



TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Monopro Ltd

C/O Pegasus Planning
Group Ltd, First Floor,
South Wing,
Equinox North,
Great Park Road,
Almondsbury
BRISTOL
BS32 4QL

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

Application Number: 232621
Applicant Name: Monopro Ltd
Site Address: Land west of Limmerhill Road, Wokingham.
Proposal: Outline Planning Application for up to 60 No. dwellings including age-restricted housing for older people with associated public open space, landscaping, ecological enhancements, drainage and other supporting infrastructure, with access from Barkham Road. Means of Access to be considered (with Appearance, landscaping, Layout and Scale to be reserved).
Date of Decision: 30 August 2024

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **REFUSES permission** for the above development the reasons for which are specified hereunder.

Reasons;

Principle of development

1. The proposal represents inappropriate unplanned development outside of development limits within the countryside that is contrary to the spatial objectives of the development plan and to Policies CP1, CP3, CP6, CP9, CP11 and CP17 of the Core Strategy, Policies CC01, CC02, CC03 and TB21 of the MDD Local Plan, the Borough Design Guide SPD and sections 2, 4, 12 and 15 of the NPPF.

Layout and design

2. The proposed quantum of development within the parameters submitted for

approval and access road would result in a cramped and a poorly laid out scheme which has not been demonstrated to achieve minimum separation distances or adequate private amenity space and would introduce conflicts between private gardens and public spaces. The road layout and parameters for development would result in a fragmented pattern of development with streets that have poor passive surveillance and a decoupled access road that does not create a legible or integrated street network with the existing settlement pattern. The development is contrary to policies CP1, CP3 and CP11 of the Core Strategy, Policies CC01, CC02, CC03 and TB21 of the MDD Local Plan, the Borough Design Guide SPD, The National Design Guide and sections 12 and 15 of the NPPF.

Impact on the landscape and countryside

3. The proposed development will have a prominent negative and detrimental impact on the landscape and character & appearance of the area by reason of the loss of a sizeable section of open and attractive undulating landscape in the countryside with an urbanising large-scale development contrary to policies CP1, CP3 and CP11 of the Core Strategy, Policies CC01, CC02, CC03 and TB21 of the MDD Local Plan, , the Borough Design Guide SPD, the Wokingham District Landscape Character Assessment and sections 12 and 15 of the NPPF.

Erosion of separation between settlements

4. The proposed development would significantly and prominently erode the last remaining open space that separates Wokingham and Barkham, resulting in a detrimental degree of visual and perceived coalescence between these independent settlements, contrary to policies CP1, CP3 and CP11 of the Core Strategy, Policies CC01, CC02, CC03 and TB21 of the MDD Local Plan, the Borough Design Guide SPD, the Wokingham District Landscape Character Assessment and sections 12 and 15 of the NPPF.

Best and Most Versatile Agricultural Land

5. The agricultural land is classed as Grade 3 and the application fails to demonstrate there would be no loss of Grade 3a Best and Most Versatile agricultural Land, or that such a loss would be outweighed by other material considerations, contrary to Core Strategy policy CP1 and section 15 of the NPPF.

Unsustainable Location

6. The application site is within an unsustainable location that would not encourage a modal shift towards sustainable modes of transport, by reason of the countryside location outside of settlement limits, distances to facilities and services, suboptimal public transport links and poor quality of the walking/cycling an environment, contrary to Policies CP1, CP2, CP3, CP6 and CP11 of the Core Strategy, Policies CC01 and CC02 of the MDD Local Plan, the Borough Design Guide SPD and section 8 & 9 of the NPPF.

Biodiversity Impact

7. The application fails to consideration biodiversity degradation on the site in the form of felling two Veteran Trees, which are irreplaceable habitat. The development is contrary Core Strategy Policy CP7, MDD Local Plan Policy TB23 and Section 15 of the NPPF.

Thames Basin Heaths SPA

8. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority (LPA), the LPA is unable to satisfy itself that the proposals include adequate mitigation measures to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths SPA, in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 as amended and Article 6(3) of Directive 92/43/EEC. The proposal would be contrary to Policy NRM6 of the South East Plan, Policies CP8 and CP4 of the Core Strategy.

Employment Skills Plan

9. In the absence of a completed legal agreement, the proposal fails to secure opportunities for training, apprenticeships and other vocational initiatives to develop local employability skills contrary to MDD Policy TB12.

Affordable Housing

10. In the absence of a completed Legal Agreement, the scheme fails to make adequate provision for affordable housing, contrary to Policy CP5 of the Core Strategy and Section 6 of the NPPF.

Signed

Marcia Head

Head of Development Management - Place & Growth

Date: 30 August 2024

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



**WOKINGHAM
BOROUGH COUNCIL**

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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application: Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or, Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application: Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](#) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.