

PLANNING REF : 260362
PROPERTY ADDRESS : Morgan Centre
: Wellington Road, Crowthorne, Berkshire
: RG45 7LD
SUBMITTED BY : Cllr Crowthorne Parish Council
DATE SUBMITTED : 06/05/2026

COMMENTS:

Crowthorne Parish Council recommends Refusal.

Finchampstead Parish Council has objected to this Permission in Principle application on the grounds that it is development in the countryside, contrary to WBC's Core Strategy Policy CP11 and FNDP Policy AHD1.

Under the previous application submitted to BFC, PA/2026/0209, the planning officer recommended Refusal: it is clear the site is located within the Countryside and the proposal for housing would not be a suitable location considering the Council's settlement strategies and Countryside policy. The proposal would also have an urbanising impact on the open and rural setting of the site, resulting in encroachment into the Countryside.

It is contrary to BFC policies: LP 1, LP 2, LP 28, LP 31, LP 32, LP 35, LP 36 and LP 50 of the BFLP, Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017 (as amended), Policy NRM6 of the South East Plan, the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2025) and the NPPF.

Therefore, for the reasons stated above, Crowthorne Parish Council supports Finchampstead Parish Council and the planning officer at BFC and recommends Refusal.