

Wokingham Borough Council

Finchampstead Neighbourhood Development Plan Decision Statement

1. Introduction

- 1.1 Under the Town and Country Planning Act 1990 (as amended), Wokingham Borough Council has a statutory duty to assist communities in the preparation of neighbourhood development plans and orders and to take plans through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the Local Planning Authority's responsibilities under Neighbourhood Planning.
- 1.2 This statement confirms that, following an independent examination, Wokingham Borough Council accepts the Examiner's proposed modifications and now confirms that the Finchampstead Neighbourhood Development Plan will proceed to a Neighbourhood Planning referendum.
- 1.3 This Decision Statement and the Examination Report can be viewed on the Council's website. Hard copies of these documents can be inspected at the following locations:

Wokingham Borough Council Shute End Wokingham Berkshire RG40 1BN	Monday to Friday:	9am to 5pm
Finchampstead Library FBC Centre (Finchampstead Baptist Church) Gorse Ride North Finchampstead Wokingham Berkshire RG40 4ES	Mondays: Tuesdays: Wednesdays: Thursdays: Fridays: Saturdays: Sundays:	2pm to 5pm 2pm to 5pm 9.30am – 1pm and 2pm to 5pm 2pm to 5pm 9.30am – 1pm and 2pm to 5pm 9.30am – 12.30pm Closed

2. Background

- 2.1 On 12 March 2019, Wokingham Borough Council designated the area of Finchampstead Parish for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.
- 2.2 Following the submission of the Finchampstead Neighbourhood Development Plan to the Council, the plan was publicised and representations were invited for a 6 week period in accordance with the regulations. The publicity period ended on Wednesday 23 November 2022.
- 2.3 Wokingham Borough Council appointed an independent examiner, Mr Andrew Ashcroft BA (Hons) MA, DMS, MRTPI, in November 2022 to review whether the Plan meets the Basic Conditions and to make recommendations regarding whether the plan should proceed to referendum.

- 2.4 The Examiner's Report concludes that, subject to making the modifications recommended therein, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum. It concludes that the boundary for the purposes of the referendum on the Plan should be the boundary of the designated Neighbourhood Area for the Plan.

3 Decision and Reasons

- 3.1 The Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section 38A of the 2004 Act) in relation to a neighbourhood development plan.
- 3.2 Having considered each of the recommendations made by the Examiner in their Report, and the reasons for them, the Council in consultation with Finchampstead Parish Council has decided to accept the modifications to the draft plan. Table 1 below outlines the alterations made to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner's recommendations. **Bold, and underline** has been used to show added text and ~~strikethrough~~ to show removed text. The reasons set out have in some cases been paraphrased from the Examiners report for conciseness. The recommendations have been set out in the order they appear within the Examiner's Report. This statement should be read alongside the Examiner's Report.
- 3.3 In addition to the modifications recommended by the Examiner, the Local Planning Authority is also authorised to correct minor errors that may have been missed so far [Town and Country Planning Act 1990 Schedule 4B section 12(6)]. Minor typographical corrections are set out in Table 2.
- 3.4 If a Local Planning Authority is satisfied that, subject to the modifications being made, the Neighbourhood Plan meets the legal requirements and basic conditions then it can proceed to Referendum. The Council has considered whether to extend the area in which the referendum is to take place. Like the examiner, the Council has decided that there is no reason to extend the Neighbourhood Plan area for the purpose of holding the referendum.
- 3.5 To meet the requirements of the Localism Act 2011 a referendum which poses the question 'Do you want Wokingham Borough Council to use the neighbourhood plan for Finchampstead parish to help it decide planning applications in the neighbourhood area?' will be held in the parish of Finchampstead.
- 3.6 The Executive of Wokingham Borough Council agreed on 29 June 2023 that the Finchampstead Neighbourhood Development Plan should proceed through referendum to take place on 7 September 2023.

Table 1 – Examiner’s recommended modifications to the plan

No.	Policy / Plan section	Examiner Recommendation	Reason	Action Taken
1	Policy AHD1: Development outside of Development Limits	That the policy is deleted	<p>Its focus is on a very limited type of development which fails to address the range of housing outside the development limits which would otherwise be supported by national and local policies.</p> <p>Additionally, it reads out of context unless read with Policy AHD2 which comments much more positively about development which will be supported within development limits and within the strategic development location (SDL).</p> <p>The detailed SANG elements would sit more comfortably with the development management policies and should also address Strategic Access</p>	Recommendation accepted.

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			Management and Monitoring (SAMM).	
2	Policy AHD2: Development within Development Limits	<p>Amend the policy as follows:</p> <p>New Development proposals should be contained within the Development Locations will be supported where they and must comply with MDD Policy TB06 of the Managing Development Delivery Plan and emerging policy (Local Plan Update January 2020) and with Policy D3 of this Plan</p> <p>Development proposals within the Finchwood Park area of the Arborfield Strategic Development Location will be encouraged supported. Proposals which would Opportunities to provide higher residential development densities within this area of the Strategic Development Location Finchwood Park than those envisaged in the Core Strategy and Arborfield SDL Supplementary Planning Document will be supported, where appropriate, they comply with other design and layout criteria which apply to this site. in order to optimise the efficient use of land.</p> <p>Development proposals outside the Development Locations will only be supported where they are in accordance with national and Borough planning policies.</p> <p>Replace sections 5.1 to 5.4 with the text set out at Appendix 1 of the Examiner Report.</p>	<p>To ensure that the Plan has regard to national policy and is in general conformity with the strategic policies in the existing development plan. The Examiner has concluded that the Plan contains a series of strategic statements which are not justified by the local evidence nor by the stage reached in the emerging LPU.</p>	<p>Recommendations accepted.</p> <p>Recommendation accepted with exception of an updated Figure 5 retained</p>
3	Policy GS1: Key Local Gaps between settlements	<p>Amend the policy as follows:</p> <p>The Plan identifies Key Local Gaps and Green Wedges on Figure 7.</p> <p>Within Key Local Gaps, Green Wedges as defined on FIGURE 6, Development proposals should respond positively to the identification of the key local gaps and green wedges. Development proposals will</p>	<p>The Examiner has concluded that the proposed Areas of Separation are strategic in nature owing to the uncertainty of the emerging LPU and their</p>	<p>Recommendations accepted.</p>

		<p><i>be supported where it can be demonstrated that it they would not adversely unacceptably affect the function of the gap or wedge, and/or not unacceptably reduce the physical and visual separation of settlements, (or distinct parts of a settlement concerned.) either within or adjoining the borough. Development proposals will be supported where they do not result in the joining of informal built areas in the countryside with defined settlements or with each other. This includes the following areas (AS ILLUSTRATED ON FIGURE 6: The area identified between Finchampstead North and the Finchampstead Church Conservation Area; The area identified between Arborfield Garrison SDL and the residential development fronting Reading Road.</i></p> <p>Replace section 7 with the text set out at Appendix 2 of the Examiner Report</p> <p>Delete the Important Areas of Separation from Figure 7.</p>	<p>impact on future development strategy. He has also considered the policy wording and identification of the areas is imprecise and does not have sufficient clarity.</p>	
4	<p>Policy IRS1: Protection and enhancement of Local Green Spaces</p>	<p>That LGS4, LGS5, LGS7a, and LGS9 are deleted from the plan and amended as follows:</p> <p><i>Local Green Spaces have been identified in the FNDP as set out in Annex J – Designated Local Green Spaces and are recognised as important to the local community and as such are designated as Local Green Spaces.</i></p> <p><u>The Plan designates the following areas as local green spaces:</u></p> <ul style="list-style-type: none"> • <u>LGS1 – St James’ Church including part of the conservation area, Church Lane, Finchampstead</u> • <u>LGS2 – Warren Wood Country Park, Warren Lane, Finchampstead</u> • <u>LGS3 – Burnmoor Meadow, Longwater Road, Finchampstead</u> • <u>LGS6 – Shepperlands Farm, Park Lane, Finchampstead</u> • <u>LGS8 – Finchampstead Memorial Park and Leas field The Village, Finchampstead</u> 	<p>To delete those proposed LGSs that are concluded to represent ‘extensive tracts of land’ contrary to national policy and guidance.</p> <p>To remove elements of the submitted policy which go beyond the matter of fact approach to LGS in the NPPF and reposition in supporting text.</p>	<p>Recommendations accepted.</p>

		<ul style="list-style-type: none"> • <u>LGS10 – FBC/Gorse Ride Playing Fields, Gorse Ride North, Finchampstead</u> • <u>LGS11 – The Moors, Waverley Way, Finchampstead LGS12 – Woodmoor play area, Woodmoor, Finchampstead</u> • <u>LGS13 – Gorse Ride Woods play area, Whittle Close, Finchampstead</u> <p><i>Any change that would impact upon the Local Green Spaces must take into account the need to retain and respect the value placed upon the spaces where possible.</i></p> <p><i>Development proposals within on the designated Local Green Spaces will only be permitted supported in very special circumstances and in accordance with national policy and guidance.</i></p> <p>Modify Figure 9 to remove the deleted LGSs</p> <p>At the end of the supporting text in paragraph 8.1.1 add:</p> <p><u>Policy IRS1 identifies the local green spaces and sets out a policy to ensure that development is only supported within their identified areas in very special circumstances. Any change that would impact upon the Local Green Spaces must consider the need to retain and respect the value placed upon the spaces by the local community.</u></p>		
5	Policy ES1: Environmental Standards for residential development	<p>Amend policy ES1 as follows:</p> <p><i>Development proposals for residential development will be supported provided they should meet the following environmental standards:</i></p> <p><i>1. Minor residential developments will additionally be expected to achieve The achievement at least a 19% improvement in the dwelling emission rate over the target emission rate, as defined within improvements beyond those as defined in Part L of the Building Regulations Approved Document Part L 2013 2021 for minor</i></p>	To shift the focus of the policy from one which offers support to proposals to one which sets out the requirements which they should meet. To clarify the additionality clauses in the first two criteria and that the requirement for carbon	Recommendations accepted with the exception of the wording ‘will be supported’ at the end of clause 1 which will not be incorporated to ensure the policy

		<p>residential developments or satisfy any higher standard that is required under new national planning policy or Building Regulations will be supported.</p> <p>2. In addition, Major residential development will additionally be expected to should be designed to achieve carbon neutral homes where this is both practicable and viable.</p> <p>3. Conversions to residential and extensions to existing dwellings of 500sqm of residential floorspace (gross) or more, should achieve or seek to achieve 'excellent' in domestic refurbishment as defined in the Building Research Establishment Environmental Assessment Method https://www.breeam.com/</p> <p>4. Provision is made for charging for electric vehicles in all domestic dwellings where garages or vehicle parking spaces are provided</p> <p>These standards should be achieved as a minimum unless it can be demonstrated that exceptional circumstances exist. Where on-site achievement is not viable or practical, appropriate financial contributions to offsite provision may be considered.</p> <p>At the end of the second paragraph of 4.2 add: <u>These standards should be achieved as a minimum unless it can be demonstrated that exceptional circumstances exist. Where on-site achievement is not viable or practical, appropriate financial contributions to offsite provision may be considered.</u></p>	<p>neutral homes is dependent on site-specific circumstances and viability. And finally to ensure an appropriate distinction between policy and supporting text.</p>	<p>reads correctly as a whole.</p>
6	Policy TC1: Supporting business	<p>Amend policy as follows:</p> <p>1. Development proposals for small employment uses or a mix of uses within Development Locations but outside Core Employment Areas will be supported provided:</p> <p>a. It is They are appropriate to the character of the area; and</p> <p>b. It does They do not have an unacceptable impact on nearby residential uses, other employment uses and other uses, including</p>	<p>To provide clarity and precision as required by the NPPF. Removal of the first criterion in the second part of the policy as it does not relate to the wider context of the policy. Deletion of the third part</p>	<p>Recommendation accepted.</p>

		<p><i>impacts caused by traffic movements, noise, emissions, hours of operation and lighting.</i></p> <p><i>2. Proposals for commercial use within the countryside will be supported where evidence is provided of the genuine need for the proposed business use and where:</i></p> <p><i>a. broadband connectivity, will be supported.</i></p> <p><i>b. They allow existing buildings to be appropriately converted</i></p> <p><i>c. Existing buildings that are to be replaced or converted are of permanent and substantial construction</i></p> <p><i>d. Such redevelopment of existing buildings is well designed and proportionate in scale, respecting the character of the rural setting.</i></p> <p><i>3. Developments in the countryside which propose new buildings for non-agricultural purposes will not generally be supported. Exceptions may be allowed for well-designed new buildings on previously developed land which are proportionate to the use and respect the character of the rural setting.</i></p> <p><i>4.3. Development proposals which would <i>facilitates</i> facilitate home working, including fast broadband connectivity, will be supported</i></p>	of the policy as this is not considered to have regard to national policy.	
7	Policy TC2: Supporting Business	<p>Replace the title of Policy TC2 with 'Supporting Core Employment Areas'</p> <p>Amend the policy as follows:</p> <p><i>Development proposals which will be supported where it contributes contribute to the safeguarding and retention of employment and enterprise uses in the existing Core Employment Area (as defined in Wokingham Borough Council Local Plan Update) at Hogwood Industrial Estate and its planned extension will be supported, in accordance with economic needs. Alternative commercial opportunities could be available at Hogwood Lane expansion for any units removed from Greenacres industrial site.</i></p> <p>At the end of the second paragraph of section 10.3 add:</p>	To avoid two policies with the same title and so that wording which comments on how the policy would be implemented, rather than being land use policy in itself, is repositioned into supporting text for improved clarity.	Recommendations accepted.

		<u>This expansion could provide relocation opportunities for any units removed from Greenacres industrial site.'</u>		
8	Policy TC3: Retail development – California Crossroads	<p>Amend the policy as follows:</p> <p><u>Development proposals at the California Crossroads local centre should be supported and strengthened by maintaining which would consolidate and strengthen its predominately Use Class E(a) retail uses, to ensure its vitality and viability and to continue to be the focus of local community and allow it to continue to be the focus of the local community will be supported.</u></p> <p><i>Development proposals that protect and enhance this role and function will be supported. The <u>which would</u> improvement of the public realm at the California Crossroads local centre is a priority will be supported.</i></p>	To provide clarity and precision as required by the NPPF and to make an important distinction between the retail use elements in the first part and second part which comments more broadly on public realm.	Recommendations accepted.
9	Policy TC4: Retail development – Finchwood Park	<p>Amend the policy as follows:</p> <p><i>The dDevelopment <u>proposals</u> of the <u>at Finchwood Park Neighbourhood Centre in accordance with the Outline Consent 181194 is supported by which would</u> maintaining its predominately Class E(a) retail uses in order to <u>and</u> serve the new Finchwood Park community and ensure its vitality and viability <u>will be supported.</u></i></p> <p>At the end of the second paragraph of 10.4 add: <u>(181194)</u></p>	So that unnecessary reference to extant planning permission within the policy is repositioned into supporting text.	Recommendations accepted.
10	Policy TC5: Protection of retail facilities	<p>Amend the policy as follows:</p> <p><u>Development Pproposals that provide for the retention which would consolidate the provision of retail uses and/or which assist with the retention of retail premises will be supported.</u></p>	So that wording is more closely related to the development management process and presentational changes to more clearly identify the	Recommendations accepted.

		<p><i>Proposals that result in the loss of day-to-day shopping facilities will not be discouraged supported unless it can be demonstrated that the existing retail use is demonstrated to be no longer viable through evidence that genuine sustained efforts to promote, improve and market the facility at a reasonable value have been undertaken.</i></p> <p>At the end of paragraph 10.4 add:</p> <p><u>The second part of Policy TC5 comments about the way in which development proposals that would result in the loss of shops will be determined. The element of the policy on viability will be considered against evidence supplied with individual proposals that genuine sustained efforts to promote, improve and market the facility at a reasonable value have been undertaken</u></p>	separate elements of the policy.	
11	Policy AHD4: Independent Living, Care and Vulnerable Housing	<p>Amend policy as follows:</p> <p><i>Development proposals for independent living housing accommodation for older residents for Care Homes and Vulnerable communities will be supported provided that where they comply with Wokingham Borough Council Policy MDD TB09 of the Managing Development Delivery Local Plan. and emerging policy H9 (Wokingham Borough Council Local Plan Update January 2020)</i></p>	To simplify its format and refer only to adopted policy for precision.	Recommendations accepted.
12	Policy AHD5: Affordable Housing	That the policy is deleted	To remove unnecessary repetition of existing local policies.	Recommendation accepted.
13	Policy AHD6: Provisions For Gypsy and Traveller Communities	<p>Amend policy as follows:</p> <p><u>Development proposals which would result in the loss of existing Gypsy and Traveller sites and pitches will not be supported unless it is clearly demonstrated that:</u></p> <ul style="list-style-type: none"> <u>the site is no longer suitable for such use; and that alternative provision on a site that is of equal or better quality is provided; or</u> 	To better reflect the ambition of the policy to safeguard existing provision for Gypsy and Traveller sites, and remove reference to those sites that may come forward in the emerging	Recommendation accepted, with the exception of the wording 'it is clearly demonstrated that' at the beginning of the

		<ul style="list-style-type: none"> • <u>it is clearly demonstrated that there is no need for such pitches in the Borough</u> <p><i>Within the parish, the retention of existing lawful Gypsy and Traveller sites in their current use will be supported. The expansion of existing <u>Gypsy and Traveller</u> sites will be supported, where the following criteria are satisfied:</i></p> <ol style="list-style-type: none"> 1. <i>There is a demonstrable need for additional Gypsy and Traveller pitches within the FNDP <u>neighbourhood</u> area and proposals comply with relevant policies of the FNDP.;</i> 2. <i>It can be evidenced the proposed occupiers are Gypsies and Travellers.;</i> 3. <u>Where appropriate, proposals include Mitigations are made for any visual impact of the development by appropriate landscaping to mitigate their impact on the surrounding landscape; and.</u> 4. <i>There is <u>the proposals include the</u> provision of or enhancement to the links to community facilities/services or contributions to upgrading roads and pathways in and around the site as appropriate.</i> <p><i>Gypsy and Traveller pitches will be supported at the sites as identified in the emerging Local Plan Update, providing the above criteria are satisfied and subject to compliance with relevant policies in the development plan.</i></p> <p>Replace the supporting text (paragraph 5.8) with:</p> <p><u>'A full analysis of Gypsy and Traveller provision was undertaken by WBC in September 2017. This identified that approximately 17% of the total borough provision was located within the parish of Finchampstead. These locations are listed in Annex H Gypsy and Traveller Sites.</u></p> <p><u>In January 2020 the WBC Local Plan Update included proposed allocations for Gypsy and Traveller pitches at two sites within</u></p>	<p>LPU. Suggested amendments to supporting text to remove reference to the strategic identification of sites which will be for the LPU and to focus specifically on how the policy will be applied.</p>	<p>second bullet point under the first part of the policy. Omitted due to unnecessary repetition of wording in the opening part of the policy.</p>
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		<p><u>Finchampstead. The first is an additional four pitches at Land to the rear of 166 Nine Mile Ride. The second is for five pitches at Tintagel Farm, Sandhurst Road. Planning permission has since been granted for the extra pitches to the rear of 166 Nine Mile Ride. If the two additional sites are included in the adopted version of the Local Plan their development will be determined by the relevant policy in that Plan. Policy AHD6 seeks to establish a positive context within which proposals for the expansion of the existing sites can be considered and determined. It requires any such proposals to meet a series of criteria.'</u></p>		
14	Policy AHD7: Caravan and Mobile Home Sites	That the policy is deleted.	To reflect that requirements regarding layout of existing registered caravan parks is controlled by separate legislation.	Recommendation accepted.
15	Policy GA1: Improve environment and health from traffic pollution	<p>Amend policy as follows:</p> <p>Developments will be supported where they <u>As appropriate to their scale, nature and location development proposals should:</u></p> <ol style="list-style-type: none"> 1. <i>Demonstrate plans to integrate with arterial routes in a way that does not impede traffic flow, make pinch-points worse or create additional pinch- points leading to unacceptable congestion</i> 2. <i>Protect the rural lane network from increased traffic flows, especially as 'rat-runs' whilst protecting their historic nature from urbanisation in the process. Respect the rural lane network and their historic character. These include Barkham Ride, Commonfield Road, Park Lane, Whitehorse Lane, Dell Road and Lower Sandhurst Road/Ambarrow Lane</i> 3. <i>Support safe active travel connections and routes between settlements, schools, green spaces and support services such as doctors and dentists and local retail outlets.</i> 4. <i>Give new routes bridleway status so they can be used by all non-motorised users and remain in perpetuity, (except for</i> 	<p>Amendments to the opening part of the policy to ensure it is applied on a proportionate basis.</p> <p>Amendments to criterion 2 to recognise that development cannot directly control the use of the network.</p>	Recommendations accepted.

		<p>where doing so would compromise other non-motorised uses of such a path).</p> <ol style="list-style-type: none"> 5. Provide adequate off-road parking to avoid access restrictions on the urban and rural roads 6. Offer protected movement for cycling to and from public transport points 7. Demonstrate effective planning to mitigate noise and air pollution from traffic. 		
16	Policy GA2: Reduction in car usage with safe personal mobility options	<p>Amend the opening section of the policy as follows:</p> <p>Developments will be support where they As appropriate to their scale, nature and location development proposals should:</p>	To ensure the policy is applied on a proportionate basis.	Recommendation accepted
17	Policy AHD3: Green areas and landscaping	That the policy is deleted.	The policy sets out a process to be followed rather than a land use policy which identifies the requirements for a landscaping scheme.	Recommendation accepted
18	Policy D1: Building heights	<p>Amend policy as follows:</p> <p><u>Building heights should reflect the character and appearance of the parish.</u> <i>The development of 3 storey (and above) housing will generally only be supported within the area of the Strategic Development Location (that part within Finchampstead Parish) and the Gorse Ride regeneration area.</i></p> <p>At the end of the final paragraph of section 6.1 add:</p> <p><u>Policy D1 addresses this important matter. The general expectation is that three-storey houses will only be supported within the Strategic Development Location. Nevertheless, there may be circumstances</u></p>	To clarify the Plan's expectations elsewhere in the neighbourhood area.	Recommendation accepted

		elsewhere in the parish where well-designed three storey houses may be appropriate. The policy applies to proposals for new three-storey houses. Proposals to add an additional storey to an existing house will be considered on their individual merits taking account of the potential impact of the development in the immediate locality.		
19	Policy D2: Preserving the rural character of the parish	Amend policy as follows: <i>Any As appropriate to their scale, nature and location development proposals should be located and designed to maintain the separation of settlements and to complement the relevant characteristics of the landscape characteristics in the immediate locality through:</i> <ol style="list-style-type: none"> 1. <i>Locating structures where they will be viewed against existing built form and wherever possible, development should deliver enhancements to the landscape character.</i> 2. <i>Retaining the proportion, scale and the space between the main residential buildings on each residential plot with reference to the built vernacular of the neighbourhood area and conservation of traditional boundary treatments.</i> 3. <i>The Use Use of appropriate plant species in a comprehensive landscape scheme with appropriate boundary treatments to integrate with the rural character.</i> 4. <i>The use of S use of street trees should be a feature of all new developments.</i> 5. <i>Any plans for development should provide The protection to of existing street trees.</i> 	Amendment to the opening element of the policy to ensure it more closely describes its effect and allows the policy to be applied in a proportionate way. Resulting amendments to ensure the language more comfortably flows on from the opening element of the policy as modified.	Recommendations accepted
20	Policy D3: Infill, Small Plot Development and Development of Private Residential Gardens	That policy D3 is amended as follows: <i>Development proposals for new residential development that includes land within the curtilage, or the former curtilage, of private residential gardens will only be supported where should:</i> <ol style="list-style-type: none"> 1. <i>The proposal makes Make a positive contribution to the character of the area in terms of:</i> <ol style="list-style-type: none"> a. <i>The relationship of the existing built form and spaces around the buildings within the surrounding area:</i> 	Modification to the opening element of the policy so that it sets out a series of requirements for such developments rather than offering support subject to a series of criteria. Additional consequential	Recommendations accepted.

		<p>b. A layout which integrates with existing landscape features and the surrounding area, with regards to the built-up coverage of each plot, building line(s), rhythm of plot frontages and parking areas, especially in those locations listed in Annex I Roads with “Rides” Characteristics</p> <p>c. Existing pattern of openings and boundary treatments on the site frontage:</p> <p>d. Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hedges and hard standing/lawn etc.</p> <p>e. Compatible compatibility with the general building height within the surrounding area:</p> <p>f. The materials and elevational detail are of high quality and where appropriate distinctive and/or complementary; and</p> <p>g. The arrangement of doors, windows and other principle architectural features and their rhythm between buildings.</p> <p>2. The application site pProvides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking.</p> <p>3. The process includes Incorporate an access, which meets appropriate highway standards.</p> <p>4. The proposal does nNot lead to unacceptable tandem development.</p> <p>5. The Incorporate a design and layout that minimises exposure of existing private boundaries to public areas and avoids the need for additional physical security measures.</p> <p>6. The development pProvides biodiversity net gain and would not have an adverse impact on the biodiversity through the fragmentation of blocks of gardens, which together, or in Association with adjacent green spaces or deemed to make an important contribution to biodiversity and the wider green infrastructure network.</p>	<p>modifications to the wording of the various criteria so that they correspond with the revised opening element.</p>	
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21	Policy IRS2: Protection of Outstanding Views	<p>Amend policy as follows:</p> <p>Development proposals will be required to demonstrate that it does not have an adverse impact on the landscape setting in particular the outstanding views shown in Annex K Outstanding Views.</p> <p>An assessment of views to and from all new development within the distinctive view areas as illustrated in Annex K should accompany a planning application wherever relevant.</p> <p>Re-modelling of the local topography, through cut and fill, could adversely impact on the landscape character. Therefore, where acceptable, development should be adapted to the site contours rather than the site adapted to the development through:</p> <p>1. Consideration of both near and distant views of the development from the principal public vantage points showing existing landscaping and that proposed to be established after 10 years (based upon assessment for rate of vegetation growth).</p> <p>2. Details, where appropriate, of how those areas to be retained for open space and/or woodland will be managed in the future.</p> <p><u>The design, layout, scale and massing of development proposals should take account of the outstanding views shown in Annex K.</u></p> <p><u>Development proposals which would have an unacceptable impact on the outstanding views will not be supported.</u></p>	Modification so that the policy will be able to be applied with consistency in the development management process throughout the Plan period. The first part of the modified policy sets out the way in which development proposals should take account of the identified views. The second part of the modified policy sets out the implications for proposals which do not respond positively to the outstanding views. I recommend that the process elements of the policy are repositioned into the supporting text. This acknowledges that their purpose is to describe how the policy would be applied.	Recommendation accepted

		<p>At the end of the final paragraph of section 8.2 add:</p> <p><u>An assessment of views to and from all new development within the distinctive view areas as illustrated in Annex K should accompany planning applications which may affect the integrity of the outstanding views. The re-modelling of the local topography, through cut and fill, could adversely impact on the landscape character. Therefore, new development should be adapted to the site contours through the consideration of both near and distant views of the development from the principal public vantage points showing existing landscaping and that proposed to be established after 10 years (based upon assessment for rate of vegetation growth). Where appropriate details of how those areas to be retained for open space and/or woodland will be managed in the future should be included with planning applications.</u></p>		
22	Policy IRS3: Conservation and enhancement of the historic character of the area	<p>Amend policy as follows:</p> <p><i>“The historic environment and any designated heritage assets in the Parish and their settings, both above and below ground will be conserved and enhanced for their historic significance, their setting and their importance to local distinctiveness, character and sense of place.</i></p> <p><i>Proposals for development of sites associated with heritage assets must take account of the scale of any harm or loss and the significance of the heritage assets. Locally valued heritage assets have been identified in the FNDP as follows and development proposals should protect and enhance them where possible.</i></p> <p><i>• Development proposals will need to demonstrate how they protect or enhance the historic character of the area and specifically with reference to the sites listed in section 8.3.1 of the FNDP.</i></p> <p><u>Development proposals should protect or enhance the historic character of the area which includes but is not limited to the sites</u></p>	To more clearly draw attention to the proposed non-designated heritage assets (in paragraph 8.3.1) and so the Plan has regard to national policy on such assets.	Recommendations accepted

		<p><u>identified in paragraph 8.3.1 of the Plan (as shown on Figure [insert number]).</u></p> <p><u>The effect of an application on the significance of a non-designated heritage asset in the neighbourhood area should be taken into account in determining related planning applications. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the heritage asset.</u></p> <p>Create a map showing the location of the assets listed in section 8.3.1</p>		
23	Policy IRS4: Implement strategy to preserve the identity of Finchampstead Parish through informal green spaces.	<p>Amend policy as follows:</p> <p><u>As appropriate to their scale, nature and location</u> D<i>development proposals will be supported when they make provision to achieve the following objectives</i> <u>should:</u></p> <ol style="list-style-type: none"> 1. <i>Preserve the semi-rural look and feel of the Parish with its surrounding natural open environment.</i> 2. <i>Preserve the distinctive character and appearance of the Parish countryside with varied landscapes and outstanding views.</i> 3. <i>Preserve the topological features of the landscape that distinguish it as part of the Blackwater Valley and Thames Basin Heaths Special Protection Areas.</i> 4. <i>Protect and where possible, enhance the green spaces of the Parish, both general and specific, through protected special areas, green gaps between settlements, green corridors, diverse flora and community spaces.</i> 5. <i>Specify tree and hedgerow planting to reinforce and reflect local biodiversity in the Parish</i> 6. <i>Retain informal green gaps along the Parish access roads and other small areas of natural green space, as outlined in Annex S Rights of Way Network with adjoining Parishes.</i> 	To allow the policy to be applied on a proportionate basis and so that it sets out requirements for new development rather than what will be supported which may have led to unintended consequences.	Recommendation accepted

		<p>7. Retention and potential expansion of the green corridors through the extensive rights of way network (Annex R Rights of Way Network with adjoining Parishes) and enclosure hedgerows to retain and enhance the outstanding views east, south and west within the Parish.</p>		
24	Policy IRS5: Ecologically important areas and Biodiversity	<p>Amend policy as follows:</p> <p><i>Development proposals should seek to protect conserve and enhance the natural environment and green spaces of the area, specifically biodiversity areas set out in Figure 23 and the TVERC Survey 2019 (Annex M TVERC Report) wherever possible practicable.</i></p> <p><i>The Plan area abuts the Thames Basin Heaths Special Protection Area (SPA), specifically Bramshill Site of Special Scientific Interest (SSSI). Any All development within the zones of influence for the SPA must abide with resulting in a net gain in dwellings or other recognised pathway to likely significant effects, alone or in-combination, on the Thames Basin Heaths SPA must provide sufficient information to allow assessment of the effect and demonstrate how, through secured avoidance and mitigation measures if required, no adverse effect will occur in accordance with saved policy NRM6 of the South-East Plan and policy CP8 from Wokingham BC's Core Strategy to 2026.</i></p> <p><i>Development will only be permitted if it can be demonstrated that As appropriate to their scale, nature and location development proposals should:</i></p> <ul style="list-style-type: none"> • <i>It They will not have an adverse unacceptable impact on local biodiversity or the network of sites designated as of importance for nature conservation using an, 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.</i> • <i>there are no alternatives with less harmful impacts.</i> 	<p>To ensure that the policy has the required clarity and precision which reflects the biodiversity agenda at both national and local level. To incorporate the element of Policy AHD1 that would sit more appropriately within IRS5 and to ensure that elements which do not operate as a land use planning policy are repositioned to supporting text.</p>	<p>Recommendation accepted</p>

		<ul style="list-style-type: none"> • appropriate mitigation measures or, as a last resort, compensatory measures either on site or off site and in accordance with Environment Bill 2021 • measures can be provided to achieve a net enhancement to the site's biodiversity. • Development proposals should conserve and enhance the natural environment and green spaces of the area, specifically: • Ensure that there is no loss of biodiversity and will normally They provide a net gain of at least 10% over base value using a robust metric. Where there is likely to be a loss of biodiversity on site is demonstrably unavoidable, development will only be acceptable if mitigation off site compensation measures can be put in place are secured to ensure there is no net loss of biodiversity, through the creation of like-for-like or better distinctiveness habitats so a minimum 10% gain of biodiversity overall is achieved. • Ensure that all water courses and ditches are protected from any contamination or interruption to natural flow • Ensure mitigation Compensation through suitable alternatives of any loss of bird nesting habitat • They Take any opportunities to protect, enhance and extend wildlife corridors between existing open spaces and habitats as a means of mitigating the impacts of development on biodiversity • They Conserve the environment for nocturnal species, through the avoidance of lighting and mitigating the impact of external lighting likely to increase night-time human presence. • They Contain measures that will help to mitigate the impacts of, and adapt to, climate change with reference and adherence to the Wokingham Borough Council Climate Change action plan. <p>Ensure that all species protected by law, including bats, badgers and others named at the time are subject to an ecological survey or</p>		
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		<p><i>assessment which accompanies a development proposal. The survey is to be undertaken at an appropriate time of year for the relevant species and must include proposals for the measures that will be taken by way of appropriate mitigation to minimise and compensate for any likely impact the development may have on them, in accordance with the requirements of the licence from Natural England.</i></p> <p><u>All development which would result in a net gain in dwellings or other recognised pathway to likely significant effects, alone or in-combination, on the Thames Basin Heaths SPA must provide sufficient information to allow assessment of the effect and demonstrate that no adverse effect will occur through secured avoidance and/or mitigation measures if required.</u></p> <p>Replace the first paragraph of section 8.5.1 with:</p> <p><u>Policy IRS5 comments about the significance of the natural environment in the parish. It seeks to ensure that development proposals do not result in the loss or deterioration of habitats, including woodlands, habitats of principal importance for the purpose of conserving biodiversity and local wildlife sites. It encourages opportunities to create links between natural habitat and wider biodiversity improvements.'</u></p> <p>At the end of section 8.5.1 add:</p> <p><u>Policy IRS5 takes a comprehensive approach to this matter. As appropriate to the proposal concerned, planning applications should ensure that all species protected by law, including bats, badgers and others named at the time are subject to an ecological survey or assessment which accompanies the development proposal. The survey should be undertaken at an appropriate time of year for the relevant species and must include proposals for the measures that will be taken by way of appropriate mitigation to minimise and compensate for any likely impact the development may have on them,</u></p>		
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		<u>taking account of the requirements of any associated licence from Natural England.'</u>		
25	Policy IRS6: Trees	<p>Amend policy as follows:</p> <ol style="list-style-type: none"> 1. <i>Development proposals should seek to retain mature or important trees, groups of trees or woodland on site.</i> 2. <i>Residential or commercial development proposals that involve the removal or loss of a tree or group of trees should be accompanied by a tree survey and tree protection plan, impact assessment and a method statement. Where this is needed it must be supplied with a planning application and is part of the validation process.</i> 3. <i>Proposals should clearly identify the trees, the constraints and root protection areas, any trees to be removed, and state how the health of the trees on the site and those influencing from neighbouring sites including the highway will be protected during demolition and construction, including that of installing utilities, drainage and landscaping.</i> 4. <i>Where removal of a tree or group of trees of recognised importance is proposed, a replacement of similar amenity value should be provided on the site.</i> 5. <i>Wherever appropriate, the planting of additional trees should be included in new developments, particularly local species that are in keeping with the character of the area and appropriate to the site/ground conditions. Planting that contributes to the biodiversity of the area and supports green corridors is particularly encouraged.</i> 6. <i>Proposals should be accompanied by an indicative planting scheme to demonstrate an adequate level of sustainable planting can be achieved.</i> <p><i>All proposals under this policy must meet British Standards 5837:2012 (Trees in relation to design, demolition and construction – Recommendations) or any future amendment or replacement of this.</i></p>	To ensure that wording which describes how the policy would be applied is appropriately repositioned into supporting text.	Recommendation approved.

		After the supporting text in paragraph 8.5.2 add parts 2 and 6 and the final paragraph of the submitted policy (in that order).		
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Table 2 – Minor modifications

Note – this table will be added to as further typographical errors, and minor consequential updates are made post the Executive decision and prior to finalising the Referendum documentation

Change proposed	Paragraph / section	Reason for change
<p>Title of the plan revised as follows:</p> <p><i>Finchampstead Neighbourhood Development Plan 2022-2038 Edition 4</i> <u>Referendum Version</u></p>	Title page	For improved clarity
<p>Updated Figure 2 and figure title amended as follows:</p> <p><i>Figure 2 - Parish Development Locations (outlined in brown / black outline) and other Informal built areas (outlined in orange)</i></p>	Figure at the end of section 2.2	Consequential update for consistency with updated figure 5 and to provide additional clarity.
<p>That the examiner’s recommended wording is amended as follows:</p> <p><i>1. The achievement of improvements beyond those as defined in Part L of the Building Regulations 2021 for minor residential developments or satisfy any higher standard that is required under new national planning policy or Building Regulations.</i></p>	Policy ES1	Typographical correction to add missing word from Examiner’s recommended text
<p>Updated Figure 5 and figure title amended as follows:</p> <p><i>Figure 5 - Proposed locations for development locations in the emerging Local Plan Update locations. Sites 1 (5F1016) & 2 (5F104) are additional to those in the emerging LPU.</i></p>	Figure at section 5.3	Consequential updates to reflect the examiner’s recommended deletion of the two proposed site allocations
<p>Supporting text amended as follows:</p> <p><i>In addition to the above, although building on residential gardens will not be generally supported, the FNDP will allow an exception for smaller opportunities for replacement, frontage infill and sensitively planned ‘back-land’ development within the Development Locations (see section 2.1) and which does not interfere with Outstanding Views’, areas designated as ‘Key Local Gaps’ or designated as</i></p>	2 nd paragraph of Section 5.6	Consequential update to reflect examiner’s modifications to section 5.4.

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<p><i>Local Green Spaces. The criteria for such development are set out in Policy D3. An estimate for the potential for 'Windfall' development within the parish has been set out in section 5.4 above.</i></p>		
<p>Figure title amended as follows:</p> <p><i>Figure 8 7 – Ariel Aerial view showing semi-rural nature of the Parish</i></p>	Figure at Section 8	Typographical correction and consequential numbering updated to reflect Examiner's modifications
<p>Supporting text amended as follows:</p> <p><i>The sites identified considered as for Local Green Space designation are set out in the FNDP document 'Finchampstead Parish Council Sites submitted for Local Green Space designation in the consultation on the Local Plan Update Nov-January 2021/22 and the accompanying Topic Paper – Local Green Spaces. The following map and site key identifies those areas that have been submitted for protection by the Parish Council and the FNDP are designated as Local Green Space in this Plan. More detailed information on the site boundaries can be viewed in the Topic Paper – Local Green Spaces.</i></p>	6 th paragraph of Section 8.1.	Factual updates to reflect the outcome of the Examination and for conciseness and clarity.
<p>Figure title amended as follows:</p> <p><i>Figure 9 8 – Recommended Local Green space designations areas in the Neighbourhood Development Plan</i></p>	Figure at Section 8.1	Consequential updates to reflect examiner's recommendations
<p>Addition to supporting text as follows:</p> <p><u>The above assets are indicated in Figure 9 below.</u></p>	End of section 8.3.1	Consequential addition to introduce Examiner's recommended new Figure.
<p>Supporting text amended as follows:</p> <p><i>Outline consent has also been granted for an extension of Hogwood Industrial Estate extending to no more than 500m² (WBC Consent No. 181194)</i></p>	1 st sentence of second paragraph of section 10.3	Factual update given 500m ² restriction related to the retail element of the permission, not employment use.
<p><i>Development proposals at the California Crossroads local centre which would consolidate and strengthen its predominately Use Class E(a) function and allow it to continue to be the focus of the local community will be supported.</i></p>	Policy TC3	Typographical correction to add missing word from Examiner's recommended text

<p>Development proposals which would improve the public realm at the California Crossroads local centre will be supported.</p>		
<p>Wording amended as follows:</p> <p>These Green Spaces are integral to the values of the Parish communities and a summary is set out below:</p> <ul style="list-style-type: none"> • 1. St James' Church including part of the conservation area, Church Lane, Finchampstead (LGS1) • 2. Warren Wood Country Park, Warren Lane, Finchampstead (LGS2) • 3. Burnmoor Meadow, Longwater Road, Finchampstead (LGS3) 4. California Country Park and Longmoor Bog, Nine Mile Ride, Finchampstead 5. Simons Wood, Wellingtonia Avenue, Finchampstead • 6. Shepperlands Farm, Park Lane, Finchampstead (LGS6) 7. Moor Green Lakes Nature Reserve, Lower Sandhurst Road, Finchampstead • 8. Finchampstead Memorial Park and Leas field The Village, Finchampstead (LGS8) 9. The Ridges, Finchampstead • 10. FBC/Gorse Ride Playing Fields, Gorse Ride North, Finchampstead (LGS10) • 11. The Moors, Waverley Way, Finchampstead (LGS11) • 12. Woodmoor play area, Woodmoor, Finchampstead (LGS12) • 13. Gorse Ride Woods play area, Whittle Close, Finchampstead (LGS13) <p>The detailed case for designation for each of these is set out in the accompanying Topic Paper – Local Green Spaces.</p>	<p>Annex J</p>	<p>Consequential updates based on examiner's recommended deletions of LGS area. LGS references provided, and bullet points rather than numbering used, to assist clarity.</p>

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