



Finchampstead Neighbourhood Plan 2022-2038



Basic Conditions Statement

Date 26th August 2022

Local people planning for the future of their community



Finchampstead
Parish Council

Table of Contents

| | |
|---------------------------------------------------------------------------------------------------------------------------|----|
| Glossary | 3 |
| 1. INTRODUCTION | 4 |
| 1.1. Basic Conditions | 4 |
| 1.2. Submitting Body | 4 |
| 1.3. Neighbourhood Plan area and period..... | 4 |
| 1.4. Why produce a neighbourhood Development Plan?..... | 5 |
| 1.5. Finchampstead Location | 5 |
| 1.6. Statement of Community Consultation | 6 |
| 2. LOCAL VISION | 7 |
| 2.1. Vision..... | 7 |
| 2.2. Objectives..... | 7 |
| 2.3. Policy Matrix..... | 8 |
| 3. HOW THE PLAN CONTRIBUTES TO SUSTAINABLE DEVELOPMENT | 12 |
| 3.1. The National Policy Planning Framework | 12 |
| 3.2. NPPF Sustainability Objectives..... | 13 |
| 3.3. Social, economic and environmental benefits | 14 |
| 4. HOW THE FNDP IS IN GENERAL CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE WBC LOCAL PLAN REQUIREMENTS..... | 16 |
| 4.1. Requirements..... | 16 |
| 4.2. Conformity with the Strategic Objectives in the Local Plan..... | 16 |
| 5. EUROPEAN UNION OBLIGATIONS AND HUMAN RIGHTS..... | 18 |
| 5.1. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) | 18 |
| 5.2. ENVIRONMENTAL IMPACT AND HABITATS REGULATION..... | 18 |
| 5.3. EQUALITIES IMPACT ASSESSMENT..... | 18 |
| 6. CONCLUSIONS | 18 |
| 7. APPENDICES | 19 |
| 7.1. APPENDIX 1 - MAP OF FINCHAMPSTEAD PARISH SHOWING AREA DESIGNATED AS THE NEIGHBOURHOOD PLAN AREA. | 19 |
| 7.2. APPENDIX 2 - SEA SCREENING DECISION OPINION NOTICE..... | 20 |
| 7.3. APPENDIX 3 - EQUALITY IMPACT ASSESSMENT (EQIA) | 21 |
| 7.4. APPENDIX 4 - CENSUS DATA..... | 26 |
| Finchampstead Population Demographics..... | 26 |
| Finchampstead Religion Demographics..... | 26 |
| Finchampstead Ethnicity Demographics..... | 27 |
| Finchampstead Housing Composition..... | 28 |

Glossary

| | |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|
| Core Strategy | WBC local plan adopted in 2010 |
| Development Limits | The identified area within which development proposals would be acceptable, as shown in the WBC Core Strategy adopted 2010 |
| EQIA | Equalities Impact Assessment |
| FF | Finchampstead Future, name of the FNDP planning group |
| FNDP | Finchampstead Neighbourhood Development Plan |
| LPU | Local Plan Update |
| NPPF | National Planning Policy Framework July 2018 |
| FNDPSG | Finchampstead Neighbourhood Development Plan Steering Group |
| Plan Area | The approved plan area comprising the Parish of Finchampstead |
| SANG | Suitable Alternative Natural Greenspace |
| SDL | Special Development Location |
| WBC | Wokingham Borough Council |

1. INTRODUCTION

1.1. Basic Conditions

This Basic Conditions Statement supports the Finchampstead Neighbourhood Development Plan. (FNDP).

The Basic Conditions are set out in Schedule 40 of the Town and Country Planning Act 1990. There are five relevant Basic Conditions namely:

- a) The Plan must comply with the National Planning Policy Framework of July 2018 and Section 1 of the guidance from the Secretary of State.
- b) The Plan must contribute to the achievement of sustainable development.
- c) The plan must be in general conformity with the strategic policies contained in the development plan for the Local Planning Authority, which in this case is Wokingham Borough Council (WBC).
- d) The Plan must not breach or be otherwise incompatible with EU Regulations which may or may not include a Strategic Environmental Assessment and Habitat Regulations Assessment.
- e) Prescribed conditions are met in relation to the Plan and prescribed matters have been complied with in the Neighbourhood Development Plan proposal. Finchampstead Parish Council confirms that there are no prescribed matters in relation to the Plan.

Equalities Impact Assessment. Finchampstead Parish Council confirm that its Neighbourhood Plan is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998. The Equalities Impact Assessment is a supporting document.

1.2. Submitting Body

The Plan is submitted by Finchampstead Parish Councils which is a qualifying body as defined by the Localism Act 2012.

1.3. Neighbourhood Plan area and period

The Plan Area is shown in the map in Appendix 1. It covers the whole of the parish of Finchampstead. Finchampstead Parish was designated as a Neighbourhood Area on 12th March 2019.

- a) The Plan sets out proposals for the use of land in Finchampstead Parish only.
- b) The Plan does not relate to any land outside the Parish Boundary.
- c) None of the policies in the Plan relate to 'excluded development'¹.
- d) No other Neighbourhood Plan made or in preparation relates to land within the boundaries of the parish.
- e) The period of the Plan is 2022-2038 which is consistent with the WBC Local Plan made in May 2016 and the Local Plan Update currently in progress.

¹ As defined in the Town and Country Planning Act 1990
Page 4

1.4. Why produce a neighbourhood Development Plan?

Wokingham Borough, due to its attractive scenery and facilities, semi-rural location and proximity to London has for the last forty years been a target for development, both planned and from speculative developers.

The 1971 census showed a population of fewer than 4,000 in Finchampstead, mostly in a rural setting. During the seventies and eighties, large new estates were built around the area of California Crossroads. The population nearly trebled during that period and this development came close to absorbing the northern part of the parish into Wokingham town and risked ribbon development towards Bracknell and Camberley. This has been resisted but the area remains a target for speculative developers.

The next phase of planned change is now underway, with the southern area of Arborfield Strategic Development Location bringing another 1,500 dwellings, (an increase of 30%), to the parish of Finchampstead by 2026.

The overwhelming desire of the residents is to manage this development in a manner that allows these new communities to integrate with the existing ones, to mitigate the inevitable growth and environmental impact of traffic, whilst maintaining the semi-rural nature and distinct community footprint.

The FNDP came about as a result of a strategic review of the future role of Finchampstead Parish Council by all members of the council in November 2017. One outcome of this review was to set up a fact-finding team which reported back to Finchampstead Parish Council in 2018. The Parish Council decided at a meeting in September 2018 to proceed with a call for volunteers from the local community to draw up the FNDP, under the guidance of a steering group consisting of five parish councillors and two volunteer members.

Our goal for the FNDP is to encourage local residents to work with the Local Planning Authority to ensure that housing targets are delivered in a way that enhances and does not harm our community and environment.

Our objective is to avoid unplanned speculative development with no infrastructure improvements and instead, to deliver development in a structured and planned manner through which the community has made a positive, pro-active and meaningful contribution and around which infrastructure can be proactively planned and delivered.

1.5. Finchampstead Location

Finchampstead is one of seventeen parishes in the borough of Wokingham which lies some forty miles to the west of London. The parish is to the south of Wokingham Town and the boundaries extend in the south to Hampshire, in the north to the town of Wokingham and from Eversley in the southwest to Crowthorne and Sandhurst in the east.

Finchampstead has no single centre, instead consisting of four 'settlements' and two other 'Areas of Habitation' spread across an area of 18.7 sq. km, approximately 60% of which is designated in the WBC existing Core Strategy Local Plan as Countryside.

1.6. Statement of Community Consultation

A Consultation Statement and appendices have been prepared and will be available on the Finchampstead Future (FF) website:

<https://www.finchampstead-pc.gov.uk/wp-content/uploads/2022/01/10-Draft-FNDP-Cons-Statement-V5.pdf>

The FNDP has been produced by local residents with the support of the Parish Council, fully incorporating the views of the residents of Finchampstead. The group, known as 'Finchampstead Future' has consulted and listened to the community and local organisations on a wide range of issues that will influence the well-being, sustainability and long-term preservation of our semi-rural community. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of Finchampstead residents.

An extensive programme of public consultation has been central to developing the plan. This has included a number of channels:

- a) Working groups. A number of working groups were set up to tackle either the key policy areas (subsequently known as 'Brown', focusing on the built environment, and 'Green', focusing on the natural environment. These were supported by Communications groups and Data Analysis groups, focusing on the key functional tasks.
- b) Web site: A dedicated web site was set up at www.finchampsteadfuture.com in October 2019, although information as available prior to that on the parish council website. This contained updates of recent activities, an explanation of the Neighbourhood Plan process, progress reports and key documents that users can download. This played a significant role in two public surveys, employing the 'Survey Monkey' research tool.
- c) Public Surveys. Three full scale mail drops were carried out to every household in the village; the first calling for volunteers to help set up the group, the second to seek views on the objectives of the plan and the third as part of the Reg 14 consultation.
- d) Email updates: A mailing list has been put together to enable the circulation of updates on progress and forthcoming events.
- e) Social media: A dedicated Facebook page ('Finchampstead Futures') was set up to carry updates and news bulletins and similar bulletins have been posted Facebook local interest pages, including the Finchampstead & Barkham Community Page.
- f) Parish Newsletters: Articles including progress reports have been circulated in the Parish Council newsletter.
- g) Public Events: The FNDP team organised public events and participated in other local activities, as shown in the Consultation Statement. These events were used as opportunities to explain the issues to residents and to obtain feedback on the topics raised.

2. LOCAL VISION

The Vision Statement and Objectives shown below were drafted by a working group from within the community group known as 'Finchampstead Future' and agreed with the FNDP Project Management team. They were overwhelmingly approved in a parish-wide survey in November 2019 and are intended to reflect the inputs from residents via the survey, focus groups and feedback from public events.

2.1. Vision

In the years leading up to 2036 and hopefully beyond, families living in the distinct communities that make up Finchampstead parish will continue to enjoy the benefits of life in a pleasant, well-serviced semi-rural environment.

They will live in vibrant and thriving neighbourhoods with a good range of housing, shops, schools and community services within easy reach. They, and the many visitors who come from outside the parish, will continue to be able to enjoy excellent leisure and recreational activities offered by our local countryside, rights of way network, parks and nature reserves. We will have ensured that new development makes a positive contribution to the local character and identity of our distinct neighbourhoods and conserve and enhance our countryside assets and the essential semi-rural quality of life in the parish.

Our vision is to embrace the need for change and to meet the expanding needs of a growing population whilst protecting those important things that have attracted generations of people to choose Finchampstead as a place to live and raise their families.

2.2. Objectives

In almost any survey in recent times, the residents of the wider Wokingham Borough and also locally in Finchampstead have stated that they consider the area already overdeveloped and would prefer that no more development takes place. On the other hand, the Government seeks to address the national shortage of housing and expects each local authority to deliver the targets given. This puts all levels of Local Government in a very difficult position, caught between the wishes of their residents and Government policy.

Our goal for the FNDP is to encourage local residents to work with the Local Planning Authority to ensure that housing targets are delivered in a way that enhances and does not harm our community and environment.

Our objective is to avoid unplanned speculative development with no infrastructure improvements and instead, to deliver development in a structured and planned manner through which the community has made a positive, pro-active and meaningful contribution and around which infrastructure can be proactively planned and delivered. Key objectives of the plan include:

- To support the WBC policy of major development within Strategic Development Locations.
- To support sustainable development within current Development Locations.
- To retain the separation of settlements within the parish.
- To protect and enhance the countryside and natural environment.
- To provide more options for non-motorised transport.

These themes are expanded in the following matrix. The items listed in the Policy Index are examined in more detail in Sections 4 to 10 of the FNDP.

2.3. Policy Matrix

| Policy Area | Policy | Policy Objectives | Policy Summaries |
|---------------------------------|-------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appropriate Housing Development | <u>AHD1</u> | Development outside of Development Limits | <ul style="list-style-type: none"> • Generally, development must be within development limits. • Developments for rural workers dwellings if a proven need exists. • Key Gaps between settlements must be maintained. |
| | <u>AHD2</u> | Development within Development Limits | <ul style="list-style-type: none"> • Development proposals within the Development Locations will generally be supported. • Development within the Finchwood Park area of the Arborfield Strategic Development Location will be encouraged. |
| | <u>AHD3</u> | Green space and landscaping | <p>Major applications will require:</p> <ul style="list-style-type: none"> • A landscape strategy for existing and proposed landscaping. • A Condition Survey of all existing trees and hedgerows. • An outline of the measures to be taken to protect existing trees and hedgerows during construction. |
| | <u>AHD4</u> | Independent living, care and accommodation for vulnerable people. | <ul style="list-style-type: none"> • Development proposals for independent living housing accommodation for older residents will be supported. • Development proposals for Care Homes and Vulnerable communities will be supported. |
| | <u>AHD5</u> | Affordable housing | <ul style="list-style-type: none"> • New housing proposals must contain a proportion of affordable housing. |
| | <u>AHD6</u> | Provisions for Gypsy and Traveller communities | <ul style="list-style-type: none"> • The retention of existing lawful Gypsy and Traveller sites in their current use will be supported. • The expansion of existing sites will be supported where there is a demonstrable need. • The visual impact of the development to be mitigated by appropriate landscaping. • Provide/enhance the links to community facilities/services. |
| | <u>AHD7</u> | Caravan and mobile home sites | <ul style="list-style-type: none"> • Maintain the current (January 2020) number of caravan and mobile home sites. • Current sites should be maintained to their current boundary. |
| Design | <u>D1</u> | Building heights | <ul style="list-style-type: none"> • Three storey housing will be supported within the area of the Strategic Development Location and the Gorse Ride regeneration area |
| | <u>D2</u> | Preserving the rural culture of the parish | <ul style="list-style-type: none"> • Maintain the separation of the settlements and to complement the relevant landscape characteristics. • Locate structures where they will be viewed against existing buildings. • Retain the proportion, scale and the space between the main residential buildings on each residential plot. • Use appropriate plant species as boundary treatments to integrate with the rural character. • Street trees should be a feature of all new developments. • Provide protection to existing street trees. |
| | <u>D3</u> | Infill, Small Plot Development and Development of Private Residential Gardens | <p>Proposals for residential development within the curtilage of private residential gardens will be supported where:</p> <ul style="list-style-type: none"> • The layout integrates with existing landscape features and the surrounding area. |

| | | | |
|-------------------------------------|-------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | <ul style="list-style-type: none"> Existing pattern of openings and boundary treatments on the site frontage are maintained. They are compatible with the general building height within the surrounding area. The proposal does not lead to unacceptable tandem development. The design and layout avoid the need for additional physical security measures. The development provides biodiversity net gain. The development is within a Development Location. |
| Environmental standards | ES1 | Environmental standards for residential development | <ul style="list-style-type: none"> Minor residential developments to achieve at least a 19% improvement in the dwelling emission rate. Major residential development designed to achieve carbon neutral homes. Conversions to achieve 'excellent' in domestic refurbishment. Provision for charging for electric vehicles |
| Gaps & Settlements | GS1 | Key Gaps between settlements | <ul style="list-style-type: none"> Identifies five locations which represent 'Key Gaps' critical to prevent the coalescence of settlements and preserve the semi-rural setting of the parish. Protects the visual and physical separation between the areas of habitation. |
| | GS2 | Green Wedges | <ul style="list-style-type: none"> Preserve the visual and physical separation between the Area of Habitation around St James Church and the Finchampstead North Development Location. Not unacceptably extend the Finchampstead North Development Location from its limit as of 2018. |
| Identity & Rural Setting | IRS1 | Protection and enhancement of local green spaces | <ul style="list-style-type: none"> Identifies areas to be designated as Local Green Spaces. Any change that would impact upon the Local Green Spaces must take into account the value placed upon the spaces. Development on the designated Local Green Spaces will only be permitted in very special circumstances. |
| | IRS2 | Protection of Outstanding views | <ul style="list-style-type: none"> Identifies four 'Outstanding Views' around the parish. Development proposals must avoid adverse impact on the landscape setting in the 'Outstanding Views'. An assessment of impact on 'Outstanding Views' should accompany a planning application wherever relevant. Development should be adapted to the site contours to protect Outstanding Views. |
| | IRS3 | Protection and enhancement of the historic character of the area | <ul style="list-style-type: none"> The historic environment and any designated heritage assets in the Parish and their settings will be conserved. Proposals for development 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 and development proposals should protect and enhance them. Development proposals will need to demonstrate how they protect or enhance the historic character of the area. |
| | IRS4 | Implement strategy to preserve the identity of | <p>Support Development Proposals which:</p> <ul style="list-style-type: none"> Preserve the semi-rural look and feel of the parish. |

| | | | |
|-----------------------------|-------------|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | Finchampstead parish through informal green spaces | <ul style="list-style-type: none"> • Preserve features of landscape that distinguish it as part of the Blackwater Valley and Thames Basin Heaths Special Protection Areas. • Specify tree and hedgerow planting to reinforce and reflect local biodiversity in the parish. • Retain informal green gaps along the Parish access roads and other small areas of natural green space. • Retain or expand the green corridors within the parish. • protect the very open expanses on either side of the B3016 Finchampstead Road which separates Jubilee Hill from the southern approach to the California Crossroads |
| | IRS5 | Ecologically important areas and biodiversity | <ul style="list-style-type: none"> • Ensure that there is no loss of biodiversity and normally provide a net gain. • Take 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. • Conserve the environment for nocturnal species. • Help to mitigate the impacts of climate change. |
| | IRS6 | Trees | <ul style="list-style-type: none"> • retain mature or important trees, groups of trees or woodland. • 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. • Wherever appropriate, the planting of additional trees should be included in new developments. |
| Getting Around | GA1 | Improve environment and health from traffic pollution | <ul style="list-style-type: none"> • integrate with arterial routes in a way that does not impede traffic flow. • Protect the rural lane network from increased traffic flows. • Support safe active travel connections and routes between settlements and services and amenities. • Provide adequate off-road parking. • Offer protected movement for cycling to and from public transport points. |
| | GA2 | Reduction in car usage with safe personal mobility options | <ul style="list-style-type: none"> • Support and encourage Greenway development, especially by-passing high-risk areas such as Jubilee Hill, Barkham Ride and Nine Mile Ride • Support alternative modes of personal movement connecting the settlements in Finchampstead with places of work and onward movement. • Protect, maintain and enhance Footpaths, Bridleways, Byways and Permitted paths within the parish. |
| Thriving Communities | TC1 | Supporting business | <ul style="list-style-type: none"> • Support Development proposals for small employment uses or a mix of uses within Development Locations. • Avoid unacceptable impact on nearby residential uses. • Proposals for commercial use within the countryside will be supported where evidence is provided of the genuine need for the proposed business. • Support for well-designed new buildings on previously developed land. • Development which facilitates home working, including fast broadband connectivity, will be supported. |

| | | | |
|--|------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | |
| | TC2 | Supporting business | <ul style="list-style-type: none"> • Development will be supported at Hogwood Industrial Estate. |
| | TC3 | Retail development – California Crossroads | <ul style="list-style-type: none"> • Support for California Crossroads local centre. • Maintaining its predominately Class E(a) retail uses. • The improvement of the public realm is a priority. |
| | TC4 | Retail development – Finchwood Park | <ul style="list-style-type: none"> • Support the development of the Finchwood Park Neighbourhood Centre. • Maintaining its predominately Class E(a) retail uses. |
| | TC5 | Protection of retail facilities | <ul style="list-style-type: none"> • Support the retention of retail premises. • Discourage the loss of day-to-day shopping facilities. |

3. HOW THE PLAN CONTRIBUTES TO SUSTAINABLE DEVELOPMENT

3.1. The NPPF

The central thread of the NPPF is the presumption in favour of sustainable development, which is defined as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’.

The NPPF divides sustainable development into social, economic and environmental benefits and requires the planning system to:

- a. Contribute to a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth as well as by improving the local supportive infrastructure.
- b. Support strong, vibrant and healthy communities by providing a supply of housing to meet the needs of the present and future generations; and by creating a high-quality built environment with accessible local services that reflect a community’s needs and support its social health and cultural wellbeing.
- c. Contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution and mitigating and adapting to climate change including moving to a low carbon economy.

The National Planning Policy Framework states that:

“The basic condition is consistent with the planning principle that all plan-making and decision-making should help to achieve sustainable development. A qualifying body must demonstrate how its Plan or Order will contribute to improvements in environmental, economic and social conditions or show that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset”.

The NPPF contains 13 sustainability objectives. The table below demonstrates how the policies in the FNDP support and will deliver them. The policies are derived from the vision and objectives of the plan which are drawn from surveying local opinion.

3.2. NPPF Sustainability Objectives

| NPPF OBJECTIVES | NPPF references | FNDP Policies |
|----------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Delivering a sufficient supply of homes | Sections 59 to 79 | AHD2 - Development within Development Limits. AHD4 - Independent living, care and accommodation for vulnerable people. AHD5 - Affordable housing AHD6 - Provisions for Gypsy and Traveller communities. AHD7 - Caravan and mobile home sites |
| Building a strong, competitive economy | Sections 80 to 84 | TC1 - Supporting business TC2 - Supporting business TC3 - Retail development – California Crossroads TC4 - Retail development – Finchwood Park TC5 - Protection of retail facilities |
| Ensuring vitality of town centres | Sections 85-90 | TC3 - Retail development – California Crossroads TC4 - Retail development – Finchwood Park TC5 - Protection of retail facilities |
| Promoting healthy and safe communities | Sections 91 to 101 | GA1 - Improve environment and health from traffic pollution. GA2 - Reduction in car usage with safe personal mobility options. |
| Promoting sustainable transport | Sections 102 to 111 | GA2 - Reduction in car usage with safe personal mobility options |
| Supporting high quality communications | Sections 112 to 116 | TC1 - Supporting business |
| Making effective use of land | Sections 117 - 123 | AHD2 - Development within Development Limits. D3 - Infill, Small Plot Development and Development of Private Residential Gardens. TC1 - Supporting business. TC2 - Supporting business. |
| Achieving well-designed places | Sections 124 to 132 | AHD2 - Development within Development Limits. D1 - Building heights D2 - Preserving the rural culture of the parish D3 - Infill, Small Plot Development and Development of Private Residential Gardens ES1 - Environmental standards for residential development |
| Protecting Green Belt land | Sections 133 to 147 | Not applicable |
| Meeting the challenge of climate change, flooding and coastal change | Sections 148 to 169 | ES1 - Environmental standards for residential development |
| Conserving and enhancing the natural environment | Sections 170 - 183 | GS1 - Key Gaps between settlements GS2 - Green Wedges IRS1 - Protection and enhancement of local green spaces IRS2 - Protection of Outstanding views IRS4 - Implement strategy to preserve the identity of Finchampstead parish through green spaces IRS5 - Ecological green space biodiversity IRS6 - Trees |
| Conserving and enhancing the historic environment | Section 184 - 202 | IRS3 - Protection and enhancement of the historic character of the area |
| Facilitating the sustainable use of minerals | Sections 203 - 211 | |

3.3. Social, economic and environmental benefits

The table below sets out how each policy in the Finchampstead Neighbourhood Plan aims to bring social, economic and environmental benefits to the whole community, thus contributing to sustainable development.

| Policy | Summary | Contribution to Sustainability |
|----------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| AHD1 | Development outside of Development Limits | Social – Supports community identity and spirit. Economic – Supports & retains agriculture. Environmental – Supports biodiversity. |
| AHD2 | Development within Development Limits | Social – Supports community identity and spirit. Economic – Supports sustainable development. Environmental - reduces pressure on countryside |
| AHD3 | Green space and landscaping | Social – Supports community identity and spirit. Economic – Supports sustainable development. Environmental - Supports biodiversity |
| AHD4 | Independent living, care and accommodation for vulnerable people. | Social – Specific focus on local needs Economic – Supports sustainable development. Environmental - reduces pressure on countryside |
| AHD5 | Affordable housing | Social – Provision of low-cost accommodation. Economic – Supports sustainable development. Environmental - reduces pressure on countryside |
| AHD6 | Provisions for Gypsy and Traveller communities | Social – Supports inclusion for minority groups. Economic – Supports sustainable development. Environmental - reduces pressure on countryside |
| AHD7 | Caravan and mobile home sites | Social – Provision of low-cost accommodation. Economic – Supports sustainable development. Environmental - reduces pressure on countryside |
| D1 | Building heights | Social – Supports community identity and spirit. Economic – Supports sustainable development. Environmental – Enhances the built environment. |
| D2 | Preserving the rural culture of the parish | Social – Supports community identity and spirit. Economic – Supports sustainable development. Environmental - Supports biodiversity. |
| D3 | Infill, Small Plot Development and Development of Private Residential Gardens | Social – Supports community identity and spirit. Economic – Supports sustainable development. Environmental - Enhances the built environment |
| ES1 | Environmental standards for residential development | Social – Supports community identity & health. Economic – Supports sustainable development. Environmental - Enhances the built environment |
| GS1 | Key Gaps between settlements | Social – community identity and spirit Economic – Supports & retains agriculture. Environmental - biodiversity |
| IRS1 | Protection and enhancement of local green spaces | Social – Supports community identity, health and leisure. Economic – Helps mitigate Climate Change. Environmental - Supports biodiversity |
| IRS2 | Protection of Outstanding views | Social – Supports community identity. Economic – Supports & retains agriculture. Environmental - reduces pressure on countryside |
| IRS3 | Protection and enhancement of the historic character of the area | Social – Supports community identity. Economic – Opportunities for leisure businesses. Environmental - reduces pressure on countryside |
| IRS4 | Implement strategy to preserve the identity of Finchampstead parish through green spaces | Social – Supports community identity, health and leisure. Economic – Supports & retains agriculture. Environmental - Supports biodiversity |
| IRS5 | Ecological green space biodiversity | Social – Supports community identity. Economic – Helps mitigate Climate Change. |

| | | |
|----------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | Environmental - Supports biodiversity |
| IRS6 | Trees | Social – Supports community identity. Economic – Helps mitigate Climate Change. Environmental - Supports biodiversity |
| GA1 | Improve environment and health from traffic pollution | Social – Supports community health & well-being. Economic – Reduces healthcare costs. Environmental - Reduces emissions |
| GA2 | Reduction in car usage with safe personal mobility options | Social – Supports mobility for non-motorised users. Economic – Reduces costs of dealing with congestion. Environmental - Reduces car journeys & emissions |
| TC1 | Supporting business | Social – Supports employment in local community. Economic – Supports employment Environmental - Reduces car journeys & emissions |
| TC2 | Supporting business | Social – Supports employment in local community. Economic – Supports employment Environmental - Reduces car journeys & emissions |
| TC3 | Retail development – California Crossroads | Social – Supports community identity and spirit. Economic – Supports employment Environmental - Reduces car journeys & emissions |
| TC4 | Retail development – Finchwood Park | Social – Supports community identity and spirit. Economic – Supports employment Environmental – Reduces car journeys & emissions |
| TC5 | Protection of retail facilities | Social – Supports community identity and spirit. Economic – Supports employment Environmental - Reduces car journeys & emissions |

4. HOW THE FNDP IS IN GENERAL CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE WBC LOCAL PLAN REQUIREMENTS

4.1. Requirements

The plan must demonstrate that it is in general conformity with the Local Plan which was finally adopted in January 2010. The Finchampstead Neighbourhood Plan therefore takes full account of the policies of the Local Plan. National Planning Policy Framework states the following considerations:

- a) Whether the Neighbourhood Plan supports and upholds the general principle that the Local/strategic plan policy is concerned with.
- b) The degree, if any, of conflict between the Neighbourhood Plan policy and the Local Plan policy.
- c) Whether Neighbourhood Plan policy provides an additional level of detail and/or a distinct level of approach to that set out in the Local plan, without undermining that policy.
- d) The rationale for the approach taken in the Neighbourhood Plan and the evidence to justify that approach.

4.2. Conformity with the Strategic Objectives in the Local Plan

The table below demonstrates that the FNDP is in general conformity with and supports the strategic objectives of the WBC Local Plan

| WBC STRATEGIC OBJECTIVES LOCAL PLAN MADE IN JAN 2010 Core Strategy para 2.68 | FNDP POLICIES |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| i) Delivers sustainable development by providing an acceptable balance of housing and employment including the provision of a full range of services accessible to people | All apply |
| ii) Promotes sustainable use and disposal of resources while mitigating and adapting to climate change; | ES1 - Environmental standards for residential development |
| iii) Delivers housing in locations that meet the needs of the community; | AHD1 -Development outside of Development Limits AHD2 - Development within Development Limits AHD3 - Green space and landscaping AHD4 - Independent living, care and accommodation for vulnerable people. AHD5 - Affordable housing AHD6 – Provisions for Gypsy and Traveller communities AHD7 – Caravan and mobile home sites |
| iv) Supports a sequential approach to new mixed use development locations based primarily on larger scale (SDL) consisting of accessible, high quality, well designed development. The SDL will be supported by Development Briefs to ensure delivery of the essential community facilities and infrastructure required; | AHD2 - Development within Development Limits, D1 - Building heights |
| v) Delivers affordable housing that meets identified local needs; | AHD5 - Affordable housing |
| vi) Promotes a transport system that enables access to services by a variety of modes; | GA1- Improve environment and health from traffic pollution GA2 - Reduction in car usage with safe personal mobility options |

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| vii) Protects the character of the borough by maintaining/improving the built/natural environment while mitigating the effect of new development on the environment; | IRS1 - Protection and enhancement of local green spaces IRS2 - Protection of Outstanding views IRS4 - Implement strategy to preserve the identity of Finchampstead parish through green spaces. IRS5 - Ecological green space biodiversity. IRS6 – Trees. |
| viii) Maintains the distinct and separate identity of the borough’s settlements | AHD1 -Development outside of Development Limits GS1 - Key Gaps between settlements GS2 - Green Wedges |
| ix) Maintains and enhances all the infrastructure, including roads, railways, schools, healthcare and open space provision through new development, taking account of the health and well-being of residents; | GA1- Improve environment and health from traffic pollution. GA2 - Reduction in car usage with safe personal mobility options. TC3 - Retail development – California Crossroads TC4 - Retail development – Finchwood Park TC5 - Protection of retail facilities |
| x) Supports the renaissance of Wokingham and other town centres; | GA2 - Reduction in car usage with safe personal mobility options. TC3 - Retail development – California Crossroads TC4 - Retail development – Finchwood Park TC5 - Protection of retail facilities |
| xi) Limits development in those areas at most risk of flooding and pollution; | ES1 - Environmental standards for residential development |
| xii) Protects the most important areas for biodiversity, landscape and heritage from development | IRS1 - Protection and enhancement of local green spaces IRS2 - Protection of Outstanding views. IRS3 - Protection and enhancement of the historic character of the area IRS3 - Protection and enhancement of the historic character of the area. IRS4 - Implement strategy to preserve the identity of Finchampstead parish through green spaces. IRS5 - Ecological green space biodiversity. IRS6 – Trees. |
| xiii) Maintains and enhances the borough’s knowledge and skills base; | TC1 -Supporting business. TC2 - Supporting business. |
| xiv) Ensures good design which is in keeping with the area | D1 - Building heights D2 - Preserving the rural culture of the parish D3 - Infill, Small Plot Development and Development of Private Residential Gardens |
| xv) Where national and regional policies allow, takes account of the public’s views following consultation and engagement | All apply |

5. EUROPEAN UNION OBLIGATIONS AND HUMAN RIGHTS

5.1. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

The Draft Determination Statement anticipated on the need for a Strategic Environmental Assessment (SEA) of the Finchampstead Neighbourhood Development Plan for the two sites specifically allocated as part of the plan in addition to those identified in the LPU. This was confirmed by legal advice to WBC and the SEA report is available as part of the document bundle.

5.2. ENVIRONMENTAL IMPACT AND HABITATS REGULATION

Following legal advice to WBC, a Habitat Regulation Assessment was conducted the two sites specifically allocated as part of the plan in addition to those identified in the LPU. The HRA report is available as part of the document bundle.

5.3. EQUALITIES IMPACT ASSESSMENT

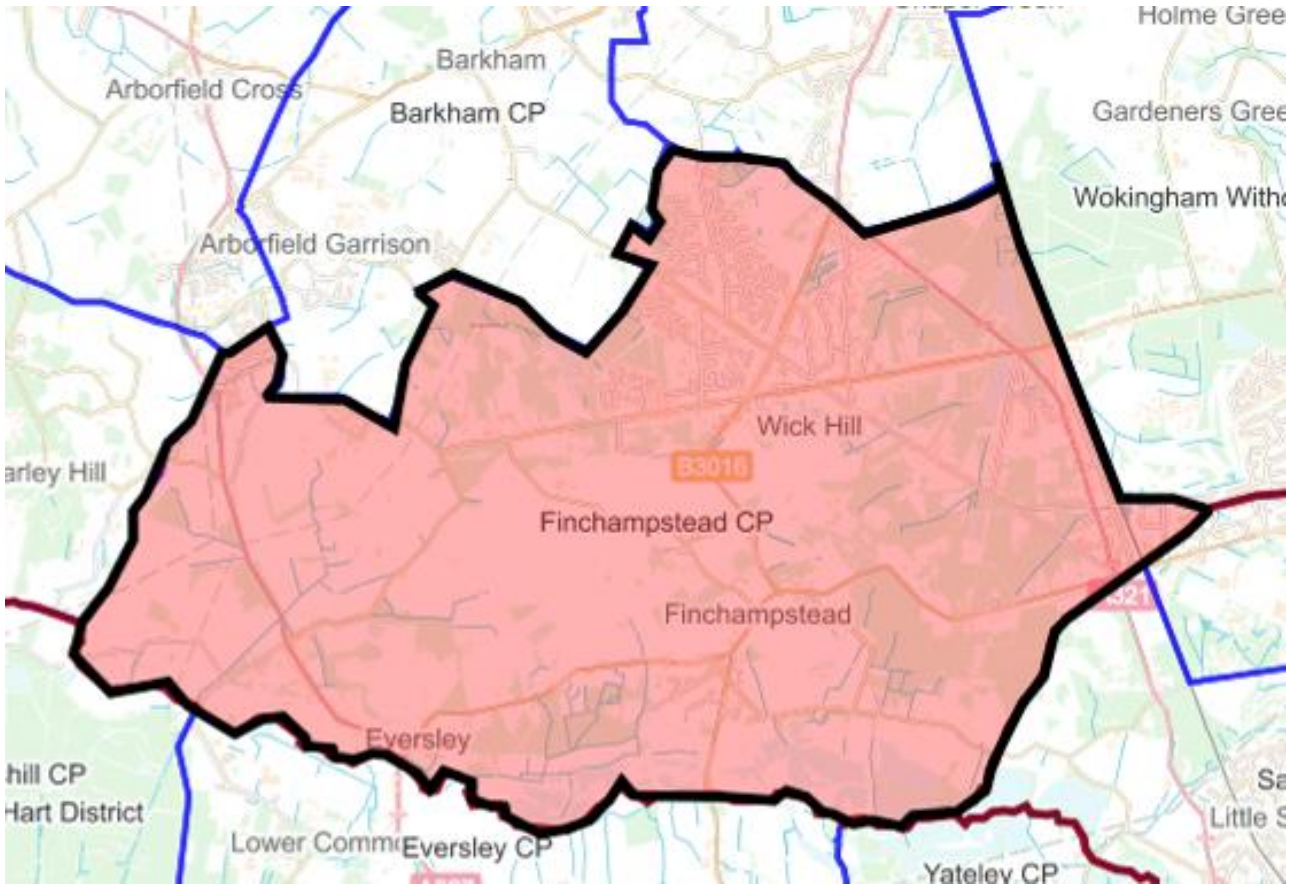
An Equalities Impact Assessment is shown in Appendix 3.

6. CONCLUSIONS

The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Finchampstead Neighbourhood Plan including all its policies. It is therefore respectfully suggested to the Examiner that the Finchampstead Neighbourhood Development Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

7. APPENDICES

7.1. APPENDIX 1 - MAP OF FINCHAMPSTEAD PARISH SHOWING AREA DESIGNATED AS THE NEIGHBOURHOOD PLAN AREA.



7.2. APPENDIX 2 - SEA SCREENING DECISION OPINION NOTICE

Legal advice was sought by WBC as to the need for an SEA for the FNDP. This advice indicated that an SEA and HRA was required for the two sites in the FNDP which were additional to those proposed in the LPU.

Therefore, these two sites were not screened out and a full SEA took place.

7.3. APPENDIX 3 - EQUALITY IMPACT ASSESSMENT (EQIA)

INTRODUCTION

Neighbourhood Development Plans fall within the remit of the Equality Act 2010. This legislation seeks to ensure that no groups or individuals are disadvantaged as a result of decisions being made, which fail to take account of their requirements and that policies and decision making do not discriminate either accidentally or deliberately. The following equality impact assessment of the proposed Plan evaluates each of its policies in turn for compliance.

The Equality Act 2010 transposed into law the various European Equal Treatment directives. It also brought together several pieces of earlier domestic legislation within the single Act to harmonise the level of protection offered by new policies and programmes. Everybody is protected by the Act. Essentially it seeks to ensure that no group or individual is disadvantaged as a result of decisions being made which fail to take account of the requirements of all groups. The Act names several 'protected' characteristics that could either accidentally or deliberately be discriminated against during the course of decision making or policy processes. These protected characteristics are:

- Age
- Disability
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion and belief
- Sex
- Sexual orientation
- Gender reassignment.

EQUALITY IMPACT ASSESSMENTS AND NEIGHBOURHOOD DEVELOPMENT PLANS.

Whilst it is unlikely that a Neighbourhood Development Plan would have a significant impact on a group with protected characteristics; the possibility still exists and therefore there is a requirement to screen the presumed outcomes of policies. It is also important to note that the Finchampstead Neighbourhood Development Plan has been drafted following significant consultation with the resident community as set out in the consultation statement which is an appendix to the Plan.

ASSESSING THE PLAN POLICIES

This EQIA has been produced to assess the implications of policies included in the Regulation 14 or consultation draft of the Finchampstead Neighbourhood Plan. This has been produced utilising guidance on the Equality and Human Rights Commission website and offers a final opportunity for the FNDPSG to amend any policy that may be assessed as having an undesirable impact on equality prior to the submission of the Plan to WBC. The following Tables assess the Plan's policies for their likely impact on the protected characteristics; positive, neutral or negative impacts are noted. Where an impact is positive or neutral, no change will be made to the policy. The results of this assessment may lead to final changes prior to submission or inform suggested changes at a later stage by the examiner.

| AHD1 - Development outside of Development Limits | |
|---------------------------------------------------------|----------------------------------------------------------------|
| Assessment | Neutral for all categories. |
| Commentary: | Policy is intended to preserve the rural character of the area |
| Mitigation | None required |

| AHD2 - Development within Development Limits | |
|-----------------------------------------------------|---------------------------------------------------------------------------------------|
| Assessment | Positive for age and marriage/civil partnership. Neutral for all other categories. |
| Commentary: | Beneficial to the whole community |
| Mitigation | None required |

| AHD3 - Green space and landscaping | |
|-------------------------------------------|-------------------------------------------------------------------|
| Assessment | Neutral for all categories. |
| Commentary: | Policy is intended to preserve and enhance the built environment. |
| Mitigation | None required |

| AHD4 - Independent living, care and accommodation for vulnerable people. | |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Assessment | Positive for age, disability and marriage/civil partnership. Neutral for all other categories. |
| Commentary: | Making homes suitable for older people and the disabled is highlighted |
| Mitigation | None required |

| AHD5 - Affordable housing | |
|----------------------------------|---------------------------------------------------------------------------------------------------|
| Assessment | Positive for age, disability and marriage/civil partnership. Neutral for all other categories. |
| Commentary: | Policy aimed particularly at improving availability of affordable homes for local people |
| Mitigation | None required |

| AHD6 - Provisions for Gypsy and Traveller communities | |
|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Assessment | Positive for specific ethnic / community group and marriage/civil partnership. Neutral for all other categories. |
| Commentary: | Beneficial to Gypsy & Traveller Communities |
| Mitigation | None required |

| AHD7 - Caravan and mobile home sites | |
|---------------------------------------------|------------------------------------------------------------------------------------------|
| Assessment | Positive for age, disability and marriage/civil partnership. |
| Commentary: | Policy aimed particularly at improving availability of affordable homes for local people |
| Mitigation | None required |

| D1 - Building heights | |
|------------------------------|-------------------------------------------------------------------|
| Assessment | Neutral for all categories. |
| Commentary: | Policy is intended to preserve and enhance the built environment. |
| Mitigation | None required |

| D2 - Preserving the rural culture of the parish | |
|--------------------------------------------------------|-----------------------------------|
| Assessment | Neutral for all categories. |
| Commentary: | Beneficial to the whole community |
| Mitigation | None required |

| D3 - Infill, Small Plot Development and Development of Private Residential Gardens | |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Assessment | Positive for age and marriage/civil partnership. Neutral for all other categories. |
| Commentary: | Policy is intended to preserve and enhance the built environment. |
| Mitigation | None required |

| ES1 - Environmental standards for residential development | |
|------------------------------------------------------------------|--------------------------------------------------|
| Assessment | Positive for all categories |
| Commentary: | Improves sustainability of the built environment |
| Mitigation | None required |

| GS1 - Key Gaps between settlements | |
|-------------------------------------------|----------------------------------------------------------------|
| Assessment | Neutral for all categories. |
| Commentary: | Policy is intended to preserve the rural character of the area |
| Mitigation | None required |

| GS2 - Green Wedges | |
|---------------------------|----------------------------------------------------------------|
| Assessment | Neutral for all categories. |
| Commentary: | Policy is intended to preserve the rural character of the area |
| Mitigation | None required |

| IRS1 - Protection and enhancement of local green spaces | |
|----------------------------------------------------------------|-----------------------------------|
| Assessment | Neutral for all categories. |
| Commentary: | Beneficial to the whole community |
| Mitigation | None required |

| IRS2 - Protection of Outstanding views | |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------|
| Assessment | Neutral for all categories. |
| Commentary: | Beneficial to the whole community. Policy is intended to preserve the rural character of the area. |
| Mitigation | None required |

| IRS3 - Protection and enhancement of the historic character of the area | |
|--------------------------------------------------------------------------------|-----------------------------------|
| Assessment | Neutral for all categories |
| Commentary: | Beneficial to the whole community |
| Mitigation | None required |

| IRS4 - Implement strategy to preserve the identity of Finchampstead parish through green spaces | |
|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| Assessment | Neutral for all categories |
| Commentary: | Policy is intended to preserve the rural character of the area. |
| Mitigation | None required |

| IRS5 - Ecological green space biodiversity | |
|---------------------------------------------------|-----------------------------------|
| Assessment | Positive for all categories. |
| Commentary: | Beneficial to the whole community |
| Mitigation | None required |

| IRS6 - Trees | |
|---------------------|-----------------------------------|
| Assessment | Positive for all categories. |
| Commentary: | Beneficial to the whole community |
| Mitigation | None required |

| GA1 - Improve environment and health from traffic pollution | |
|--------------------------------------------------------------------|-----------------------------------|
| Assessment | Positive for all categories. |
| Commentary: | Beneficial to the whole community |
| Mitigation | None required |

| GA2 - Reduction in car usage with safe personal mobility options | |
|-------------------------------------------------------------------------|-----------------------------------|
| Assessment | Positive for all categories. |
| Commentary: | Beneficial to the whole community |
| Mitigation | None required |

| TC1 - Supporting business | |
|----------------------------------|----------------------------------------------------------------|
| Assessment | Neutral for all categories |
| Commentary: | Beneficial to the whole community / creating local employment. |
| Mitigation | None required |

| TC2 - Supporting business | |
|----------------------------------|----------------------------------------------------------------|
| Assessment | Neutral for all categories |
| Commentary: | Beneficial to the whole community / creating local employment. |
| Mitigation | None required |

| TC3 - Retail development – California Crossroads | |
|---------------------------------------------------------|------------------------------------------------------------------|
| Assessment | Positive for age, disability Neutral for all other categories |
| Commentary: | Beneficial to the whole community / creating local employment. |
| Mitigation | None required |

| TC4 - Retail development – Finchwood Park | |
|--------------------------------------------------|------------------------------------------------------------------|
| Assessment | Positive for age, disability Neutral for all other categories |
| Commentary: | Beneficial to the whole community / creating local employment. |
| Mitigation | None required |

| TC5 - Protection of retail facilities | |
|----------------------------------------------|------------------------------------------------------------------|
| Assessment | Positive for age, disability Neutral for all other categories |
| Commentary: | Beneficial to the whole community / creating local employment. |
| Mitigation | None required |

7.4. APPENDIX 4 - CENSUS DATA

| Finchampstead Population Demographics | | | |
|---------------------------------------------------------------------------------------|----------------------|----------------------|----------------------|
| | Finchampstead N Ward | Finchampstead S Ward | Finchampstead Parish |
| Total Population | 5463 | 5517 | 10980 |
| Males | 2719 | 2737 | 5456 |
| Females | 2744 | 2780 | 5524 |
| Children 0-15 | 514 | 1072 | 1586 |
| Working Age (16-64) | 1770 | 3296 | 5066 |
| Older People (65+) | 424 | 1149 | 1573 |
| BME Population | 530 | 557 | 1087 |
| <i>Source: WBC Ward Profiles, based on 2011 Census data</i> | | | |
| 2020 Estimate (https://www.citypopulation) | | | 12363 |

| Finchampstead Religion Demographics | | | |
|-------------------------------------------------------------|----------------------|----------------------|----------------------|
| | Finchampstead N Ward | Finchampstead S Ward | Finchampstead Parish |
| Christian | 3520 | 3608 | 7128 |
| Buddhist | 12 | 12 | 24 |
| Hindu | 42 | 29 | 71 |
| Jewish | 10 | 13 | 23 |
| Muslim | 31 | 56 | 87 |
| Sikh | 33 | 34 | 67 |
| Any Other | 16 | 15 | 31 |
| No religion | 1355 | 1333 | 2688 |
| Not stated | 444 | 414 | 858 |
| <i>Source: WBC Ward Profiles, based on 2011 Census data</i> | | | |

Finchampstead Ethnicity Demographics

| | Finchampstead N Ward | Finchampstead S Ward | Finchampstead Parish |
|-------------------------------|-------------------------|-------------------------|-------------------------|
| White | | | |
| British | 4933 | 4957 | 9890 |
| Irish | 42 | 50 | 92 |
| Gypsy or Irish Traveller | 3 | 13 | 16 |
| Other White | 194 | 171 | 365 |
| Mixed | | | 0 |
| White & Black Caribbean | 17 | 21 | 38 |
| White & Black African | 17 | 11 | 28 |
| White & Asian | 58 | 57 | 115 |
| Other Mixed | 21 | 16 | 37 |
| Other Ethnic Group | 18 | 15 | 33 |
| Asian or Asian British | | | |
| Indian | 77 | 67 | 144 |
| Pakistani | 1 | 18 | 19 |
| Bangladeshi | 14 | 15 | 29 |
| Chinese | 18 | 43 | 61 |
| Other Asian | 21 | 28 | 49 |
| Black or Black British | | | |
| Black Caribbean | 22 | 10 | 32 |
| Black African | 7 | 14 | 21 |
| Other Black | 0 | 8 | 8 |
| Total BME Population | 530 | 557 | 1087 |

Source: WBC Ward Profiles, based on 2011 Census data

Finchampstead Household Composition

| | Finchampstead N Ward | Finchampstead S Ward | Finchampstead Parish |
|-------------------------------------------------|-------------------------|-------------------------|-------------------------|
| All Households | 2072 | 2113 | 4185 |
| One Person Household | 346 | 435 | 781 |
| One Family Household | 1620 | 1581 | 3201 |
| All aged over 65 | 221 | 228 | 449 |
| Married or same-sex civil partnership couple | 1131 | 1082 | 2213 |
| ~No children | 393 | 408 | 801 |
| ~Dependent children | 593 | 515 | 1108 |
| ~Non dependent children | 145 | 159 | 304 |
| Cohabiting Couple | 148 | 146 | 294 |
| ~No children | 75 | 75 | 150 |
| ~Dependent children | 66 | 61 | 127 |
| ~Non dependent children | 7 | 10 | 17 |
| Lone parent | 120 | 125 | 245 |
| ~Dependent children | 71 | 82 | 153 |
| ~Non dependent children | 49 | 43 | 92 |
| Other Household Types | 106 | 97 | 203 |
| ~With dependent children | 29 | 34 | 63 |
| ~All full-time students | 0 | 0 | 0 |
| ~All aged over 65 | 9 | 6 | 15 |
| ~Other | 68 | 57 | 125 |

Source: WBC Ward Profiles, based on 2011 Census data