

PLANNING REF : 253110
PROPERTY ADDRESS : FBC Centre
: Gorse Ride, Finchampstead, Wokingham
: RG40 4ES
SUBMITTED BY : Finchampstead Parish Council
DATE SUBMITTED : 19/02/2026

COMMENTS:

The Committee RESOLVED to OBJECT to this planning application on the following grounds:

1. Outside the development area and development in the countryside (only part being brownfield), contrary to WBC's Core Strategy Policy CP11 and FNDP Policies ADH1 and ADH2.
2. Overdevelopment of the site contrary to FNDP Policy D3.1b and not in keeping with the street scene on Heath Ride.
3. Constitutes tandem development contrary to FNDP Policy D3.4
4. Unsustainable location.

There are also significant access concerns. In addition to the increased traffic generated by the proposed dwellings, the impact of construction traffic and heavy goods vehicles on Heath Ride, a single-track lane, is particularly concerning. If approved, a condition should be imposed requiring the restoration of Heath Ride following completion of the works.

The developer has noted the local rights of way close to the site, but doesn't appear to have recognised an unclassified route known as 'the missing link' which provides a connection between bridleways 26 and 34, which they indicated would be included.

We note that the developer places considerable emphasis on the housing numbers being low, but we would remind them that the LPU carries more weight in terms of setting the spatial strategy, determining appropriate levels of development, and establishing how housing need should be delivered across the borough.

The resolution was correctly proposed and seconded (unanimous).