

PLANNING REF : 260577
PROPERTY ADDRESS : FBC Centre
: Gorse Ride, Finchampstead, Wokingham
: RG40 4ES
SUBMITTED BY : Finchampstead Parish Council
DATE SUBMITTED : 23/04/2026

COMMENTS:

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

1. The site lies within designated countryside and is outside the settlement boundary, contrary to FNDP Policy AHD1, with no allocation for development in the 2010 Wokingham Local Plan, the 2024 draft Local Plan nor the FNDP. Furthermore, the Council notes that the emerging Local Plan update contains provisions for additional Gypsy and Traveller pitches, notably at High Barn Farm, Barkham, within a few miles of this location.
2. The site is unsustainable, with no nearby services or public transport, leading to increased reliance on cars, contrary to FNDP Policy AHD3,4.
3. Extensive tree removal has taken place, contrary to FNDP Policy IRS6, and the proposal would significantly alter the rural character of the area, conflicting with FNDP Policy D2 which aims to preserve this.
4. The development would introduce an urbanising effect into a rural setting, contributing to incremental encroachment into the countryside, contrary to FNDP Policy D2.
5. The site lacks essential infrastructure, including drainage, sewerage, and main utilities.
6. The addition of hardstanding would adversely affect local drainage and environmental conditions.
7. The proposal is out of keeping with the established character of the area and fails to enhance the street scene, contrary to FNDP Policy D3,1b, and Policy AHD3,3 which states that proposals should have appropriate landscaping to mitigate their impact on the surrounding landscape.
8. The loss of woodland and green space, together with a lack of substantiated biodiversity net gain, would harm local wildlife, contrary to FNDP Policy IRS5 aimed at protecting and enhancing biodiversity.
9. The Committee notes that the current proposals give rise to the same highway safety concerns as those identified in the refusal of the earlier application (Land at The Fords, Range Road, ref. F/2006/8196). The relevant officer comments are set out below and should also apply to this proposal:
"Highway safety: The proposed development would result in the increased use of the substandard road junction of Range Road with B3430 Nine Mile Ride, which would adversely affect road safety and the flow of traffic.
Further to this the proposal would generate additional traffic on Range Road which is substandard in respect of width and construction and this would result in the increased risk of accidents to road users".

The resolution was correctly proposed and seconded (unanimous).