

PLANNING REF : 261825  
PROPERTY ADDRESS : Council Office  
: Pavilion, Recreation Road, Wargrave, Wokingham  
: RG10 8BG  
SUBMITTED BY : Wargrave Parish Council  
DATE SUBMITTED : 23/09/2026

COMMENTS:

Wargrave Parish Council objects to the application due to: 1. Inappropriate Development in the Green Belt The application site lies within the Metropolitan Green Belt. Wargrave Parish Council's adopted Green Belt Policy strongly supports the protection and preservation of Green Belt land and seeks to resist inappropriate development unless it clearly falls within one of the recognised exceptions or is supported by very special circumstances. The proposal represents the construction of a substantial new detached dwelling, together with associated residential curtilage, parking, access, landscaping and supporting infrastructure. Whilst the application proposes the demolition of existing structures, the Council does not consider that the proposed development constitutes a like-for-like replacement of existing buildings. The existing structures comprise a greenhouse, polytunnel and associated ancillary buildings, whereas the proposed development would create a large permanent residential dwelling and establish a residential use of a significantly different character and intensity. The Council considers that the proposal would materially reduce the openness of the Green Belt, both spatially and visually, through the introduction of a substantial residential building, associated hardstanding, domestic curtilage and residential activity. The proposal would therefore result in encroachment into the countryside and conflict with the fundamental aim of Green Belt policy to keep land permanently open. Accordingly, the Council considers that the proposal constitutes inappropriate development in the Green Belt and that substantial weight should be attached to that harm. 2. Failure to Satisfy Policy CP11 The Council has reviewed the proposal against Policy CP11 (Development in the Green Belt) and considers that the application fails to demonstrate that the development falls within any of the categories of development identified as acceptable within the Green Belt. In particular: The proposal is not required for agriculture or forestry. It is not an extension or alteration of an existing dwelling. It is not development associated with outdoor recreation or other recognised Green Belt exceptions. It has not been demonstrated that the proposal constitutes limited infilling. It has not been demonstrated that the site qualifies as previously developed land capable of redevelopment without a greater impact on the openness of the Green Belt. The proposed dwelling, associated curtilage and supporting infrastructure would have a materially greater impact on openness than the existing structures on the site. Furthermore, the application does not provide sufficient justification to demonstrate the existence of very special circumstances that would clearly outweigh the harm to the Green Belt and any other harm arising from the development. The Council therefore considers that the proposal conflicts with Policy CP11 and should be refused. 3. Surface Water Drainage and Flooding Concerns The Council also has concerns regarding drainage and the potential for increased flood risk. The application site contains existing drainage features and is understood to be located in an area where surface water management is an important consideration. The introduction of a substantial

dwelling, associated hardstanding, parking areas and domestic infrastructure would increase the extent of built development and impermeable surfaces on the site. The Council is not satisfied that sufficient information has been provided to demonstrate that surface water arising from the development can be adequately managed without increasing flood risk either on the site itself or elsewhere. In the absence of robust evidence demonstrating that drainage arrangements are satisfactory and will not adversely affect surrounding land, neighbouring properties or existing drainage systems, the Council considers that there remains a material risk of increased surface water flooding. The Local Planning Authority should therefore be satisfied that a comprehensive and effective drainage strategy is in place before any permission is granted. Conclusion For the reasons set out above, Wargrave Parish Council objects to Planning Application 261825 on the grounds that: The proposal constitutes inappropriate development within the Green Belt. The proposal does not satisfy the requirements of Policy CP11 and fails to demonstrate that any Green Belt exception applies. The application has not adequately demonstrated that the proposed drainage arrangements would prevent increased flood risk and surface water flooding. The Council therefore respectfully requests that Wokingham Borough Council refuse planning permission.