

PLANNING REF : 261939
PROPERTY ADDRESS : FBC Centre
: Gorse Ride, Finchampstead, Wokingham
: RG40 4ES
SUBMITTED BY : Finchampstead Parish Council
DATE SUBMITTED : 24/09/2026

COMMENTS:

The Committee RESOLVED to OBJECT to the application. The Committee supports the principle of providing modern nursery and pre-school facilities, recognising their importance to the local community and the need to replace facilities lost through the demolition of the existing community centre. However, concerns were raised regarding:

- Health, safety and parking: The proposed parking arrangements do not adequately accommodate peak-time nursery drop-off and collection, including the need for parents to safely drop off young children, and do not take account of cumulative parking pressures within the District Centre.
- Technical evidence: The Lighting Assessment and Design Statement do not provide sufficient evidence to demonstrate that the development can operate safely and sustainably. Concerns include reliance on unenforceable operational assumptions and insufficient assessment of ecological and cumulative lighting impacts.
- Other impacts: The submission does not adequately address access safety, residential amenity, drainage, noise, ecology and cumulative effects, relying largely on narrative rather than robust technical justification.
- Community centre land: The siting and extent of the nursery facilities could reduce or constrain land available for the replacement community centre. The Committee considers it important that sufficient land is safeguarded to meet current needs and allow for future expansion as the local population grows.

Overall, the Committee considered that the application in its current form does not provide sufficient evidence to demonstrate compliance with the relevant Development Plan policies and the National Planning Policy Framework. The resolution was correctly proposed and seconded (unanimous).