

PLANNING REF : 252968
PROPERTY ADDRESS : FBC Centre
: Gorse Ride, Finchampstead, Wokingham
: RG40 4ES
SUBMITTED BY : Finchampstead Parish Council
DATE SUBMITTED : 22/01/2026

COMMENTS:

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

The site represents inappropriate development outside of and unconnected to any development limits within the countryside and is contrary to Policies D2, IRS4 and ADH1 of the FNDP, with no provision for protecting Thames Basin Heath, contrary to FNDP Policy IRS5.

The current plans for the site appear to address only part of the available land and it is unclear what the plans are for the remaining area since this is not addressed in this application.

The site was originally part of the adjacent property Moor Green Farm. The current structure was apparently built as part of the Moor Green Farm development and intended apparently to be the store for the biomass & heating system for the replacement new house. Prior to the sale of the new house the land related to this application was fenced off and became the property now known as Moor Green Barn. As such the one-for-one property replacement for the site has already been utilised.

The applicant has claimed that the current structure became an office and has been in regular use as such for several years. This fact is disputed by locals and immediate neighbours who have claimed that office use was at least minimal, if any, over the period concerned.

This fact therefore challenges the claims made in this application, that traffic volumes would significantly reduce (by 50%), should a residential property be built. We would suggest that the claimed reduction in traffic volumes from office to residential be discounted. It is more likely to increase.

The application site is within an unsustainable location in a countryside location with no local facilities accessible within a safe and reasonable walking distance contrary to policies CP1, CP2, CP3, CP6 and CP11 of the Core Strategy, Policies CC01 and CC02 of the MDD Local Plan, the Borough Design Guide SPD and the National Planning Policy Framework.

The nearest village, Finchampstead, no longer has any facilities except for the pub which no longer hosts a shop. Car usage is a must.

There is no provision for electric vehicle charging, contrary to FNDP Policy ES1.

The resolution was correctly proposed and seconded (u

nanimous).