

Statement of Community Involvement

In support of

Full Planning Application

by **Mr Thomas Roberts**

Proposed residential redevelopment – Park Home Extension.

**Demolition of the existing dwelling and use of land as an extension to
Victoria Gardens Residential Park Home Estate, with the stationing of 35
park homes and the construction of a community building and park office.**

31, Barkham Ride, Finchampstead,
Wokingham, Berkshire, RG40 4EX

Prepared by

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January 2025

- 1.1 The application site has been the subject of very thorough public consultation through two site allocation processes and a planning application process, as detailed below:

Wokingham Local Plan – Revised Growth Strategy

- 1.2 The application site is part of a site promoted through the Council's call for sites process. 31 and 33 Barkham Ride together are identified with reference ADH1 and 5F1003. The site is proposed to be allocated as a residential site for 66 units in the emerging Draft.

5F1003	31-33 Barkham Ride, Finchampstead	Area (ha): 5.42 Land use: Proposed for housing	N/A	<ul style="list-style-type: none">- Vehicle access from Barkham Ride- Housing to reflect the character of the surrounding residential area- Retain, where possible, onsite mature and protected trees- Opportunities to provide connectivity to areas of open space through the site and the surrounding area, including Rooks Nest Wood Country Park which abuts the western boundary
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- 1.3 The following consultation stages have been undergone for this site as part of the overall preparation process:
- Issues and Options Consultation – August 2016
 - Previous Homes for the Future Consultation - 2018/2019
 - Previous Draft Plan Consultation – Feb 2020 – Mar 2020.
 - Revised Growth Strategy Consultation 2021-2022. 31 Barkham Ride directly referred to as a site allocation and specific consultation comments received.
 - Proposed Submission Plan Consultation – September to November 2024. Site allocation maintained.

Finchampstead Neighbourhood Plan

- 1.4 The site is allocated as a housing site within the draft Finchampstead Neighbourhood Development Plan 2022-2038, that was adopted on 21st September 2023.

(5F1003 31/33 Barkham Ride – 66 dwellings)

- 1.5 The following consultation stages were undertaken:

- The first formal public consultation on the draft plan, the Regulation 14 Statutory Consultation, took place in February to March 2021.
- A further 'focused' Regulation 14 Consultation took place in October to November 2021.
- In October to November 2022 WBC conducted a six-week consultation (Regulation 16) on the submitted plan.
- On 7 September 2023 residents of Finchampstead voted to adopt the Finchampstead Neighbourhood Development Plan (FNDP).

Other Local Consultation

- 1.6 Informal consultation has been undertaken with residents of Victoria Gardens to which this extension is proposed.

- 1.7 Consideration has also been given to all responses from local people in relation to the following relevant application relating to 31 Barkham Ride:

- 230791 Outline application for the proposed erection of 26 no. dwellings following demolition of the existing dwelling and garage. (All matters reserved except for access)

Approved 25/09/2024