

PLANNING REF : 260117
PROPERTY ADDRESS : FBC Centre
: Gorse Ride, Finchampstead, Wokingham
: RG40 4ES
SUBMITTED BY : Finchampstead Parish Council
DATE SUBMITTED : 20/03/2026

COMMENTS:

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

1. The application is for a site outside of existing development locations, and is in the countryside, outside of settlement boundary, contrary to WBC Core Policies cp1, cp3, cp4, cp6 or cp9, and FNDP Policy AHD1 which states that development proposals outside the development locations will only be supported where they are in accordance with National and Borough planning policies. The FNDP supports the delivery of c 1,500 new dwellings in the local SDL area of Finchwood Park and an additional 200 houses at three other locations across the parish. This provision was acknowledged in the FNDP as demonstrably in excess of any local housing need within the parish of Finchampstead.
2. The site is in an unsustainable location with limited access to services and infrastructure. There are no practical bus services or shops nearby. Cycling and walking routes are inadequate, with hazardous conditions along Jubilee Hill and Fleet Hill and no continuous footways connecting to California Crossroads or Crowthorne. The nearest railway station is around 3 miles away and only accessible by car. Local healthcare provision and sewage infrastructure are already at capacity, meaning residents would be heavily reliant on car travel for everyday needs.
3. With the development of Gorse Ride and 35% affordable housing at Arborfield Strategic Development Location, Finchampstead will have a significant number of social/affordable houses, all located in much more sustainable locations.
4. The site is within 5km of the Thames Basin Heath (TBH) Special Protection Area but no mitigation measures e.g. Suitable Alternative Natural Greenspace (SANG) are proposed, contrary to FNDP Policy IRS5.

The Committee would think more favourably towards the proposal if the land were subject to an agricultural tie condition, limiting the dwellings to use by farm workers.

The resolution was correctly proposed and seconded (4 in favour, 1 against and 1 abstained).