a potential source of volunteers on the project and also to get their views more generally. Particular efforts were made to engage with younger people and also the Traveller community as groups often under-represented in the local planning process.

Unfortunately, many of these efforts were compromised by Covid-19 public health controls, ongoing from March 2019.

3.9 Evidence base and the views of the local community

A large part of the evidence base for this plan draws from a comprehensive survey of parish residents conducted at the end of 2019, with a written questionnaire delivered to every dwelling in the parish. Over a thousand responses were received, representing approximately 10% of the local population.

Roadshows and engagement opportunities were held at several outdoor locations during the autumn of 2020, again unfortunately limited by the restrictions of the Covid-19 crisis.

Full details of the whole record of public engagement are in the [Consultation Statement](#), published on the FPC website.

4 Sustainability and Sustainable Development

Sustainable development and sustainability have the meaning of “meeting the needs of the present without compromising the ability of future generations to meet their own needs” (See National Planning Policy Framework Para 7).

In national planning terms, achieving sustainable development addresses three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways to secure net gains across each:

- **Economy** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- **Social** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being. (See National Planning Policy Framework Para 8)
- **Environmental** – to contribute to protecting and enhancing the natural, built and historic environment; making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

We have considered how Finchampstead fits into this broad national picture and with Wokingham Borough and other surrounding authorities. Statistics gathered by the National Trust and engagement work with residents provide firm evidence that the semi-rural nature of the parish is valued by communities from beyond the parish boundary. Work by WBC to develop California Country Park as a borough-wide destination is a case in point. The level of visitors from urban areas such as Wokingham Town and Bracknell indicate that the semi-rural nature of Finchampstead is a vital asset to conserve to support the need of surrounding communities for amenity, green space and leisure facilities. Changes to the planning system suggested during the making of the FNDP indicate that existing tests in judging whether a proposal is sustainable will become more important in development decisions and it is essential that a ‘bigger picture’ viewpoint is taken when considering individual development proposals and proposals from outside of the FNDP area.

The policies within the FNDP have been written with this in mind, protecting and enhancing our natural environment and ensuring that new development meets current standards of sustainable design. The FNDP also focuses on actions to combat and reduce the impact of climate change.

Development will bring more people into the parish, either to work, to live or for recreation. The buildings they use, their transport choices and their impact on the countryside will all have an impact on our climate. Therefore, we believe it to be consistent with local and national commitments to reduce our carbon footprint that planning decisions are made with reference to this issue and that proposals for sustainable development should include suitable measures to mitigate and adapt to climate change.

The way in which these guiding principles will be applied is set out in the sections below and contained generally as standing principles throughout the FNDP.

4.1 Key issues for environmental sustainability

Facilitating development that does not result in a biodiversity net loss, where possible achieves biodiversity net gain of at least 10% over base value⁵ and which protects the natural environment is a priority of the FNDP. These priorities will be achieved by requiring robust ecology evidence to support development proposals. *The detail of this is set out in the Policy IRS5 - Ecological Green Space and Biodiversity (see Section 8. [Identity and Rural Setting](#)).*

⁵ Emerging Environment Bill 2021

Finchampstead parish has a landscape highly valued for recreation and relative tranquillity, as demonstrated in the results of the Finchampstead Neighbourhood Development Plan Resident Questionnaire 2019. The following matters need to be addressed in a sensitive and appropriate way if the current valued use and condition of the parish is to be sustained:

- Pressure for new residential development and supporting infrastructure, both inside and outside the area, impacting on landscape character; for example, the development of a new settlement at the Arborfield Garrison Strategic Development Location and the extension of the existing Hogwood Industrial Estate has the potential for negative impact on California Country Park
- Continued pressure for expansion, infill and densification within existing settlements leading to loss of open pasture, heathland and woodland habitat and potential amalgamation with adjacent settlements, such as extension of the caravan site on the east shore of Longmoor Lake
- There is also pressure for back land development to the rear of properties of Nine Mile Ride and unauthorised development between Nine Mile Ride and Ravenswood Park, potentially eroding the landscape of the parkland
- Maintaining the sense of remoteness that exists away from the areas of settlement, together with the views along the historic rides
- Preventing the erosion of and impact on tranquillity by the high demands for recreation due to the proximity to large centres of population, particularly by trail and quad biking
- Monitoring and preventing the erosion of rights of way, or the neglect of special archaeological, ecological and other landscape features, which is a continuing concern in this well populated area
- The need to balance the continuing pressure for new roads or improvements to existing roads, to ease congestion in this well-populated and commercially vibrant area, against the impact on the tranquillity of the environment, particularly in relation to the Arborfield Strategic Development Location and the consequent increase in traffic along Nine Mile Ride
- Protection of wildlife habitats, protected species and green corridors to support the range and movement of wildlife

Throughout this Plan our policies seek to address these matters.

4.2 Environmental standards for residential development

The method and process of building construction, and the measured sustainable performance of the building over its lifetime represent significant opportunities to have a positive impact on the wider environment and to mitigating the impacts of climate change. The FNDP will support the efforts of responsible developers who pay significant regard to these issues as part of their development proposals.

It is a minimum standard for approval for all housing developments within the parish that they conform to national and local environmental standards and also meet the higher water efficiency standard in Regulation 36 of the Building Regulations. These standards should be achieved as a minimum unless it can be demonstrated that exceptional circumstances exist. Where on-site achievement is not viable or practical, appropriate financial contributions to offsite provision may be considered.

Measures which facilitate a reduction of carbon emissions in existing dwellings will be supported provided they do not give rise to unacceptable impacts on landscape, biodiversity, heritage assets, character of the area, and amenity.

Policy ES1

Environmental standards for residential development

Development proposals for residential development should meet the following environmental standards:

1. The achievement of improvements beyond those defined in Part L of the Building Regulations 2021 for minor residential developments or satisfy any higher standard that is required under new national planning policy or Building Regulations.
2. In addition, major residential development should be designed to achieve carbon neutral homes where this is both practicable and viable.
3. Conversions to residential and extensions to existing dwellings of 500sqm of residential floorspace (gross) or more, should achieve or seek to achieve 'excellent' in domestic refurbishment as defined in the Building Research Establishment Environmental Assessment Method <https://www.breeam.com/>.
4. Provision is made for charging for electric vehicles in all domestic dwellings where garages or vehicle parking spaces are provided.

5 Appropriate Housing Development

Readers of this section are reminded of, and referred to, the [‘Key Definitions’](#) set out in Section 1.2 of this plan.

5.1 A background of development

Finchampstead is a semi-rural parish with four areas of settlement designated as Development Locations and two other Informal built areas (see 1.2 ‘Key Definitions [Figure 2](#)’) in designated ‘Countryside’ (see also [‘Section 2.1 Introducing Finchampstead - The Parish’](#)).

Topographically, the area is sub-divided roughly east to west by an escarpment which falls away to the south offering extensive views over the River Blackwater Valley and its nature reserves. Those discrete areas of residential settlement therefore enjoy extensive green and pleasant surroundings, as described in the Landscape Character Assessment, but these are coming under increasing pressure as more development land is sought.

Finchampstead was the focus of significant suburban style housing during the 1970s and 1980s (see [Section 2.4 Introducing Finchampstead - The coming of suburbia](#)). After then, the rate of new house- building dropped dramatically and amounted to only 107 in the period 2011 to 2019. This has been characterised by very small-scale housing schemes built in infill, or back-land or redevelopment of a couple of units where one previously existed.

In the late 2010s, the identification of a Strategic Development Location at the former Arborfield Garrison has led to another significant increase in housebuilding. This is due to the release of a large tract of former Ministry of Defence land for development. It will deliver 1,500 dwellings which will be an increase of around 30% in the parish since 2018. This will have a very considerable impact on the nature of Finchampstead. The new community (Finchwood Park) will require time to consolidate and mature.

5.2 Local housing market

To gain additional understanding of the local housing market, a survey was commissioned involving four of Wokingham’s long-established estate agents, actively doing business in the parish. The responses are set out in [Annex E Estate Agents Survey](#). The findings confirm that Finchampstead is predominantly an area that attracts people wanting to buy family homes set in a semi-rural location. What it generally lacks in amenities (found more extensively in Wokingham and Crowthorne) it compensates for with a pleasant and safe environment in which to raise a family.

Demand for family accommodation accounts for approximately 80% of all the estate agents’ enquiries. The property built in Finchampstead since the 1970s has generally catered for this market. Provision for first-time buyers and retirees in Finchampstead however, is more limited and demand for this type of accommodation (typically, one and two bed dwellings) accounts for only a combined 20%. The absence of proximate high street services and facilities was cited as a major factor in this. Wokingham and Crowthorne are considered to offer a better choice for first time buyers and retirees. It would also be fair to say that limited or no suitable housing has been built in Finchampstead, to accommodate these two groups of buyers. The same is true with regards to the provision of affordable homes and socially rented accommodation.

Finchwood Park and the planned regeneration of Gorse Ride will provide a broad range of new build properties for both first time buyers and families as well as options for affordable and socially rented accommodation.

5.3 The emerging Local Plan Update

Wokingham Borough Council is preparing a Local Plan Update. Once adopted it will replace the existing Core Strategy and the Managing Development Delivery Local Plan. It has progressed through the following stages:

- Issues and Options Consultation (August-September 2016). Its focus was early opinion gathering on a range of high-level issues;
- Spatial Options Consultation: Right Homes, Right Places Consultation (November 2018-February 2019). Its focus was to provide opportunity to comment on the suitability of land promoted across the borough for potential development. In addition, some high-level opinions were sought;
- Draft Local Plan Consultation (February-April 2020). The consultation set out a full set of draft policies, including the spatial strategy directing the location of future development and supporting allocations. The consultation included a full suite of policies intended to assess and manage the impact of development; and
- A Revised Growth Strategy was published in November 2021.

In July 2023 the Borough Council was awaiting the outcome of national consultation on proposed changes to national policy. The Borough Council's Executive agreed on 27 July 2023 to publish an updated timetable for the submission and examination of the Plan.

The Parish Council has sought to ensure that the development of the neighbourhood plan proceeded at a similar time as the development of the Local Plan update. However, the neighbourhood plan is now at a far more advanced stage. As part of the preparation of the Plan, the Parish Council considered the way in which it could reflect the proposed housing allocations in the parish in the emerging Local Plan update. It also considered the allocation of two additional housing sites. However, as an outcome of the examination, the Plan takes a neutral position on the identification of new housing opportunities in the parish. It will be a matter for the Local Plan Update to consider as it addresses the wider opportunities and challenges in the Borough.

Nevertheless, this Plan notes and supports the following sites as identified in the Draft Local Plan Update (January 2020):

- 5FI001 Tintagel Farm, Sandhurst Road 5 Units (Gypsy & Traveller);
- 5FI015 Land rear of 166 Nine Mile Ride 4 additional Units (Gypsy & Traveller); and
- 5FI024 Jovike, Lower Wokingham Rd 15 homes.

Similarly, the Plan notes and supports the following additional proposed development allocations as identified in the Revised Growth Strategy (November 2021):

- 5FI003 31/33 Barkham Ride 66 homes (net);
- 5FI004 Green Acres Farm, Nine Mile Ride 100 homes; and
- 5FI028 Westwood Cottage, Sheerlands Road 10 homes.

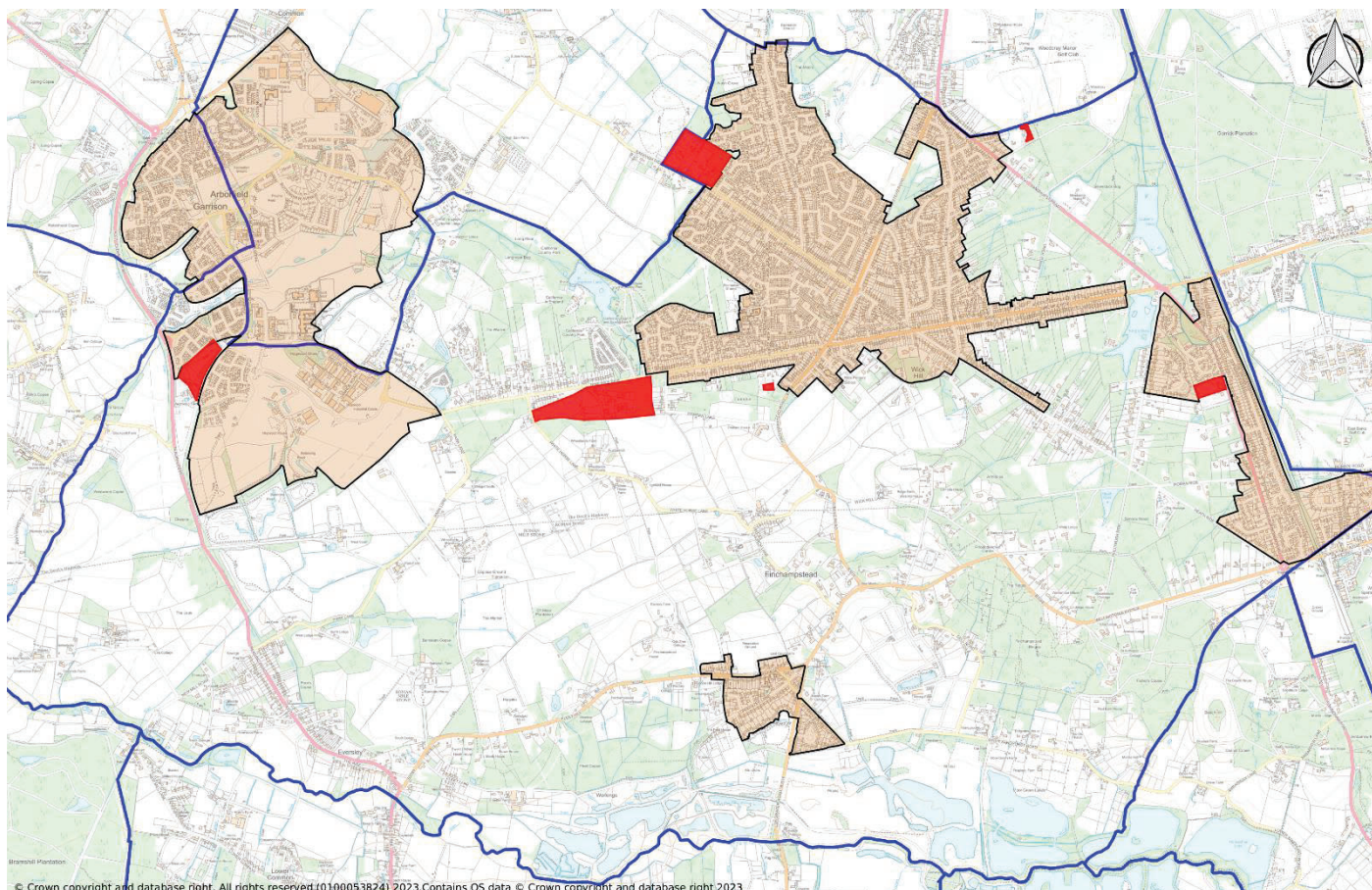


Figure 5 - Proposed locations for development locations in the emerging Local Plan Update.

5.4 The approach taken in the Plan

In this context the Plan sets out a strategy which supports development within the Development Locations where they comply with Policy TB06 of the Managing Development Delivery Plan and with Policy D3 of this Plan.

The Plan also supports the ongoing development within the Finchwood Park area of the Arborfield Strategic Development Location. It also supports proposals which would provide higher residential development densities within Finchwood Park than those envisaged in the Core Strategy and Arborfield Supplementary Planning Document.

5.5 New housing outside Development Limits

New housing outside the amended Development Limits (as currently defined by Policy CP9 of the Core Strategy and cemented by policy CC02 of the MDD or as updated via the emerging LPU) – (see also [‘Key Definitions’](#)) will be supported only against very strict criteria as defined in the WBC Core Strategy Policy CP11, or successor policy, relating to Development in the Countryside. See [Map Annex F Definition/designation of ‘countryside’ in the local plan update](#).

Keeping defined settlements apart by maintaining their visual and physical separation to ensure that future development does not compromise their separate identities was highlighted as an important part of the FNDP vision. Subsequently, it was confirmed as a strategic finding of the FNDP Residents’ Questionnaire (2019).

A small number of specific locations are the last remaining spaces between areas of settlement and it is vital that they are retained and protected as countryside or other green space in order to prevent the coalescence of these settlements.

Therefore, regardless of their landscape or ecological qualities, it is a robust conclusion that these specific locations require specific protection. The issue, the locations concerned, and the policies relating to it are detailed in Section 7 of this plan, [Gaps and Settlements](#).

Any proposal will need to demonstrate support of Policy GS1 – Key Local Gaps between settlements as set out in Section 7 of this plan, [Gaps and Settlements](#).

Any proposal will also need to demonstrate support of the policies relating to Identity and Rural Setting as set out in Section 8 of this plan, [Identity and Rural Setting](#).

5.6 New development within Development Limits

The FNDP strongly supports the delivery of sustainable development within the boundaries of the Arborfield Strategic Development Location, (specifically the development at Finchwood Park) and within the other Development Locations following any proposed amendments to the Development Limits proposed in the Plan (see section 5.4). The FNDP would support a reassessment of their original vision if required. In particular, a move to higher density housing might make the best use of infrastructure investment already associated with these developments.

In addition to the above, although building on residential gardens will not be generally supported, the FNDP will allow an exception for smaller opportunities for replacement, frontage infill and sensitively planned ‘back-land’ development within the Development Locations (*see [section 2.1](#)*) and which does not interfere with Outstanding Views’, areas designated as ‘Key Local Gaps’ or designated as Local Green Spaces. The criteria for such development are set out in Policy D3.

Policy AHD1

Development within Development Limits

Development proposals within the Development Locations will be supported where they comply with MDD TB06 and with Policy D3 of this plan.

Development proposals within the Finchwood Park area of the Arborfield Strategic Development Location will be supported. Proposals which would provide higher residential development densities within Finchwood Park than those envisaged in the Core Strategy and Arborfield SDL Supplementary Planning Document will be supported, where they comply with other design and layout criteria which apply to the site.

Development proposals outside the Development Locations will only be supported where they are in accordance with national and Borough planning policies.

Policy AHD2

Independent Living, Care and accommodation for Vulnerable people

Development proposals for independent living housing accommodation for older residents will be supported where they comply with Policy TB09 of the Managing Development Delivery Local Plan.