

PERMISSION IN PRINCIPLE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 September 2026

Application Number: 261842

Location: Land at Forest Road, Wokingham, RG40 5SA

Proposal: Permission in principle application for the proposed erection of 4no. residential dwellings.

Recommendation: Refused

Reasons

1. Principle of Development - The proposed development is located within the countryside and is not physically well-related to any defined settlement boundary contrary to the spatial objectives of the development plan and to policies CP1, CP3, CP6, CP9 and CP11 of the Core Strategy (2010), policies CC01 and TB21 of the Managing Development Delivery Local Plan (2014), and National Decision-Making Policies S3 and S5 of the National Planning Policy Framework (2026).

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, and a lack of good public transport links and safe and convenient opportunities for walking and cycling contrary to policies CP1, CP3, CP6 and CP11 of the Core Strategy (2010), policies CC01 and CC02 of the Managing Development Delivery Local Plan (2014), and National Decision-Making Policies S5, TR3, TR4 and CC2 of the National Planning Policy Framework (2026).

3. Landscape Character - The proposed residential development would result in the encroachment of built development onto an undeveloped parcel of countryside land, extending the built form beyond the established pattern of development along Forest Road. The proposal would erode the undeveloped character of the site and its contribution to the rural setting and landscape character of the area, resulting in harm to the character and appearance of the countryside. The proposal is therefore contrary to Policies CP1, CP3 and CP11 of the Core Strategy (2010), Policy TB21 of the Managing Development Delivery Local Plan (2014), and National Decision-Making Policy S5 of the National Planning Policy Framework (2026).

Informatives

1. This decision is in respect of the drawings and plans numbered MLP/01 and MLP/02 received by the local planning authority on 5 August 2026.

2. 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, pre-application advice was sought and advice

was given regarding the proposal being unacceptable in principle. As the proposal was clearly contrary to the provisions of the Development Plan and other material considerations, it was considered that further discussions would be unnecessary and costly for all parties.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Age' or similar, written in a cursive style.

Date: 09/09/26

REMEMBER - The earliest date for a decision on this application is: **28 August 2026**