

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

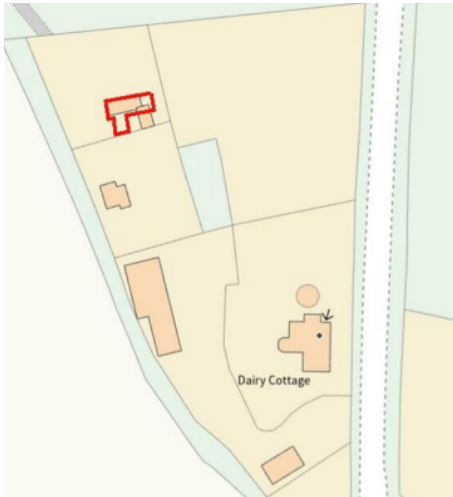
Application Number:	251488
Site Address:	Dairy Cottage, Heathlands Road, Wokingham, RG40 3AN
Expiry Date:	16 March 2026
Site Visit Date:	18 August 2025
Proposal: Full application for the proposed erection of 5no. dwellings with associated landscaping, open space and entrance gate following demolition of existing dwellings.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
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990313	Proposed Erection Of Barn And Four Stables And Menage. Change Of Use Of Land From Agricultural To Keeping of Horses.	Approved 05/05/1999
230578	Application for a certificate of existing lawful development for the stationing of a static caravan for residential use. 	Approved 02/06/2023
230642	Application for a certificate of existing lawful development for use of a building as a residential dwelling (Unit/Flat 1) 	Approved 25/05/2023
230643	Application for a certificate of existing lawful development for the siting of a static caravan for use as a residential dwelling (Unit / Flat 3)	Approved 25/05/2023

		
230649	Application for a certificate of existing lawful development for the use of a building as a residential dwelling (Unit / Flat 2). 	Approved 25/05/2023
241881	Full planning application for the proposed erection of 3no. detached dwellings with associated access, car ports and landscaping, following demolition of the existing 4no. dwellinghouses and associated buildings, plus the removal of 1no. static caravan pitch.	Refused 08/10/2024

CONSULTATION RESPONSES

Internal

WBC Drainage – Request further information
 WBC Highways – Request further information
 WBC Landscape and Trees – No objection subject to conditions
 WBC Public Rights Of Way – No comments
 WBC CIL – CIL liable development
 WBC Ecology Newts – No objection subject to conditions
 WBC Ecology – No objection subject to conditions

External

None

REPRESENTATIONS

Wokingham Without Parish Council	Objection raised due to the potential negative and detrimental impact on the landscape character and rural appearance of the area. Concerns have also been raised by the Parish Council regarding the potential impact of the development on trees.
Ward Member(s)	No comments received
Neighbours	Two letters received raising the following concerns: - The sustainability of the site. - The implications on highway safety. - The lack of garages serving the proposed dwellings.

APPRAISAL

Site Description: The application is approximately 0.65 hectares in size and is largely characterised by the main dwelling on site known as 'Dairy Cottage' sited adjacent to the eastern site border. The dwelling is a modest two storey dwelling sited in generous grounds, including a discreet access located to the south that leads round to the parking area to the rear of the dwelling's garden.

The rear parking area includes a single storey, elongated gable roofed building that previously served as an outhouse/garage for Dairy Cottage but has since been converted into 2no. residential dwellings (subject of CLUE applications 230642 & 230649), the details of which are expanded on below in the site history section.

Immediately north of the 2no. dwellings referenced above is another detached dwelling that is well visually enclosed by tall, dense coniferous vegetation. The dwelling is a structurally modified single storey static caravan that includes several extensions to its original form and has a legible garden area outside its eastern frontage. This building was subject of CLUE application 230643 and will be described in further detail below in the site history section.

Immediately north of the detached dwelling referenced above is a caravan in residential use that includes a static caravan with a legible garden space and driveway access. Similarly, this application was also subject to a CLUE application (reference: 230578) and subsequently approved.

The rest of the site is characterised by areas of open space; currently it comprises football pitch/goals and several small agricultural/horticultural structures. The site as a whole is well vegetated on all its boundaries, enforcing its rural setting within the designated Countryside. Views are however numerous of Dairy Cottage from Heathlands Road due to its close proximity to the road.

The north of the site has historic permission for the keeping of horses which was permitted under application 990313 on 5th May 1999.

Overall, the site lacks coherence due to its piecemeal development through Certificate applications. However, the predominantly single storey nature of the dwellings/buildings on site, their modest footprints and substantial visual screening enforces the viewpoint that the site retains a low-key, rural appearance that is in-keeping with its Countryside surroundings.

Site History: As outlined above, four of the five buildings/caravans on site all gained approval for residential use as such in May and June 2023 through application references 230578, 230642, 230643, 230649. As can be seen in the history section above, the red lines for each unit were tight around the footprints of the buildings/caravan rather than including their informal garden spaces. All four applications were submitted under a Certificate of Existing Lawfulness and did not include any change of use of land as garden.

Following the approval of the aforementioned Certificates of Existing Lawfulness, the site was subject to application 241881 for the erection of three dwellings to replace the existing units. This application was refused on 8 October 2025, primarily due to concerns regarding the impact on landscape character, the loss of existing housing, and potential harm to trees. A subsequent pre-application enquiry for five dwellings was considered an improvement on the refused scheme, however, Officers maintained concerns about the scale of the proposal and its adverse effect on the countryside setting.

The current application seeks to address these concerns and build upon the feedback provided during the pre-application stage.

Proposed Development: This application seeks approval for the proposed demolition of the existing 4no. dwellinghouses, associated buildings and the removal of the residential caravan to facilitate the erection of 5no. detached dwellings, supported by private amenity space, the creation of a courtyard style parking and turning area, the creation of a large open space, plus associated landscaping.

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Policy CC01 of the MDD Local Plan states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

Section 70[2] of the TCPA 1990 & 38[6] of the PCPA 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The plan-led approach advocated by law is reinforced numerous times throughout the NPPF including paragraph 47:

‘Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise’.

The site is located outside of development limits and therefore subject to assessment under Policy CP11 of the Core Strategy. Policy CP11 does not usually permit development outside of development limits unless it falls within the criteria within this policy. Criterion 5 states:

In the case of replacement dwellings the proposal must:

- Bring about environmental improvements; or
- Not result in inappropriate increases in the scale, form or footprint of the original building.

The submitted site plan demonstrates the applicant's intention to redevelop the site comprehensively, providing more modern and purpose-built dwellings in place of the existing, smaller buildings. While the proposed development represents an increase in overall scale and footprint, this approach offers the opportunity to improve upon the visual amenity of the site, enhanced landscaping, and providing more sustainable forms of development that respond to local housing needs.

With regard to the increase in scale, particular emphasis is placed on the most recent iteration of the scheme considered at pre-application stage, where the proposal for five dwellings was deemed inappropriate due to their siting, cumulative mass, and encroachment of garden land beyond any lawful curtilages.

In response, the current scheme has been significantly reworked. It now comprises a varied mix of building forms, including single-storey properties, a one-and-a-half-storey cottage, and a two-storey farmhouse, all arranged to reflect the site's agricultural character, an element absent from previous proposals. Furthermore, the comparative building footprints demonstrate a clear reduction, with the pre-application scheme totalling approximately 819m² and the current proposal reduced to around 681m², evidencing a concerted effort to address earlier concerns. As this reduced extent of built form is a clear benefit to the revised scheme, any approval would be subject to limitation on Permitted Development rights, to ensure that the scale, form and appearance of the development remain as assessed, and to prevent future extensions, alterations, outbuildings or boundary treatments that could cumulatively erode the site's rural character and result in visual harm to the surrounding countryside.

The application is also supported by a detailed sustainability section within the Design and Access Statement and an accompanying energy report, confirming that the development would operate efficiently, comply with modern building regulations, and contribute positively to climate change objectives.

In light of these revisions, the proposal is considered to broadly satisfy exception 5 of Core Strategy Policy CP11, as it does not result in an inappropriate quantum of development and demonstrates a clear intention to deliver environmental improvements. Regardless of the applications compliance with CP11, the scheme should also be assessed within the broader planning context, as discussed below.

As of March 2025, the Council is only able to demonstrate a 2.5-year supply of deliverable housing land against its identified Local Housing Need (LHN). This figure highlights a shortfall in supply relative to the five-year requirement set out in the

National Planning Policy Framework (NPPF). In such circumstances, paragraph 11 of the NPPF is engaged, establishing a presumption in favour of sustainable development, often referred to as the 'tilted balance'. Under this approach, planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

An underlying reason in the context of Wokingham is the historic oversupply of housing against both the requirements of the development plan and the scale of local housing need as calculated by the previous standard method which remains a key contributing factor to the current lack of the required deliverable housing supply and this will be considered in the overall planning balance and conclusions.

Character of the Area: Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that maintain or enhance the high quality of the environment.

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design.

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks. The Countryside is defined as a green infrastructure network.

Policy TB21 of the Managing Development Delivery Local Plan states that proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues. Proposals should retain or enhance the condition, character and features that contribute to the landscape.

With regards to well-designed places, paragraph 135 of the NPPF states planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Similarly, paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. This is supported by paragraph 125 of the NPPF too, which states:

"Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places."

The National Design Guide section B1, paragraph 67 also states that the built form of well-designed places should relate well to:

- the site, its context and the opportunities they present;
- the proposed identity and character for the development in the wider place;

Paragraph 68 follows on from this stating that houses and streets should establish an appropriate relationship with the pattern, sizes and proportions of existing houses in the local area.

The Borough Design Guide Supplementary Planning Document provides further guidance for developers with general guidance that development should respond positively to its site and local context.

The site is located within Landscape Character Area (LCA) N1: Holme Green Pastoral Sandy Lowland according to the Council's Landscape Character Assessment (2019). The landscape is considered to be in moderate condition, valuable landscape attributes include:

- The open agricultural land which provides a gap between the settlement edge of Finchampstead and Wokingham.
- Pastoral farmland, paddocks and sparse settlement pattern to the south of the LCA, creating a rustic feel.
- Scattered historic farm buildings and houses, pubs and mansions provide time depth.
- Rural views over fields and towards Wokingham, given a sense of openness and orientation.

To maintain the landscape character of the Holme Green Pastoral Sandy Lowland the following strategy is required: to conserve and enhance the existing landscape character. In terms of development, the rural setting of Wokingham should be conserved and management of urban fringe activities on marginal land is also required.

The built surroundings of the application are visually dominated by the several fields to the north, east, south and west that are all covered by polytunnels, primarily associated with the agricultural operations of Heathlands Farm. Other than agricultural fields, there are a handful of modest commercial sites including Squires Garden Centre to the south and Holme Grange Craft Village to the north-east. The residential development in the immediate and wider area is varied, with a mix of density and scale present.

A key shortcoming of previous scheme (ref: 241881) was their failure to preserve the site's rural character, which was reflected in refusal reason 1. This is summarised as follows:

"This existing application site whilst hosting 5 no. dwellings, still retains a strong low-key, rural appearance and due to the predominantly single storey roofscape of the site

and the substantial areas of tall tree coverage/screening. The majority of the dwellings are also small in scale with limited curtilages. The layout of the application is very much reflective of the site's rural/agricultural surroundings. When travelling past the site via Heathlands Road south and northbound, the site very much retains the visual appearance of a single dwelling sited in generous grounds."

The current proposal seeks to address these concerns by minimising the visual impact of the extended built form on the landscape. The revised layout adopts a "farmstead" approach, with a main farmhouse and a mix of what could be perceived as agricultural-style buildings, all arranged around a central yard accessed via the existing entrances from Heathlands Road, with no new opening from the highway being created. While not a perfect replication of a traditional farmstead, the design introduces clear agricultural references absent from earlier schemes and represents a drastic visual improvement from the previous estate like dwellings. To visualise this improvement, a comparison between the previously proposed and currently proposed elevations are displayed below:

Elevations pertaining to refused application 241881:



Front Elevation



Front Elevation



Front Elevation

Elevations pertaining to current proposal under consideration:



Front Elevation
* Denotes obscure glazing



Front Elevation
* Denotes obscure glazing



Front Elevation



Front Elevation

The design and material palette of the proposed dwellings also represent a clear improvement, incorporating a range of finishes that are sympathetic to the site's rural context. These include red multi-stock brickwork, red/orange vertical hanging tiles, black timber boarding, red/brown plain clay roof tiles, natural timber porch and bay posts, and traditional brick-built chimneys.

More broadly, the dwellings are now arranged in a dispersed, organic pattern rather than the more uniform layout previously proposed, better reflecting the countryside context. Significant weight is also given to the site's discreet, self-contained nature, with mature trees and hedgerows providing effective screening. Although the impact on the countryside extends beyond public views, the secluded character helps maintain the impression of a single dwelling within generous grounds, reinforced by retaining the existing access, as detailed below.

Earlier concerns about introducing an additional access and significant hardstanding, which was considered overly formal and likely to urbanise the site, have been resolved. The current scheme retains the existing accesses, leading to a modest parking and turning area that, following amendments, sits comfortably within the overall plot. The omission of the previously proposed access would not only reduce viewpoints into the site, but would prevent any requirement of removing the mature hedgerow located on the roadside boundary, which is an attractive feature within the setting on Heathlands Road. Notwithstanding the improvements to the hardstanding arrangement, it is essential that the choice of materials does not result in the urbanisation of the site. Accordingly, any approval would be subject to a condition requiring the access and parking areas to be formed in gravel rather than tarmac, in order to preserve the site's rural character.

As noted previously, the red line boundaries for three of the four existing buildings on-site, as well as the residential caravan (as referenced in the planning history section), are tightly drawn around the footprints of the structures, leaving them with no formally recognised residential garden. In contrast, it is accepted that the proposed expansion of the dwellings' gardens across the site would result in greater visual and spatial impact on the surrounding countryside than what currently exists. That said, the revised design demonstrates a clear effort to balance functional requirements of providing much needed amenity space for the houses, with landscape sensitivity, ensuring that the overall character of the area is preserved as far as practicable. The scheme incorporates a generous area of open space to the northeast of the plot, complemented by a comprehensive landscaping strategy, the details of which can be secured through an appropriate planning condition.

Absent from previous appraisals is an assessment of the existing dwellings themselves. While emphasis has previously been placed on their modest scale, this overlooks their poor design quality and poorly maintained condition. At best, they make a neutral contribution to the character of the area. By contrast, the proposed purpose-built dwellings are of a high standard, with a unified palette of materials that creates a distinct and cohesive character within the site, thus demonstrating another positive aspect of the development.

Overall, the proposal is considered to overcome previous concerns and represents a well-considered enhancement to the site. It provides a sensitive and contextually appropriate form of development that reinforces the area's rural identity while retaining elements of its existing character. The replacement dwellings would make a positive and lasting contribution to the character and appearance of Heathlands Road and its countryside setting, thereby complying with policies that seek to protect rural character and prevent unsustainable development.

Housing Amenity:

Internal amenity

Policy TB07 of the MDD and Policy R17 of the SPD require that internal space be sufficient to ensure good internal amenity through appropriate layout and size. The

table below sets out the minimum internal space requirements for the different residential developments taken from TB07.

Dwelling Type*	Minimum gross internal area (GIA) (sq m)	Designed occupancy (Bed spaces per property)
1 bedroom flat	50 (538.2 sq ft)	2
2 bedroom flat	61 (656.6 sq ft)	3
2 bedroom house	83 (893.4 sq ft)	4
3 bedroom house	87 (936.46 sq ft)	5
4 bedroom house	100 (1,076.4 sq ft)	6

All the proposed dwellings would exceed the required minimum GIA. All habitable rooms would be served by appropriate fenestration and there is internal storage. As such, there would be no conflict with TB07 of the MDD Local Plan.

External amenity

R16 of the SPD requires a minimum depth of 11m for rear gardens and a 1m setback from the site boundary to allow access thereto.

Based on the submitted site plan, all plots would meet the minimum garden depth requirement, providing ample space for activities such as play, clothes drying, and storage. As such, no objections is raised in this instance.

Neighbouring Amenity: Given the site's secluded nature, the assessment of residential amenity is more appropriately focused on the relationships between the proposed dwellings themselves rather than on any impact to any properties outside the site.

With regard to any potential loss of light or overbearing impact, all proposed dwellings would maintain appropriate separation distances from one another, ensuring a satisfactory level of amenity for future and existing occupants. Accordingly, no concerns arise in this regard. Whilst it may initially appear that Plots 3 and 4 are in close proximity, the modest scale of the dwellings, their orientation, and the intervening hedgerow planting would serve to limit any adverse impact. Furthermore, there are no side-facing windows on the western elevation of the dwelling on Plot 3, which would further reduce the potential for neighbouring amenity conflict.

Furthermore, the properties are carefully positioned to avoid any harmful outlooks between sites. The first-floor rear facing windows of the dwelling on Plot 1 would provide views of the private garden space at Plot 2, however, this would not result in direct overlooking.

Trees: Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain

existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.

The site is located in the countryside between the polytunnels of a fruit growing farm, and Heathlands Road which is characterised by mature single Oaks and trees of other native species trees, that are also within the surrounding hedgerows to the site. These established features provide the rural setting for the existing built character and potentially new development.

The site is within the countryside, and in Wokingham Borough Landscape Character Assessment (WBLCA)– Area N1‘Holme Green Pastoral Sandy Lowland’ a landscape of moderate quality and sensitivity and a modest capacity for change.

The Landscape Strategy is;

‘to conserve and enhance the existing landscape character. The key opportunities are to improve the condition, intactness and presentation of the farmed landscape with potential for replanting and management of field boundaries, and enhancement of ecological character. In terms of development, the rural setting of Wokingham should be conserved and management of urban fringe activities on marginal land is also required.’

It has been set out above how the development would have an acceptable impact on the character appearance of the area. The Landscape & Trees Officer concurs with this view, raising no such concerns on landscape character grounds.

In relation to the impact on trees, this issue was previously a reason for refusal under application 241881 and highlighted as a concern during pre-application enquiry 250043. The pre-application advice recommended that, as part of a full planning submission, the arboricultural information should be updated to reflect guidance on Veteran tree constraints. The applicant has complied with this recommendation, resulting in no objection from the Trees Officer. However, this position is subject to several conditions concerning proposed landscaping, long-term landscape management, and tree protection measures, all of which have been agreed with the Agent.

Ecology:

Biodiversity Net Gain Assessment and Statutory Metric Tool.

The applicant’s Ecologist has provided a revised iteration of the BNG report and Statutory Metric in line with recommendations from the LPA’s initial consultation response dated 12/09/25. The amended Statutory Metric tool and BNG Report both dated 6th October 2025 are consistent with each other, and as such, the Councils Ecologist agrees with both linear and habitat baseline conditions.

Based on The Statutory Metric tool and Biodiversity Net Gain Assessment provided, it is possible to discern the strategy that this development proposes to achieve the statutory requirement for a 10% net gain in habitat and hedgerow units. A large proportion of the net gain is due to the on-site creation/planting of 15 small native trees

in moderate condition. To ensure the proposed trees are maintained in moderate condition for 30 years, details of management and monitoring will need to be secured through a Habitat Management and Monitoring Plan (HMMP). The Ecologist recommends that a planning condition is applied to secure monitoring of the proposed biodiversity on-site net gain measures as agreed in the HMMP.

Protected Species

The proposed development has raised concerns regarding its potential impact on protected species; these species include bats, reptiles and hedgehogs. A suitably worded condition has been recommended by the Ecologist to ensure these species are sufficiently safeguarded throughout and post development. All other protected species listed within the Preliminary Ecological Appraisal and Bat Surveys do not pose any concerns.

Notwithstanding the above, the site lies within a Red Risk Zone for Great Crested Newts, and NatureSpace initially raised concerns regarding the potential impact of the development on this protected species. Following extensive correspondence between the Local Planning Authority, the Agent, and NatureSpace, it was agreed that these matters could be satisfactorily addressed through participation in the District Level Licensing scheme. The necessary licence has since been issued to the applicant, and NatureSpace has confirmed that its initial concerns have been resolved, subject to the imposition of several conditions.

Highway Access and Parking Provision: WBC Highways do not anticipate that the traffic generated by the proposed development would have an adverse impact on the highway network, nor do they raise any concerns on sustainability or with the width of the access following amendments.

Furthermore, the dimensions of parking spaces are considered acceptable and appropriate turning area has been demonstrated.

Notwithstanding the above, further information has been requested on the following matters:

- Visibility
- Cycle Storage
- Electric Vehicle Charging Points

Visibility remains the principal issue of concern, with the Highways Officer expressing dissatisfaction with the visibility splays available to the southern access. For context, both the northern and southern visibility splays for the northern access are considered acceptable, as is the northern visibility splay for the southern access. The Highways Officer's concerns relate solely to the southern visibility of the southern access. Despite a number of attempts to address this issue, the applicant has been unable to demonstrate the full required visibility splay of 2.4m x 78.7m, with a maximum of approximately 2.4m x 66m achievable. Whilst a shortfall in visibility splays is not normally supported, the specific circumstances of this case warrant careful consideration. The access is long-established and has served residential development for a number of years without any recorded highway safety incidents. Furthermore,

submitted speed survey data indicates lower vehicle speeds along this section of Heathlands Road, such that the limited shortfall in southern visibility is not considered to give rise to a highway safety concern. On balance, and having regard to the site-specific context, it is not considered that there is sufficient justification to withhold planning permission on visibility grounds.

With regard to cycle storage, any concerns in this regard can be secured via an appropriate condition, while matters relating to ECVP are more appropriately addressed by Building Regulations. As such, further revisions to the plans on these grounds have not been pursued.

The Highways Officer has also requested a Construction Method Statement; however, no justification has been provided to support this requirement. Such information is ordinarily sought for development proposals of a significantly larger scale than that currently under consideration. In this instance, it is not considered that the request would meet the relevant legal tests for the imposition of a planning condition.

Flooding and Drainage: The Drainage Officer has requested additional details regarding the proposed Surface Water Drainage Strategy. Upon review, it is considered that these matters can be satisfactorily addressed through an appropriately worded planning condition, which has been agreed with the Agent.

Conclusion: Returning to Paragraph 11 of the NPPF, this establishes the presumption in favour of sustainable development, which is underpinned by three overarching objectives: economic, social, and environmental.

- Economic – Proposals should contribute to building a strong, responsive, and competitive economy.
- Social – Planning should support strong, vibrant, and healthy communities, creating a high-quality built environment.
- Environmental – Development should protect and enhance the natural, built, and historic environment, while mitigating and adapting to climate change.

This proposal successfully addresses previous concerns and delivers a well-designed enhancement to the site. It provides a sensitive and contextually appropriate form of development that respects and reinforces the area's rural character while retaining key elements of its existing identity. The replacement dwellings will make a positive and lasting contribution to the character and appearance of Heathlands Road and its countryside setting, fully aligning with policies that safeguard rural character and promote sustainable growth.

Although the scheme does not increase the number of dwellings on site, it introduces five purpose-built, high-quality homes that are far better suited to meeting local needs than the existing converted garages and static caravans. This represents a clear qualitative improvement in housing provision.

The proposal also demonstrates that appropriate compensation and enhancement measures for biodiversity and landscaping will be provided and secured through

planning conditions. In addition, the supplementary information confirms that the development will operate efficiently, comply with modern building regulations, and make a positive contribution toward climate change objectives.

In the overall planning balance, it is not considered that any adverse impacts would significantly and demonstrably outweigh the benefits of the scheme. The proposal is therefore compliant with both local and national policy and is recommended for approval, subject to appropriate conditions.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve
Date:	16 March 2026
Earliest date for decision:	4 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	16 March 2026

PLANNING CONSTRAINTS/STATUS

- *Water Utility Consultation Zones*
- *Heathrow Aerodrome Consultation Zone*
- *Affordable Housing Thresholds*
- *Bat Roost Habitat Suitability*
- *Scale and Location of Development Proposals – Countryside (CP11)*
- *Farnborough Aerodrome Consultation Zone*
- *Great Crested Newt Consultation Zone – Red Risk Zone*
- *Nuclear Consultation Zone – Special Case Zone*
- *Landscape Character Assessment Area - Holme Green Pastoral Sandy Lowland*
- *SSSI Impact Risk Zones*
- *Thames Basin Heaths SPA Mitigation Zones – 5km Linear Mitigation Zone*