

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 November 2025

Application Number: 242063

Location: Wind In The Willows, Islandstone Lane, Hurst, Wokingham, RG10 0RJ

Proposal: Full application for the material change of use of land from agricultural to provide an enlarged caravan site and alterations to provide 4 additional pitches (total of 6 pitches) with associated hardstanding and ancillary day rooms.

Recommendation: Refused

Reasons

1. The proposal represents unsustainable form of development within the designated countryside which is contrary to the spatial objectives of the development plan. The proposal as a whole would not fall into any of the exceptional categories, as identified by CP11 of development plan and would fail to meet the spatial and site specific requirements of CP2 and TB10. This is contrary to sections 2, 4, 8, 9, 12, 14 and 15 of the NPPF (2024), PPTS (2024), policies CP2, CP9 and CP11 of the Core Strategy (2010) and policy TB10 of the Managing Development Delivery Local Plan (2014).

2. By reason of its harmful appearance, limited landscaping and visual encroachment of urban form, the proposed development would adversely harm the character and appearance of the Hurst Farmed Clay Lowland Landscape Character Area of high quality and Haines Hill Valued Landscape. The proposal is therefore contrary to sections 12 and 15 of the NPPF (2024), Policies CC03, TB10 and TB21 of the Managing Development Delivery Local Plan, Policies CP1, CP3 and CP11 of the Core Strategy and the WBC Landscape Character Assessment 2019.

3. The application site is within an unsustainable development location, away from settlement limits that would result in future residents relying on private motor vehicles for basic day-to-day needs. The site is disconnected from a safe and convenient pedestrian/ cycle network, poorly served by public transport and within a reasonable walking distance of no facilities. The proposal would fail to encourage a modal shift towards sustainable modes of transport and rather would exacerbate the use of the private motor vehicle. The proposal is contrary to sections 8 and 9 of the NPPF (2024), policies CP1, CP2, CP3, CP6 and CP11 of the Core Strategy (2010), CC01, TB10 of the Managing Development Delivery Local Plan (2014) and the Borough Design Guide Supplementary Planning Document.

4. The application fails to pass the Sequential Test and it has not been demonstrated that there are no alternative sites in areas of lower flood risk. The application further does not recognise the site's location within Flood Zones 3a and 3b. The development is contrary to section 14 of the NPPF (2024), PPTS (2024), the Planning Practice Guidance (Flood Risk and Coastal Change), Policy CP1 of the Core Strategy, and policies CC09 and TB10 of the Managing Development Delivery Local Plan (2014).

5. The submitted Flood Risk Assessment fails to acknowledge the location of the site within Flood Zones 3a and 3b and inadequately demonstrates that the development would be safe for future occupants for its lifetime, would not increase flood risk elsewhere nor that mitigation is possible. The Environment Agency, as the statutory authority for fluvial flooding, has objected. As a result, the proposal is contrary to section 14 of the NPPF (2024), PPTS (2024), the Planning Practice Guidance (Flood Risk and Coastal Change), Policy CP1 of the Core Strategy and Policies TB10 and CC09 of the Managing Development Delivery Local Plan (2014).

6. In absence of sufficient tree protection measures and information due to considerable inconsistencies with the site plan and arboricultural information, the proposed development risks detrimental impact to the health and lifespan of important and native trees through RPA encroachment. It is therefore contrary to section 15 of the NPPF (2024), Policies CP1 and CP3 of the Core Strategy and Policy CC03 of the Managing Development Delivery Local Plan (2014).

Informatives

1. This decision is in respect of the drawings and plans named 'Location Plan', 'Site Plan 16698102 Revision E', 'Landscaping Plan' 16698104 Revision E', '1669807 Surface Water Drainage', '20250328 Sequential Test SRSP v2 inc Appendices 1 to 7', 'Arbtech TSR 01090524', 'Arbtech AIA 01 150524A0', 'Arbtech AMS 01 050724', 'Arbtech TPP 01 050724A0', 'Turning Head Details 1669806', 'Mobile Home Support 1669801', 'Amenity Building 1669803 Revision B', 'Flood Risk Assessment 16698 inc Appendices A to E' and 'Drainage Strategy 16698 inc Appendices A to C' received by the Local Planning Authority on 12.08.2024, 01.11.2024, 13.01.2025, 07.04.2025 and 15.05.2025.

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 and its constraints. Discussion took place in trying to find a solution, but no solution was possible to the material considerations that presented themselves during the course of the application.

Recommendation and conditions/reasons agreed: *MC*

Date: 30.10.2025

REMEMBER - The earliest date for a decision on this application is: **7 May 2025**