

OUTLINE PLANNING APPROVAL

DRAFT DECISION NOTICE



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date: 12 May 2025

Application Number: 250632

Location: Land North Of The Vale, Forest Road, Wokingham, RG40 5QY

Proposal: Outline application for the proposed erection of 1 no. dwelling and associated works.

Recommendation: Refused

Reasons

1. Principle of Development - The proposed development will introduce a new unsustainably located residential dwelling in countryside that would be outside, and unrelated to, any defined settlement boundaries and is contrary to the spatial objectives of the development plan and policies CP1, CP3, CP6 and CP11 of the Core Strategy (2010), CC01, CC03 and TB21 of the Managing Development Delivery Local Plan (2014), Paragraph 83 of the National Planning Policy Framework (2025) and the guidance contained within the Borough Design Guide SPD.

2. Unsustainable Location - The application site is within a poorly accessible location that would fail to encourage a modal shift towards sustainable modes of transport, by reason of its countryside location outside of settlement limits, the absence of nearby facilities and services, lack of good public transport links and poor quality of the walking/cycling environment contrary to the

National Planning Policy Framework (2025), policies CP1, CP2, CP3, CP6 and CP11 of the Core Strategy (2010) and CC01 and CC02 of the Managing Development Delivery Local Plan (2014).

3. Landscape Character - The proposed development fails to retain or enhance the condition, character and features that positively contribute to the Landscape Character Area I1: Ashridge Farmed and Clay Lowland and would result in an urbanising encroachment within the countryside contrary to sections 12 and 15 of the National Planning Policy Framework (2025), policies CP1, CP3 and CP11 of the Core Strategy (2010), CC02, CC02 and TB21 of the Managing Development Delivery Local Plan (2014) and the Wokingham Borough Landscape Character Assessment (2019).

Informatives

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions

of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

2. This decision is in respect of the drawings and plans numbered MLP/01, MLP/02, MLP/03 and MLP/Design/01 received on 17 March 2025.

Recommendation and conditions/reasons agreed:

JMM

Date: 12 May 2025

REMEMBER - The earliest date for a decision on this application is: **10 April 2025**