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Sent: 01 April 2026 10:28:15 UTC+01:00
To: "Claire Moore" <Claire.Moore@wokingham.gov.uk>
Subject: 260117 Manor Farm, Longwater Road

Agent rebuttal to Parish comments 24/03/2026:

I did note the Parish had sent in comments and have the following feedback for your assessment:

1. The NDP is out of date by virtue of the Council's Local Plan being out of date for lack of 5 year supply. The tilted balance applies and the Parish's allocation of housing sites does not prevent further sites coming forward for development.
2. Nevertheless the proposal is not for 'new' residential development. As per paragraph 4.4 of the submitted statement, the barn is already approved for housing 2 x residential caravans currently housing 12 individuals. Thus the use is already residential, albeit of a different form. Sustainability objections need to be considered in this regard as well.
3. The sustainability objection is strongly challenged. Directly opposite the farm entrance is the Greyhound pub, and a short walk away is the Primary school and village sports facilities. Finchampstead also has a Parish Church and at the Nine Mile Ride crossroads a main bus link and a series of shops, services and facilities. The application site is by no means isolated. The building is already in lawful residential use.
4. The affordable housing is a moot point. Each application must be assessed on its own merits against cp5.
5. The applicant is willing to enter into a s106 for SPA mitigation.

Kind regards

Emily Temple BSc (Hons) MSc MRTPI
Executive Director and Founder | ET Planning



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