

PERMISSION IN PRINCIPLE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 8 May 2026

Application Number: 260362

Location: Sequoia Field and Barn End, Wellingtonia Avenue, RG45 6AD

Proposal: Application for permission in principle for the erection of up to 9 No. dwellings.

Recommendation: Refused

Reasons

1. In accordance with the National Planning Policy Guidance, permission in principle must not be granted for development which is habitats development. The application site lies within the 5km zone of influence of the Thames Basin Heaths Special Protection Area, which is a qualifying European site. The proposal fails to provide avoidance measures for the adverse effect on the integrity of the European protected site which renders the proposal as habitats development. As such, 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.

2. The application fails to demonstrate that the proposed vehicular access to serve the development, as defined by the submitted Site Location Plan, would avoid harm to veteran trees protected by TPO 0055-1972. In the absence of sufficient arboricultural evidence to confirm that root protection areas and the long-term health of these trees would be safeguarded, the Local Planning Authority cannot be satisfied that the proposal would avoid harm to irreplaceable habitat, contrary to Core Strategy Policies CP3 and CP7, MDD Policy CC03, and paragraph 11(d)(i) and footnote 7 of the NPPF.

3. By virtue of its excessive encroachment into the countryside, the proposal for up to 9 dwellings will have detrimental visual and urbanising impacts on the landscape and the character and appearance of the area, in particular the designated countryside. The proposal is therefore contrary to policies CP1, CP3, CP9 and CP11 of the Core Strategy, policies CC01 and TB21 of the MDD, the Borough Design Guide and the NPPF.

Recommendation and conditions/reasons agreed:

BJC

Date: 08.05.26

REMEMBER - The earliest date for a decision on this application is: **12 May 2026**