

Appeal 6015817

Submitted on 7 September 2026.

Before you start

Local planning authority	Wokingham Borough Council
Appeal type	Full planning
Decision date	21 July 2026

Prepare appeal

Was the application made in your name?	Yes, the application was made in my name
Contact details	Kevin Murray Woodley Town Council
What is your phone number?	01189690356
What is the address of the appeal site?	Woodford Park Leisure Centre Haddon Drive Woodley Berkshire RG5 4LY
What is the area of the appeal site?	200 m ²
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	261253
Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Change of use

Enter the description of development that you submitted in your application	Full application for the proposed change of use from residential dwelling (Class C3) to leisure centre use (Class E).
Did the local planning authority change the description of development?	No
Summarise why you are appealing	1. The Local Planning Authority refused permission on the basis that the proposal would result in the permanent loss of an existing residential dwelling from the Borough's housing stock. The Town Council accepts that the proposal would involve the loss of one dwelling and therefore engages Policy CP3 of the Core Strategy. However, it is respectfully submitted that the Local Planning Authority has afforded disproportionate weight to that limited harm, without giving proper regard to the special characteristics of the site and the substantial public benefits arising from the proposed use. The appeal therefore turns on the planning balance. 2. The refusal was based on the Planning Authority not being able to demonstrate a 5 year housing land supply as required under the NPPF. The most recently published figures in the Wokingham Borough Council Local Plan, for which examination hearings have concluded and the Planning Inspectorate confirmed is likely to be capable of being sound and legally compliant, indicate that even on the lowest estimate and after application of the 20% buffer, the Borough still demonstrates more than five years' deliverable housing land supply. (5.5 years) The appeal is made because the planning harm is limited to the loss of one atypical residential unit, whereas the proposal would deliver significant public benefits. These include additional space for exercise and wellbeing classes, flexible community use, support for affordable local leisure provision, and improved financial sustainability for the leisure centre. There were no objections on highways, amenity, design, or environmental grounds.
Have there been any significant changes that would affect the application?	Adopted a new local plan The weight to be attributed to the loss of one dwelling must also be considered against the current housing land supply position. The most recently published figures in the Wokingham Borough Council Local Plan, for which examination hearings have concluded and the Planning Inspectorate confirmed is likely to be capable of being sound and legally compliant,

indicate that even on the lowest estimate and after application of the 20% buffer, the Borough still demonstrates more than five years' deliverable housing land supply. That is a material change from the position previously relied upon by the Local Planning Authority. It means the Borough is no longer in the same degree of housing pressure that would arise if a five-year supply could not be demonstrated. In those circumstances, the loss of a single, atypical dwelling is of limited weight in the overall planning balance and should not be treated as creating material prejudice to housing supply.

How would you prefer us to decide your appeal?

Written representations

Are there other appeals linked to your development?

No

Upload documents

Application form

[ApplicationForm.pdf \(/document/0d0e16d3-0c48-4c1b-b329-7fb4d701d603\)](#)

Did you submit an environmental statement with the application?

No

Decision letter

[KPM37342.Pdf \(/document/e30167c4-031b-48a8-adec-8d5e6f56bc9d\)](#)

Do you have a planning obligation to support your appeal?

No

Did you submit a separate ownership certificate and agricultural land declaration with your application?

No

Do you want to apply for an award of appeal costs?

No
