



COMMUNITY INVOLVEMENT STATEMENT

Planning Application for:

Belamie Gables, 210 Hyde End Road, Spencers Wood, RG7 1DG

This Community Involvement Statement is submitted in support of a full planning application for the extension and reconfiguration of Belamie Gables Care Home, including associated alterations to access, layout and parking arrangements.

Background and Context

The application site is a long-established care facility operating under Use Class C2. The site is privately owned and located off Hyde End Road, accessed via a private drive and it is not situated within a defined town centre or local centre. There is no immediate public frontage nor a direct residential street interface. The proposals relate to operational improvements within the existing footprint of use and no new dwellings or community buildings are proposed.

Previous Engagement

Due to the nature and scale of the proposals and in light of previous applications and appeals made at this site, it is considered that the local community is already familiar with the site and its function. Key consultees and interested parties had an opportunity to submit comments and representations during earlier applications and appeals in recent years. All such responses were reviewed and considered as part of shaping the current application.

Pre-Application Consultation

Formal pre-application advice was sought from Wokingham Borough Council under reference 242463, with a response issued in October 2024. The proposal was shared in detail with the Council's planning department and Highways officers. The advice confirmed that the principle of development was acceptable, subject to addressing detailed design and operational matters. This submission reflects and addresses the feedback received in full.

Approach to Community Involvement

Given the nature of the use and the absence of significant change of use, density, or form visible from public viewpoints, it was determined that further community engagement beyond the statutory consultation was not necessary at this stage. The development would not materially alter the external setting of the site or the relationship to adjacent

neighbours in a way that would warrant further non-statutory consultation. Nonetheless, the applicant remains open to engaging with any local stakeholders who may raise issues during the consultation period once the application is live.

Conclusion

The applicant has taken appropriate and proportionate steps to engage with the Local Planning Authority and consider previous community input.

As such, it is considered that this application complies with national and local guidance in relation to pre-application community involvement.