PLANNING REF : 262419
PROPERTY ADDRESS : FBC Centre
: Gorse Ride, Finchampstead, Wokingham
: RG40 4ES
SUBMITTED BY : Finchampstead Parish Council
DATE SUBMITTED : 19/11/2026

COMMENTS:
The Committee RESOLVED to OBJECT to this planning application on the following grounds: 1. Unsustainable location and increased car dependency: The site is in an unsustainable location, contrary to WBC Core Strategy Policy CP1, with no street lighting and limited access to nearby services, shops or schools. This would result in a reliance on private vehicles and an increase in traffic on the narrow lane and immediate area, which is unsuitable for accommodating additional traffic. This is contrary to Core Strategy Policy CP6 and FNDP Policy GA2, which seek to reduce car dependency and promote safe and
sustainable travel options. Notably, the road is subject to a six foot six inch width limit to the penultimate objection point. 2. Impact on landscape and rural character: The development would have a
detrimental impact on the rural landscape and character of the parish, contrary to WBC Core Strategy Policy CP3 and FNDP Policy D2 which seeks to preserve the rural character of the parish, maintain the separation between settlements and ensure development complements local landscape characteristics. Particular regard should be given to the distinctive 'Rides' characteristics of Lower Sandhurst Road, as well as the importance of retaining the existing proportions, scale and spacing of buildings and landscape features. 3. Inappropriate development in the countryside: The proposal represents inappropriate development in the countryside, contrary to WBC Core Strategy Policy CP11 and FNDP Policies ADH1 and ADH2. The development also raises concerns regarding its impact on the Thames Basin Heaths Special Protection Area. 4. Impact on local green space and settlement
identity: The site abuts Moor Green Lakes local Nature Reserve, an important and well-used localgreen space. The proposal would undermine the setting and character of this valued landscape, contrary to FNDP Policies GS1, GS2, IRS1 and IRS4, which seek to protect the identity of the parish, preserve important green spaces and safeguard key local gaps and green wedges. 5. Impact on recreational routes and highway safety: The site is located along an important recreational route regularly used by walkers, runners and horse riders. Increased traffic would have a detrimental impact on the safety and enjoyment of this route. 6. Ecological and recreational impact: The proposal would result in the loss of grazing land currently used for equine purposes and recreation, with wider implications for associated local
businesses. This would have a negative impact on the local environment, ecology and established recreational uses. The resolution was correctly proposed and seconded (unanimous).
Note: Cllr Weeks abstained from voting as he is known to the applicants.