

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.

SFI003	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