

## **PLANNING, DESIGN AND ACCESS STATEMENT**

In support of

### **Planning Application**

by **Mr Thomas Roberts**

**Proposed erection of two replacement dwellings following the demolition of two existing dwellings and the removal of the existing storage yard.**

**Relocation of the existing access and landscaping.**

**Revised scheme**

22a and 22b, Barkham Ride, Finchampstead,  
Wokingham, Berkshire, RG40 4EX

Prepared by

**Jo Tasker BSc (Hons) BTP MRTPI**

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**September 2026**

## 1.0 Introduction:

1.1 I am instructed by Mr Thomas Roberts, of A1 Roberts Properties Limited, to advise and prepare a revised planning application for two replacement dwellings at 22a and 22b Barkham Ride.

1.2 I am familiar with the site and its planning history. I understand government planning policy and the development plan for the site that comprises the Wokingham Core Strategy (Adopted 2010) and Managing Development Delivery Local Plan (Adopted 2014), as well as the emerging Local Plan Update. Supplementary Planning documents are also relevant.

1.3 I have worked closely with the applicant and the architects for this site, Sam Mitson of UX Architects, as well as with other consultants including a tree consultant and ecologists. This application follows the granting of planning permission for two replacement dwellings by a decision made on 7<sup>th</sup> February 2025, reference 242977.

1.4 The application is made in full. The following is proposed:

**The erection of two replacement dwellings following the demolition of two existing dwellings and the removal of the existing storage yard.**

**Relocation of the existing access and landscaping.**

1.5 This statement sets out the policy framework relevant to the revised proposal and a reasoned justification for the grant of planning permission.

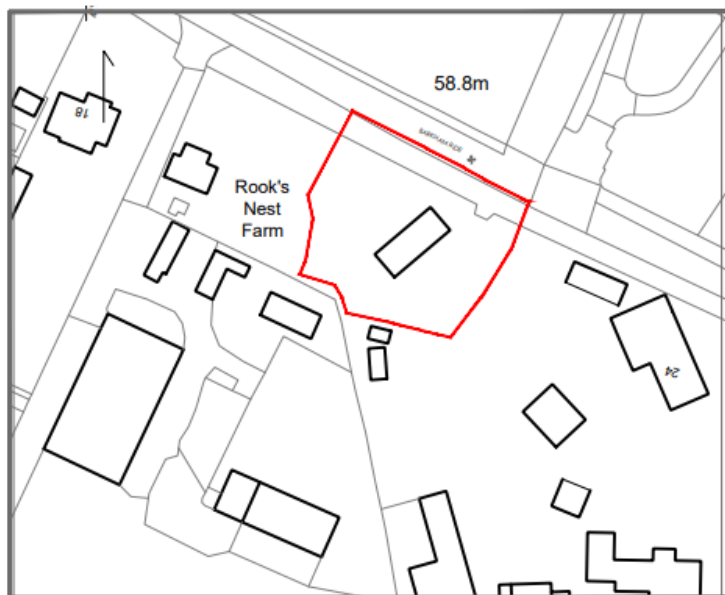
1.6 The following documents are submitted in support of this application:

- |                  |                                       |
|------------------|---------------------------------------|
| • Drawing No 001 | Existing Site Location and Block Plan |
| • Drawing No 002 | Existing Site Plan                    |
| • Drawing No 003 | Existing Floor Plans                  |

- Drawing No 004 Existing Elevations
- Drawing No 011 Proposed Site Location and Block Plan
- Drawing No 12 Rev A Proposed Site Plan
- Drawing No 13 Rev A Proposed Floor Plans
- Drawing No 14 Rev A Proposed Roof Plan
- Drawing No 15 Rev A Proposed Elevations
- Drawing No 16 Proposed Street Scene
- Drawing No 2301002-03 Rev B Proposed Access Arrangements
- Drawing No 2301002-TK06 Swept Path Analysis
- Design and Access information – within this document.
- Planning Statement - this document.
- Preliminary Ecological Appraisal prepared by AA Environmental Ltd dated November 2024.
- Preliminary Bat Roost Assessment prepared by Plan Ecology Ltd dated November 2023
- Ecology Statement prepared by AA Environmental dated September 2026.
- Arboriculture Impact Assessment prepared by Mark Welby Arboricultural Consultant, dated 7<sup>th</sup> July 2026. MW.2312.BRF.AIA Rev B.
- Flood Risk and Drainage Assessment prepared by Lanmoor Consulting Ltd dated July 2026. 241868/FRA&DS/LB/RS/02.
- Phase1 Contaminated Land Assessment (4 parts) prepared by Geosmart, dated July 2026. 83723R2.
- Community Infrastructure Levy Form.

## 2.0 The Application Site and Surrounding Area:

- 2.1 The site is located on the southern side of Barkham Ride, with direct access onto Barkham Ride. The site has an area of 0.14 hectares and contains two dwellings and surrounding land that has been used as a storage yard for many years. The existing dwellings have a combined gross external floor area of 109 sq m.



- 2.2 The site is located in the countryside and outside the settlement boundary. The location is approximately five kilometers south of Wokingham Town Centre on the edge of the residential area of Finchampstead. Rooks Nest Wood Country Park is located to the north west of the site. Opposite is Victoria Gardens, a park home site. The neighbouring property on the east side is No 24 and is both in residential and commercial use. On west side of the site is Rooks Farm which is also in residential use.

- 2.3 Access to the site is from Barkham Ride, the road that runs along the northern site boundary. The site has good access to local services and facilities in Finchampstead and is accessible via public transport, with regular bus links to Wokingham and Reading.
- 2.4 The site is within the Thames Basin Heaths SPA Mitigation Zone 5 and 7km. This is where protection is afforded to a network of heathlands designated for their internationally important bird populations of Dartford Warbler, Nightjar and Woodlark.
- 2.5 The site is within the north western edge of Wokingham District Landscape Character Assessment Area M1 'Finchampstead Forested and Settled Sands'. Below is the summary of the whole area:

#### **SUMMARY**

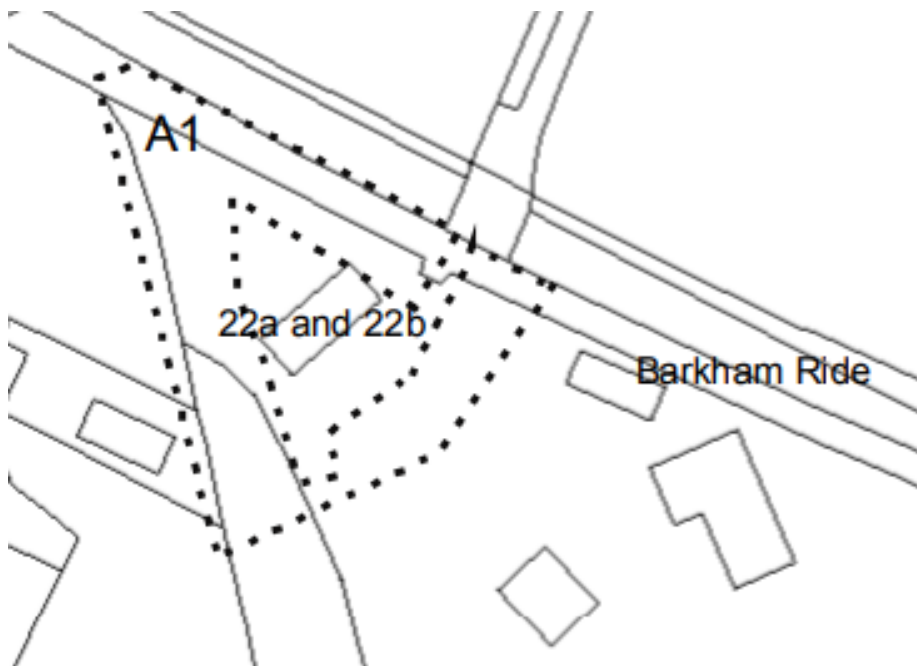
**An elevated plateau characterised by its densely wooded context, which creates a strong sense of enclosure. The woodland is varied with semi-natural areas and forestry plantation interspersed with heathland. Low density settlement is arranged along linear rides or in the settlements of Finchampstead (north) and part of Crowthorne. Away from areas of settlement, the landscape has a remote character, although it is still accessible due to numerous footpaths.**

The eastern boundary of this area is defined by the borough boundary, although the character area extends into Bracknell Forest District. The northern and western boundaries broadly follow the edge of the woodland or settlement and changes in the underlying geology, from sands to clay and river terrace deposits. To the south the boundary is defined by the transition to the more open and topographically varied character of M2: Finchampstead Ridges Forested and Settled Sands and N2: Finchampstead Pastoral Sandy Lowland.

2.6 The site is the subject of an area tree preservation order with reference 1889/2022. A detailed Arboricultural Report prepared by Mark Welby accompanies the application.

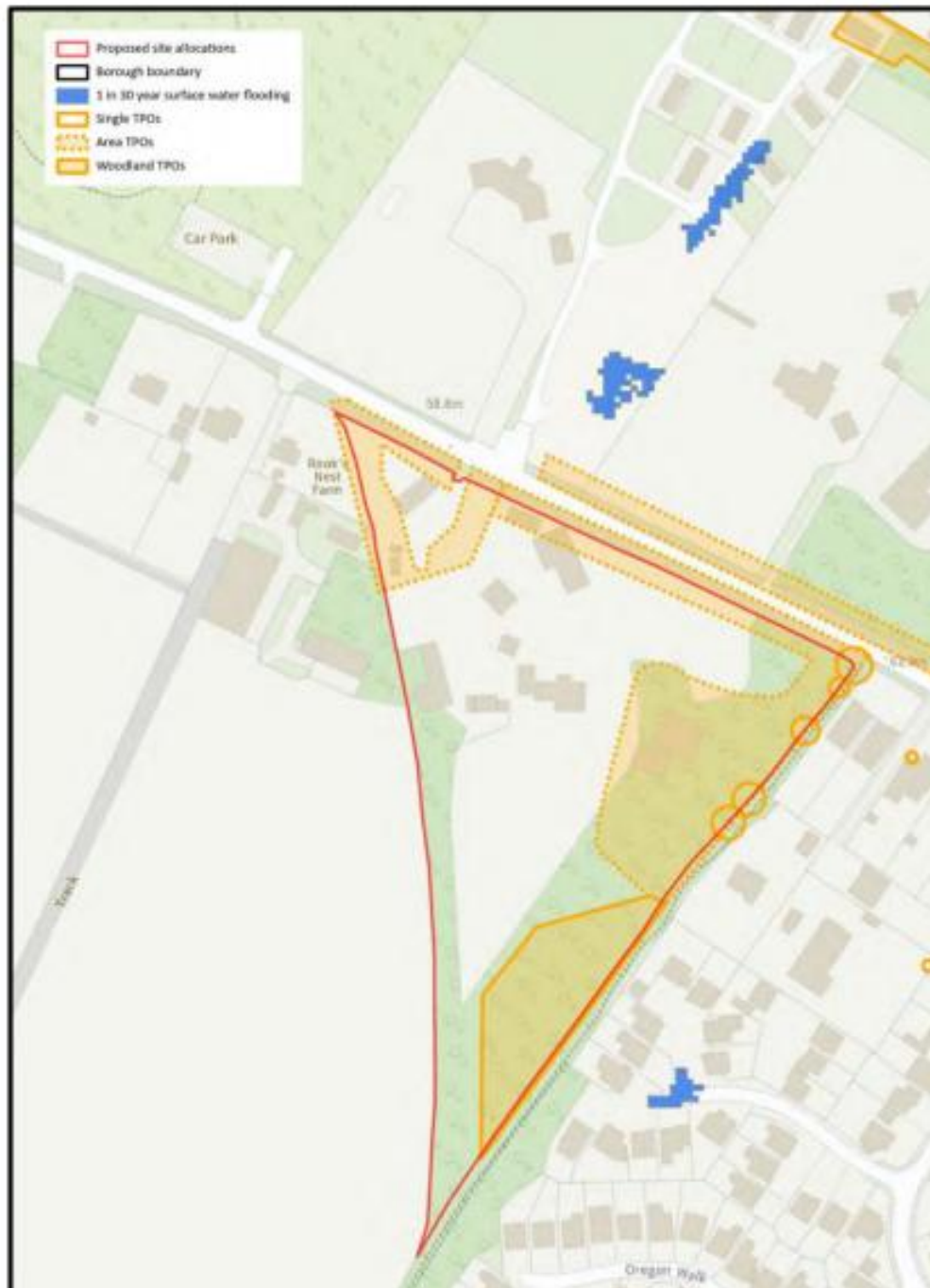
Extracts from the tree preservation order are below:

|    |                     |                                                                   |
|----|---------------------|-------------------------------------------------------------------|
| A1 | Tree of all species | Located within and around 22a and 22b Barkham Ride, Barkham, RG40 |
|----|---------------------|-------------------------------------------------------------------|



2.7 The application site forms part of a larger parcel that was allocated for housing development in the emerging Local Plan Update.

The allocation is described as 24 Barkham Ride (reference SS14.5) with a net capacity of 30 dwellings. An extract from the site allocation plan is shown here:



- 2.8 We understand that the Inspectors letter of 4<sup>th</sup> August 2026 advises that the Local Plan Update is likely to be found sound and legally complaint but that there is a need for amendment and further justification in relation to some policies. Housing land supply assumptions were found to be broadly robust and justified. This does not affect policy SS14:5 that does not need to be included in the main modifications.
- 2.9 For completeness we have submitted details of the site for the recent Local Plan call for sites. This is part of the preparation for the Wokingham Borough Local Plan 2045.

### 3.0 Planning History:

3.1 The following sets out the relevant planning history, firstly taken from the council's website and then an extract taken from the pre-application advice undertaken before the last application:

242977 Full application for the proposed erection of 2 no. dwellings with car ports following demolition of the existing 2 no. dwellings and removal of storage yard, plus relocation of the site access and associated landscaping. Approved 07/02/2025

223579 Application for a certificate of existing lawful development for the use of the building as 2 no. residential dwellings, 22a and 22b Barkham Ride, for more than four years.  
Approved 26/01/2023

| Application No.         | Description                                                                                                                  | Decision & Date     |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 14671 (24 Barkham Ride) | Outline application for a dwelling and garage                                                                                | Approved 15/01/1981 |
| 14672 (proposal site)   | Siting of portable prefabricated building for temporary use as a domestic dwelling during rebuilding work at 24 Barkham Ride | Refused 18/01/1981  |

It appears from the planning history search that despite the refusal of application 14672, the temporary building was constructed and used as a dwelling. Plans submitted with the historic application indicate the existing building within the proposal site is the temporary prefabricated building for which permission was refused in 1981.

4.1 The following development is proposed:

**Relocation of the existing access and landscaping.**

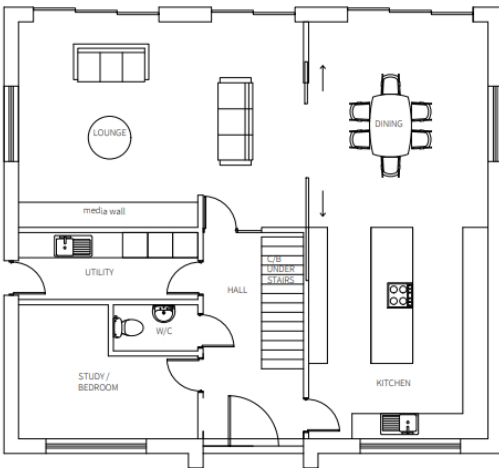
A density of 16.8 dwellings per hectare is proposed. A snip of the proposed layout is shown below. This indicates a new access from Barkham Ride, replacing the existing access:

[illegible]

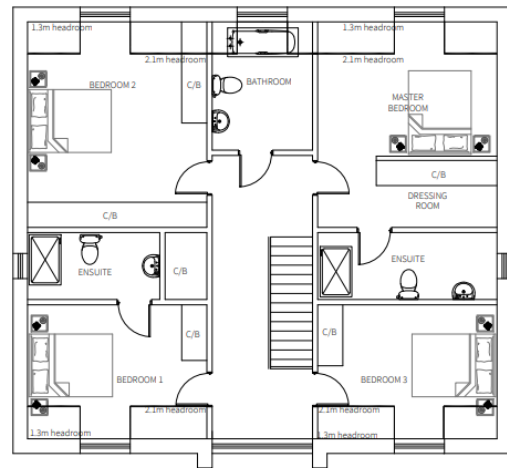
- 4.3 The detail of the two dwellings is shown on the application drawings. A front elevation and floor plans are shown below:



PROPOSED FRONT ELEVATION // NORTH FACING



GROUND FLOOR PLAN  
GIA : 112sqm



FIRST FLOOR PLAN  
GIA : 112sqm

- 4.4 A comparison between the existing and proposed dwellings is set out below. Note that this does not take account of other development on site such as lean to extensions, storage containers and other stored items such as caravans and vehicles.

Existing dwellings

Total gross internal floor area = 100.30 m<sup>2</sup>

Total gross volume = 413.00 m<sup>3</sup>

Permitted dwellings

Gross internal floor area each = 146.44 m<sup>2</sup>

Total gross internal floor area = 292.88 m<sup>2</sup>

Total gross volume = 824.32 m<sup>3</sup>

Proposed dwellings

Gross internal floor area each = 224 m<sup>2</sup>

Total gross internal floor area = 448 m<sup>2</sup>

Total gross volume = 1,468 m<sup>3</sup>

- 4.5 Both dwellings are designed to meet with the requirements of Wokingham Borough Council's Design Guide and meet the HDD Local Plan Policy TB07 Internal Space Standards.
- 4.6 The following sets out an explanation of the layout, scale, landscaping and appearance and access including disabled access.

### The Layout

- 4.7 The existing buildings and structures are proposed to be demolished. Amended access is proposed.

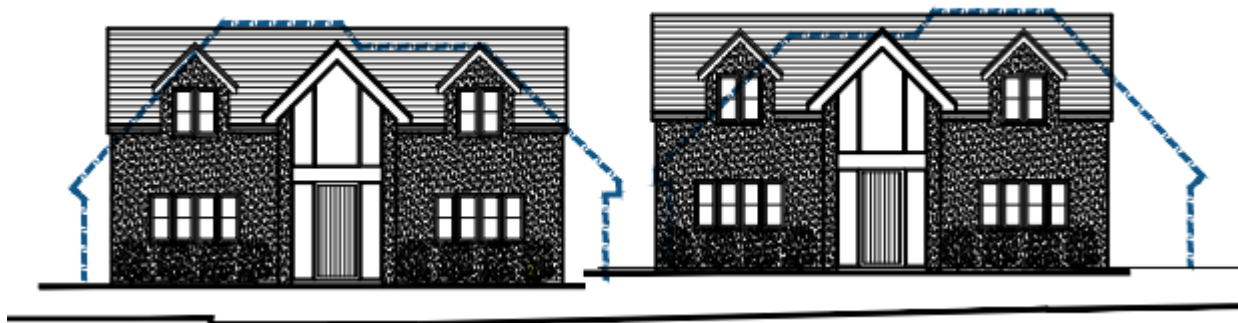
The layout is designed with the dwellings facing the road, set back from the road to allow space for access, parking for two cars for each unit and ample landscape planting and hedge screening. This relationship is more generous than the permitted scheme, with a greater set back of 13 m<sup>2</sup> but the same rear building line. More efficient use of the site is proposed, with a reduced footprint but with a greater floor area achieved by using a full first floor.

Both the plots are of a generous size with sufficient spacing between and around individual dwellings allowing for suitable landscaping. The proposed garden areas are generous and in line with the Borough Design Guide, offering patio space and planted gardens to the rear and sides of the units.

Sheds for cycle and refuse storage are proposed within both rear gardens.

### The Scale

- 4.8 As explained, two storey dwellings are proposed rather than the approved chalet design, but with a similar ridge height to the approved scheme. This is illustrated in the drawing extract below. The blue dotted line shows the approved dwellings:



### Landscaping and Ecology

- 4.9 Generous space is proposed for landscaping and habitat enhancement. A tree report accompanies the application confirming that the new dwellings are proposed outside the root protection areas of the retained trees that will be protected during construction.

As advised by our ecologist, enhancement will be proposed as he has detailed below:

"The site could be further enhanced by providing roosting, nesting and sheltering opportunities for a range of species and the creation of new wildlife habitats, such as some of those recommended by the Chartered Institute of Ecology Environment and Management's published Biodiversity Net Gain Good Practice Guidance, and listed below:

- Nest boxes
- Bat boxes
- Insect boxes/bee bricks
- Pollinator nest sites
- Planting wildflowers"

"Although the site currently experiences some light spillage from on-site sources and neighbouring properties and roads, in accordance with good practice, any new lighting to be introduced should be designed to minimise light spillage and pollution."

### Appearance

- 4.10 The proposed dwellings offer a more contemporary design in comparison with the approved dwelling scheme. There is a variation in style, materials and age within the local area, including some more contemporary two storey designs as well as the use of render. This has been considered by the architect in preparing his design.

The dwellings are proposed to be constructed with rendered walls and with pitched roofs clad in composite tiles. Gable features and dormer windows are proposed to add a distinctive character:



PROPOSED FRONT ELEVATION // NORTH FACING



PROPOSED REAR ELEVATION // SOUTH FACING

### Community Involvement

- 4.11 We have considered impact upon neighbouring residents and have reviewed consultation responses received during the last application process. Informal rather than formal neighbour communication has been undertaken in preparing this application.

## **5.0 Planning Policy Considerations:**

- 5.1 Relevant planning considerations comprise government policy within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the Development Plan for the site. The Development Plan comprises Wokingham Core Strategy (Adopted 2010), Managing Development Delivery Local Plan (Adopted 2014) and the emerging Wokingham Local Plan Update (LPU).
- 5.2 Other material considerations include various adopted Supplementary Planning Documents. The Arborfield and Barkham Joint Neighbourhood Plan is a further consideration.
- 5.3 Supplementary planning guidance includes:
- Borough Design Guide SPD.
  - Sustainable Design and Construction; and
  - Infrastructure Delivery and Contributions.

### **The National Planning Policy Framework (August 2026):**

- 5.4 The Framework states that the main purpose of the planning system is to contribute to the achievement of sustainable development by managing the use and development of land in the long-term public interest. This means meeting the needs of the present without compromising the ability of future generations to meet their own needs. The relevant sections of the framework pertinent to the application proposal have been identified below:
- 5.5 Chapter 1, paragraph 17 states that achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways; an economic

objective, a social objective and an environmental objective. Applicants are to provide information to enable effective decision making (Policies DM1 and 2). The following policies are identified as those of most relevance in determining this development proposal:

#### Chapter 3 Decision Making Policies.

- 5.6 Policy DM3 Determining development proposals.
- 5.7 Policy DM4 Emerging development plan proposals – to be taken account of depending on the stage of preparation, resolution of objections and degree of compliance with policies for plan making within the Framework.
- 5.8 Policy DM5 Development Viability – assumed in most circumstances.
- 5.9 Policy DM6 Use of planning conditions and obligations – to be necessary, relevant, sufficiently precise and reasonable.
- 5.10 Policy DM10 Removal of national permitted development rights - To be limited to situations where it is necessary to protect local amenity or the wellbeing of the area and based on robust evidence.

#### Chapter 4 Achieving sustainable development.

- 5.11 Policy S3 states the presumption in favour of sustainable development.
- 5.12 Policy S5 Principle of development outside settlements – allows for replacement of existing buildings, the redevelopment of previously developed land and limited infilling. Also, the development of land allocated for that purpose within the development plan (where this lies outside settlements) and development that would address an evidenced unmet need.
- 5.13 Policy S6 Neighbourhood plans and the presumption – guards against conflict with a neighbourhood plan housing allocations where the allocations meet its identified housing requirement.

#### Chapter 5 Meeting the challenge of climate change.

- 5.14 Policies CC2 and CC3 require mitigation and adaptation.

## Chapter 6 – Delivering a sufficient supply of homes.

- 5.15 Policy HO7 meeting the need for homes gives substantial weight to the provision of new homes.

## Chapter 12 Making effective use of land.

- 5.16 Policy L2 gives substantial weight to making better use of previously developed land.
- 5.17 Policy L3 Achieving appropriate densities requires that development proposals should make efficient use of land, including:

“b. Outside settlements, and on land at the edge of existing built-up areas which is allocated or has permission for development and so will form part of a settlement (as defined in the glossary at Annex B), development footprints should make the best use of a site’s development potential, taking into account the policies in this Framework; ...”

## Chapter 14 Achieving well designed places.

- 5.18 Policy DP3 Key principles for well-designed places requires:
- 1 Development proposals that integrate with and enhance their surroundings.  
“This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.”
  - 2 To create well designed places development proposals should reflect the following principles as appropriate to the nature of development and its location:
    - a. Liveability
    - b. Climate
    - c. Nature
    - d. Movement – with good connections to the settlement nearby
    - e. Built form
    - f. Public Space
    - g. Identity

- 5.19 Policy DP4 The design process. This requires consideration of design quality.

#### Chapter 15 Promoting sustainable transport

- 5.20 Policy TR3 Locating development in sustainable locations requires sustainable patterns of movement, for example improving opportunities for walking, cycling and use of public transport.
- 5.21 Policy TR4 Street design, access and parking requires development designed to the required standard.

#### Chapter 19 Conserving and enhancing the natural environment

- 5.22 Policy N2 improving the natural environment, requires conservation and enhancement.
- 5.23 Policy N3 Trees in new development encourages new planting.

#### **The Development Plan:**

- 5.24 The Development Plan for the site comprises the Wokingham Core Strategy, Managing Development Delivery DPD and the emerging Local Plan Update.

#### **Wokingham Core Strategy (2010)**

- 5.25 Policy CP1- Sustainable Development, advises that planning permission will be granted for sustainable forms of development.
- 5.26 Policy CP2- Inclusive Communities, requires that new development contributes to the provision of sustainable and inclusive communities. This includes granting planning permission for developments that address the requirements of all people. Sites should be located either close to or within the limits of development to

maximise possibilities for social inclusion and sustainable patterns of living. Sites should not be disproportionate to the scale of the existing settlement.

5.27 Policy CP3- General Principles for Development, sets out a list of criteria for consideration and advises that planning permission will be granted for proposals that:

- “a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;
- b) Provide a functional, accessible, safe, secure and adaptable scheme;
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;
- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;
- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and
- j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.”

- 5.28 Policy CP5 - Housing Mix, Density and Affordability. This policy requires a mix and balance of densities, dwelling types, tenures and sizes.
- 5.29 Policy CP6 - Managing Travel Demand, requires that development is in a sustainable location, with appropriate vehicle parking and designed to prevent highway problems.
- 5.30 Policy CP7- Biodiversity, advises that development must not harm designated wildlife sites or habitats.
- 5.31 Policy CP8- Thames Basin Heaths Special Protection Area. This policy protects this specific area from harm.
- 5.32 Policy CP9 – Scale and Location of Development Proposals, states that the scale of development proposals in Wokingham Borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility. Development locations are identified.
- 5.33 Policy CP11 – Proposals outside Development Limits (including countryside). This policy guards against development outside the development limits. This is to protect the separate identity of settlements and maintain the quality of the environment. This policy allows for limited development in exceptional circumstances including the replacement of existing dwellings. Policy CP11 further states that for replacement dwellings, proposals must not result in an inappropriate increase in the scale, form or footprint of the original building. Policy CP11 also states that proposals should not lead to excessive encroachment or expansion away from original buildings.
- 5.34 Policy CP17- Housing Delivery. This policy advises the need for the provision of new housing during the plan period that is to 2026. Allocated sites are to be brought forward as needed to meet the supply of housing land.

## **The Managing Development Delivery Local Plan DPD (2014)**

- 5.35 Policy CC01 - Presumption in Favour of Sustainable Development, follows Government policy and states that:

“1. Planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

2. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- a. Any adverse impacts of planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework (NPPF) taken as a whole; or
- b. Specific policies in the National Planning Policy Framework indicate that development should be restricted.”

- 5.36 Policy CC02 - Development Limits states that:

“Planning permission for proposals at the edge of settlements will only be granted where they can demonstrate that the development, including boundary treatments, is within development limits and respects the transition between the built up area and the open countryside by taking account of the character of the adjacent countryside and landscape.”

- 5.37 Policy CC03 - Green Infrastructure, Trees, and Landscaping, requires protection of the Borough’s landscape. This includes retention of existing trees and hedging and high quality new native landscaping as part of a scheme, as well as integration with neighbouring public open spaces.

- 5.38 Policy CC04 – Sustainable Design and Construction, requires the delivery of high quality sustainably designed and constructed developments.

5.39 Policy CC06 - Noise

5.40 Policy CC07- Parking, requires parking provision to meet the required standard in Appendix 2 of the MDD. For a town and fringe area, between 1 and 2 car parking spaces are required depending on the size of unit.

5.41 Policy CC09 – Development and Flood Risk advises that development should be guided to the lowest flood risk areas.

5.42 Policy CC010 – Sustainable Drainage, requires carefully planned drainage strategies to meet the long terms needs of the development.

5.43 Policy TB05- Housing mix. This policy advises:

“1. Proposals for residential development shall provide for an appropriate housing mix which reflects a balance between the underlying character of the area and both the current and projected needs of households. Any scheme that requires the provision of affordable housing should provide an appropriate mix of accommodation on a site by site basis, which reflects the Council’s Housing Strategy and the Affordable Housing SPD.

2. A proportion of all dwellings must be built to Lifetime Homes Standards. The proportion will be determined on a site-by-site basis, normally within the range of 10-20%”

5.44 Policy TB07- Internal Space Standards, sets out internal layout and size standards for new dwellings.

5.45 Policy TB21- Landscape Character, requires:

- “1. 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.
2. Proposals shall retain or enhance the condition, character and features that contribute to the landscape.”

5.46 Policy TB23- Biodiversity and Development, requires protection an enhancement, offering opportunities to incorporate new biodiversity features, buffer zones and wildlife corridors.

**Wokingham Emerging Local Plan Update**

5.47 The Emerging Local Plan Update is currently in preparation having recently been the subject of examination. We understand that the Inspectors letter of 4<sup>th</sup> August 2026 advises that the plan is likely to be found sound and legally complaint but that there is a need for amendment and further justification in relation to some policies. Housing land supply assumptions were found to be broadly robust and justified.

5.48 The application site is part of a site promoted through the Council’s call for sites process and is included as part of a larger site allocated for housing development in the Local Plan Update, as detailed at paragraph 2.7. The recent Inspector’s findings do not affect policy SS14:5 that includes the application site and does not need to be included in the main modifications. This is therefore a material consideration for the decision making process as advised by NPPF policy DM4.

Relevant emerging LPU policies are set out below:

- 5.49 SS1 – Sustainable development principles.
- 5.50 SS2 – Spatial strategy and settlement hierarchy. This includes the sustainable extension of defined major and modest settlements. Finchampstead North is identified as a modest settlement. There is also an emphasis on making the most efficient use of available land.
- 5.51 SS3 – Development within or adjacent to major and modest settlements - “Within major and modest settlements, development proposals in addition to those specifically identified as allocations or areas of change in this plan, will be supported in principle.”
- 5.52 SS5 – Development in the countryside – allows for the replacement of existing dwellings as well as redevelopment or infilling of previously developed land, that does not unacceptably harm the character and appearance of the surrounding countryside or the rural setting.

5.5 SS14 - Sites allocated for residential, including residential as part of mixed-use development.

As detailed above the site is located within an allocation under this policy – SS14.4  
24 Barkham Ride:

Policy SS14: Sites allocated for residential, including residential as part of mixed-use development

1. The sites listed below and shown on the Policies Map, are allocated for residential development (including residential as part of mixed-use development).
2. Development proposals should consider the site specific development guidelines, as set out in Appendix E.

In considering the site specific development guidelines flexibility may be applied to allow for material changes in circumstance as a result of the passage of time or to enable alternative solutions that will deliver the same, or preferably, a better planning outcome.

3. Development proposals are expected to come forward through a design led approach, involving the local community. For the larger sites, and where outlined in the development guidelines, it will be necessary for a masterplan and a strategic design code to be prepared.

| Ref    | Site name                                      | Approx No. wellings | Permission / resolution to grant <sup>9</sup> |
|--------|------------------------------------------------|---------------------|-----------------------------------------------|
| SS14.1 | High Barn Farm, Commonfield Lane, Barkham*     | 20                  | -                                             |
| SS14.2 | Honeysuckle Lodge, Commonfield Lane, Barkham*  | 4                   | -                                             |
| SS14.3 | Woodlands Farm, Wood Lane, Barkham*            | 15                  | -                                             |
| SS14.4 | Land west of Park Lane, Charvil                | 61                  | -                                             |
| SS14.5 | 24 Barkham Ride, Finchampstead                 | 30                  | -                                             |
| SS14.6 | 31-33 Barkham Ride, Finchampstead              | 80                  | Yes                                           |
| SS14.7 | Greenacres Farm, Nine Mile Ride, Finchampstead | 100                 | -                                             |

5.54 CE1 – Design principles for efficient buildings. This policy requires efficient buildings taking account of orientation, form, fabric, heat supply and renewable energy generation.

5.55 CE3 – Environmental standards for residential development requires energy and sustainability standards.

- 5.56 C5 – Parking and electric vehicle charging required.
- 5.57 FD1 – Development and flood risk
- 5.58 FD2 – Sustainable drainage
- 5.59 NE5 – Landscape and design
- 5.60 DH1 – Place making and quality design
- 5.61 DH2 – Safeguarding amenity

### **The Arborfield and Barkham Joint Neighbourhood Plan (2020)**

- 5.62 The Neighbourhood Plan includes relevant local planning policies as detailed below. These reflect adopted Local Plan policies:  
An updated plan is being prepared.

POLICY IRS1: PRESERVATION OF SEPARATION OF SETTLEMENTS

POLICY IRS2: RECOGNISE, RESPECT AND PRESERVE IDENTITY AND RURAL SETTING OF SETTLEMENTS

POLICY IRS3: PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT AND GREEN SPACES

POLICY AD1: NEW DEVELOPMENT WITHIN DEVELOPMENT LIMITS

POLICY AD2: PRIORITISE HOUSING FOR LOCAL NEEDS

POLICY AD3: HIGH QUALITY DEVELOPMENT WITH GENEROUS OPEN SPACE, PROPERLY LANDSCAPED

**Borough Design Guide Supplementary Planning Document (2012).**

- 5.63 This guide amplifies the policies within the Core Strategy and the Managing Development Delivery Local Plan. It provides advice on general design and layout principles to ensure high quality new development. This includes advice on rural and settlement edge developments.

**Sustainable Design and Construction Supplementary Planning Document (2010) and companion document**

- 5.64 This sets out the detail of policy requirements for sustainability including minimising energy consumption, carbon reduction, water resource management, biodiversity, waste management, pollution, and recycling. The companion document advises on renewable energy.

**Infrastructure Delivery and Contributions (2011)**

- 5.65 This policy document advises on the mechanism for securing contributions towards infrastructure delivery and enhancement.

## **6.0 Planning considerations:**

6.1 We understand that the main issues for consideration are:

- Principle of Development.
- Impact upon the character of the area.
- Quality of accommodation, dwelling mix, and tenure.
- Highway access and parking.
- Landscaping and Trees
- Ecology.
- Thames Basin Heath protected area.

### Principle of Development.

6.2 The site is already developed with two dwellings and associated garden areas. Also, an area used for storage and parking. It lies within the countryside and outside the settlement boundary in a sustainable location being close to facilities and services within Finchampstead. The site benefits from an extant planning permission for two dwellings.

6.3 There are two policy approaches to consider in this instance. One is in relation to Core Strategy CP11 for a site within the designated countryside allowing replacement dwellings and the second takes account of the housing allocation within the emerging Local Plan Update as well as housing land supply.

The site is noted in the Five-Year Housing Land Supply Statement dated March 2025 as a small previously developed site with no net increase in dwellings.

6.4 Firstly, taking account of Core Strategy policy CP11, and the potential for replacement dwellings.

Two larger replacement dwellings are now proposed in comparison with the extant permission scheme. This opportunity to make more efficient use of the site in this way has arisen because we understand that the restrictions of policy CP11 may no longer be relevant. Since planning permission was granted in 2025 for two dwellings, the following changes in policy are to be considered:

- The Local Plan Update has been scrutinised by an Inspector and is now a stronger material consideration to be given greater weight in the decision making process. The LPU includes a housing site allocation for the site SS14:5. It also includes spatial strategy policies SS2 and SS3 that both encourage development close to the “modest settlement” of Finchampstead North. This is identified as a sustainable location for new housing. Policy SS5 is also relevant, allowing for the development of previously developed land that does not unacceptably harm the character and appearance of the surrounding countryside or the rural setting. Therefore, a well-designed pair of larger replacement houses may be acceptable provided they do not harm the character of the local area.
- A new National Planning Policy Framework was published in August 2026. Framework policies L2 and L3 encourage more efficient use of previously developed and allocated land. Policy S5 (Principle of development outside settlements) is also relevant allowing for replacement of existing buildings, the redevelopment of previously developed land and limited infilling. This policy also encourages the development of land allocated within the development plan (where this lies outside settlements) and development that would address an evidenced unmet need. This is detailed in the policy section of this statement.
- There remains a shortage of housing land supply, as identified in the Five-Year Housing Land Supply Statement dated March 2025. The Housing Delivery Test

2025 assessing past performance for Wokingham concludes a measurement of 100% with no performance penalties. NPPF Policy S5 j is relevant where, as in this case there is an identified shortage of housing land supply, stating:

“1. Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:

“j. Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), and where the development would: i. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or ii. Comprise major development for freight and logistics purposes which accords with policy E3.”

- 6.5 In conclusion, we consider that the principle of development is acceptable, offering enhanced residential accommodation, a sustainable well-designed form of policy compliant development.

#### Impact upon the character of the area.

- 6.6 We have worked to propose a sensitive low-density layout to complement the character of the area on this edge of settlement site in compliance with policies CP3 and CP5 of the 2010 Core Strategy and Policy TB05 of the 2014 MDD Local Plan. Also taking account of emerging LPU policy and the new NPPF policies. This includes well landscaped boundaries and generous garden areas. The proposal offers more efficient use of the site with larger two-storey dwellings but with

footprints similar to the approved units. Two replacement dwellings are proposed fronting Barkham Ride, maintaining the dense boundary frontage planting. Within the site, ample space is available for parking and turning as well as cycle and bin storage.

- 6.6 The proposed density at 14 units per hectare follows the recommendations within policy CP5 of the Core Strategy and policy TB05 of the Local Plan that seek to ensure a density in character with the local area.

#### Quality of accommodation, dwelling mix, and tenure

- 6.7 Good quality residential accommodation is proposed, in accordance with the required technical standards. This follows Policy CP5 of the Core Strategy and Policy TB05 of the Local Plan. The proposed development offers two, four-bedroom family homes to be self-build dwellings for the applicants and their families (Mr Roberts Senior and Mr Roberts Junior).
- 6.8 Generous amenity space and garden areas are proposed in compliance with and exceeding the requirements of policy R16 of Supplementary Planning guidance. All units will benefit from proximity to the nearby SANG open space.

#### Highway access and parking

- 6.9 It is proposed to move the existing access to a more central location with sight lines of 2.4 x 120m, as detailed on the drawings, with tracking prepared to confirm safe access. The access will serve two residential units, with no access requirement for

the existing storage and parking use that is to cease as part of the development. Thus, an estimated likely reduction in intensity of use.

### Landscaping and Trees

- 6.10 The proposed development is designed and laid out to maintain and enhance existing boundary landscaping.

The Arboricultural Assessment and Method Statement accompanying the application advises on works to trees and their protection. An extract from the executive summary is below:

“Nine trees and groups are to be removed. The new dwellings are located outside the root protection areas of retained trees so all can be adequately protected throughout the construction process. Tree protection commitments include erecting barriers and a pre-start audit/meeting. Provided the protection strategy is implemented as outlined, this application has a low arboricultural impact and is thus acceptable.”

### Ecology

- 6.11 The ecology survey and bat roost assessment undertaken has confirmed no potential bat roosting features. A further review has been undertaken and an update statement prepared. Ecological mitigation is proposed including protection for nesting birds and flora and fauna during any development work. Biodiversity Enhancements of integrated bat bricks, bee bricks and bird nesting bricks are recommended in the new houses. A native wildlife scheme is also recommended for any landscaping. Recommendations will be fully adopted in the detailed landscaping scheme to be prepared in discharging a relevant condition. The ecology report concludes:

“A follow-up ecological walk-over survey has been completed on the site by an experienced and licensed ecologist. The site conditions remain largely unaltered since the previous survey completed in 2023 and 2024 with no evidence of protected species recorded. Overall, the findings of this updated survey would indicate there are no ecological constraints to the redevelopment proposals that would preclude planning permission being granted. A range of standard controls are available and deliverable to ensure that there

would be no adverse impact on local wildlife with a series of controls to be implemented to avoid contravention of current legislation, which can be secured via appropriately worded conditions attached to the planning consent..”

### Thames Basin Heaths Special Protected Area.

- 6.12 The site is within 5km of the Thames Basin Heaths Special Protection Area (SPA). The site lies close to Rooks Nest Wood Country Park that is an 18.2 hectare Suitable Alternative Natural Greenspace (SANG) that was developed in 2011 to provide an informal recreation area for new and existing residents of the Borough. We understand that no contribution is required in this case as there is no net increase in the number of dwellings.

## **7.0 Conclusions**

- 7.1 This application proposal represents a sensible and beneficial scheme to provide two replacement homes in a sustainable location. The layout and proposed scale of development have been carefully conceived to ensure that it will result in a sensitive form of development that will respect the character and appearance of the surrounding local area.

- 7.2 We identify the following benefits:

Economic benefits:

- A short-term economic contribution arising from the construction process
- Future economic benefits arising from the contribution that the resident families will make to the local economy.

Social benefits:

- An opportunity to replace two poor quality dwellings with two self-build family dwellings for local people.
- A modest but valuable contribution to housing, offering new family housing to assist in meeting the local shortfall.

Environmental benefits:

- A development that will integrate well within the surrounding countryside.
- A development that will protect and enhance the natural environment through new landscaping and habitat enhancement.
- Removal of the existing storage use.

7.3 The proposed residential redevelopment is in accordance with national and local planning policy. Planning permission is respectfully sought.