



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Courtney

Surname

Algar

Company Name

OSHI

Address

Address line 1

Coach House

Address line 2

Kennel Avenue

Address line 3

Town/City

Ascot

County

BERKS

Country

United Kingdom

Postcode

SL5 7PB

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

The site currently comprises approximately 4.49 acres of land located off Heath Ride in Finchampstead. Historically, it functioned as a pig farm with an associated farm shop. Over the past three decades, however, it has ceased agricultural use and has instead accommodated light industrial activities on a small scale, including use as an aquatic centre and various small workshops. These operations have long ceased, and the site is now functionally disused, characterised by derelict buildings, extensive hardstanding, and unmanaged overgrowth.

The main structure on site is a disused barn, accompanied by a scattering of deteriorating outbuildings and areas of fly-tipped waste, particularly on the hardstanding surfaces. The surrounding vegetation includes bramble thickets, unmanaged scrub, and a number of mature trees, some of which are in poor health. A BS5837 tree survey recorded 78 individual trees and 21 groups, identifying a mix of oak, birch, pine, willow, and leylandii, with both on-site and off-site arboricultural constraints that will require consideration in any development proposals. The land is not currently in active use and is considered vacant in planning terms. There are no listed buildings or structures within or adjacent to the site. The nearest designated heritage asset is Crowthorne Railway Station (Grade II), located 1.6km away. While the historic Devil's Highway Roman Road runs approximately 120m south of the site, the site itself does not fall within any conservation area.

Contamination and Assessment:

The site has a history of mixed-use and light industrial occupation, which raises potential contamination concerns. A preliminary ecological appraisal and ground investigation report indicate that made ground is present across the site to depths of up to 0.7m, underlain by sandy clays of the Windlesham Formation.

Site soakaway tests confirmed that the ground is not suitable for infiltration, as trial pits failed to drain adequately within the BRE 365 parameters and so alternative forms of SuDs are required.

The site also contains a significant stand of Japanese Knotweed (approx. 202.5m²), which poses a risk to any sensitive end uses such as housing with gardens. A full Knotweed Management Plan has been implemented, recommending excavation and off-site disposal of contaminated soil to prevent further spread. The invasive plant is confined to one area but represents a material constraint that must be managed in line with RPS 178 guidance and PCA Code of Practice 2025.05.08 S022934 KMP.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☒ Yes
☐ No

Land where contamination is suspected for all or part of the site

- ☒ Yes
☐ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☒ Yes
☐ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Corrugated asbestos sheet walling with deteriorated brickwork and blockwork to derelict agricultural buildings.

Proposed materials and finishes:

Handmade facing brick with areas of natural timber cladding.

Type:

Roof

Existing materials and finishes:

Corrugated asbestos sheet roofing to barn and outbuildings.

Proposed materials and finishes:

Single-ply EPDM membrane.

Type:

Windows

Existing materials and finishes:

Damaged timber and metal openings in poor condition, none suitable for retention.

Proposed materials and finishes:

Aluminium windows, finished in RAL 7016 Anthracite.

Type:

Doors

Existing materials and finishes:

Damaged timber and metal openings in poor condition, none suitable for retention.

Proposed materials and finishes:

Aluminium doors, finished in RAL 7016 Anthracite.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Wire boundary fencing.

Proposed materials and finishes:

Post-and-rail timber fencing.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Concrete and tarmac hardstanding with unmanaged vegetation and areas of fly-tipping.

Proposed materials and finishes:

Permeable pea shingle road with granite cobble detailing.

Type:

Lighting

Existing materials and finishes:

Single PIR floodlight

Proposed materials and finishes:

Low-level warm LED lighting, fully shielded, downward-only. PIR/photocell controlled.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

25050/PR/01

25050/PR/02

25050/PR/03

25050/PR/04

25050/PR/05

25050/PR/06

25050/PR/07

25050/PR/08

25050/PR/09

S21 - Design and Access Statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

Vehicle Type:

Cars

Existing number of spaces:

10

Total proposed (including spaces retained):

36

Difference in spaces:

26

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

32

Difference in spaces:

32

Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes

☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes

☐ No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

☒ Yes

☐ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes

☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes

☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☒ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

☒ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☐ No

b) Designated sites, important habitats or other biodiversity features

☒ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☐ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

☒ Yes

☐ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

13.66

Please provide the date the onsite pre-development biodiversity value was calculated

15/05/2025

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

A BNG pre-development report was carried out and produced on the following date as part of the information comprised for the planning application.

When was the version of the biodiversity metric used published?

29/03/2023

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Other (please specify)

Please specify:

BNG Report Part 1

Document name/reference:

BF01 - S03.2 - BNG Part 1 - Brunninghams Farm, RG40 3QJ - V1 - 15.05.25

Document/Plan:

Biodiversity metric calculation

Document name/reference:

S29 - The_Statutory_Metric_Brunningham farm, RG40 3QJ_V1

Document/Plan:

Other (please specify)

Please specify:

BNG Report Part 2

Document name/reference:

S29 - BNG_Brunningham farm, RG40 3QJ_V1

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- ☐ Yes
☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- ☐ Yes
☒ No

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☒ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Bin store area will be provided for each dwelling house.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Bin store area will be provided for each dwelling house.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
- ☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☒ Market Housing
☐ Social, Affordable or Intermediate Rent
☐ Affordable Home Ownership
☐ Starter Homes
☐ Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:	
Houses	
1 Bedroom:	
0	
2 Bedroom:	
0	
3 Bedroom:	
0	
4+ Bedroom:	
7	
Unknown Bedroom:	
0	
Total:	
7	

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	0	7	0	7

Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Totals

Total proposed residential units	7
Total existing residential units	0
Total net gain or loss of residential units	7

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Please add details of the Use Classes and floorspace.

Use Class:
E(g)(iii) - Industrial processes - Except where not suitable in a residential area

Existing gross internal floorspace (square metres) (a):
713.1

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
713.1

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
2332

Net additional gross internal floorspace following development (square metres) (d = c - a):
1618.9

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	713.1	713.1	2332	1618.9

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

243172

Date (must be pre-application submission)

17/01/2025

Details of the pre-application advice received

The Council considered the proposal for the erection of 8 detached dwellings at Brunninghams Farm, following the demolition of existing buildings. The 4.2-acre site lies outside settlement limits and is designated as countryside. It is screened by mature trees and adjoins the Simon's Wood and Heath Pond Local Wildlife Site. The existing barn has a previous use consent (1992) for an aquatic centre; however, this does not extend to the entire site.

Principle of Development:

The proposal is contrary to Core Strategy Policy CP11, which restricts development in the countryside. However, due to Wokingham Borough Council's current inability to demonstrate a five-year housing land supply, CP11 is considered out-of-date. As such, the application would be assessed under Paragraph 11(d) of the NPPF, applying the tilted balance — unless adverse impacts significantly and demonstrably outweigh the benefits.

Sustainability and Accessibility:

The site is not considered sustainably located. Walking distances to shops, schools, and transport exceed recommended limits, and there are no footpaths on Heath Ride. Public transport provision is poor, and cycling infrastructure is lacking. Residents would be heavily reliant on private vehicles. This raises concern under Policies CP6 and CP9, as well as the Borough Design Guide.

Character and Landscape:

The area is characterised by its verdant, wooded, and semi-rural setting. The Council acknowledges that any new development must respect and enhance the rural character and provide a sensitive transition to the countryside. Strong landscape integration, retention of trees, and informal layouts will be critical. The site is within the Landscape Character Assessment Area and will need to comply with Policies CP1, CP3, CP11, CC02, TB21, and RD9.

Ecology and Environmental Constraints:

The site is adjacent to a Local Wildlife Site and lies within the 5km zone of influence of the Thames Basin Heaths SPA, triggering the need for appropriate SAMM mitigation. The site also falls within a Great Crested Newt consultation zone and contains bat roost potential. A full ecological appraisal and Biodiversity Net Gain (BNG) assessment are required, along with sensitive lighting design to protect nocturnal species.

Other Technical Requirements:

A Flood Risk Assessment, drainage strategy (non-infiltration based), and tree survey will be required. The Council supports early public consultation and encourages submission of a Statement of Community Involvement.

Summary:

While the principle of development is currently contrary to policy, the housing land supply shortfall allows scope for approval if the scheme is high-quality, landscape-led, and sensitively designed. However, accessibility, ecology, and countryside character are key concerns that must be fully addressed in any formal application.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Brunsdon Farm

Number:

Suffix:

Address line 1:

Heath Ride

Address Line 2:

Town/City:

Wokingham

Postcode:

RG40 3QJ

Date notice served (DD/MM/YYYY):

14/03/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

18

Suffix:

Address line 1:

Shaftesbury Avenue

Address Line 2:

Town/City:

Bracknell

Postcode:

RG12 9PX

Date notice served (DD/MM/YYYY):

14/03/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

11

Suffix:

Address line 1:

Aspen Way

Address Line 2:

Town/City:

Telford

Postcode:

TF5 0LH

Date notice served (DD/MM/YYYY):

14/03/2025

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Courtney

Surname

Algar

Declaration Date

13/03/2025

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

COURTNEY ALGAR

Date

19/12/2025