

PLANNING REF : 242011
PROPERTY ADDRESS : FBC Centre
: Gorse Ride, Finchampstead, Wokingham
: RG40 4ES
SUBMITTED BY : Finchampstead Parish Council
DATE SUBMITTED : 19/09/2024

COMMENTS:

The Council objects to this application.

This Application is not consistent with several policies of the Finchampstead Neighbourhood Development Plan;

1. Policy ES1 states that 'Provision is made for charging for electric vehicles in all domestic dwellings where garages or vehicle parking spaces are provided'. This application contains no provision for electric vehicle charging.
2. Policy AHD1 States that 'Development proposals outside the Development Locations will only be supported where they are in accordance with national and Borough planning policies'. This application is outside of the Development Location and contradicts several core policies of WBC, notably CP3, CP7 and CP11.
3. Policy AHD3 states that 'The expansion of existing Gypsy and Traveller sites will be supported, where...'. This is a new site and not an expansion of a current site.. Additional local provision has already been made to the rear of 166 Nine Mile Ride, Tintagel Farm and Honeysuckle Gardens. Further provisions are identified at High Barn Farm, Commonfield Lane in the proposed Local Plan Update.
4. Policy D2 states that '...development proposals should be located and designed to maintain the separation of settlements and to complement the characteristics of the landscape in the immediate locality'. This proposal encroaches into the green area between the settlement of Finchampstead North and the informal built area around St James Church. It does not complement the adjacent Local Green Space of Warren Woods.
5. Policy IRS4 - 6 states that 'As appropriate to their scale, nature and location development proposals should... Retain informal green gaps along the Parish access roads and other small areas of natural green space'. The proposed site is currently an area of woodland and thicket which adds to the rural feel of the Finchampstead Road as it leaves the settlement of Finchampstead North. Losing this informal green gap would create an expansion of the existing urban.
6. Policy IRS5 states that 'As appropriate to their scale, nature and location development proposals should demonstrate that:
 - They will not have an unacceptable impact on local biodiversity or the network of sites designated as of importance for nature conservation, as evidenced through a robust specialist independent survey report, which is supported by the Borough's Ecological Adviser. The assessment should consider impacts on the site and on connections between sites important for biodiversity.
 - They provide a net gain of at least 10% over base value using a robust metric. Where a loss of biodiversity on site is demonstrably unavoidable, development will only be acceptable if off site compensation measures are secured to ensure the creation of like-for-like or better distinctiveness habitats so a minimum 10% gain of biodiversity overall is achieved. This Application does not address the issue of Biodiversity Net Gain.

