



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Tony White
White Planning
Wey Bank
Alton Road
Farnham
GU10 5EL

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

Application Number: 242063
Applicant Name: Henry Giles
Site Address: 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.
Date of Decision: 30 October 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **refuses permission** for carrying out the above development as stated in the application and the accompanying plans submitted to the Council for the reason(s) specified hereunder.

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. If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

2. 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.

3. 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.

Signed

A handwritten signature in black ink, appearing to be 'JT', is placed over a light green rectangular background.

Justin Turvey

Head of Development Management - Place & Growth

Date: 30 October 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:
Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](http://wokingham.gov.uk) website pages.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](http://lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk. If necessary, contact National Gas Transmission for high pressure gas pipelines on box.assetprotection@nationalgas.com or 0800 970 7000.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

Biodiversity Net Gain: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wokingham Borough Council.

Biodiversity Net Gain Exemptions and Transitional Arrangements: There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) the [Biodiversity](#)

[Gain Requirements \(Exemptions\) Regulations 2024](#), and [The Environment Act 2021 \(Commencement No. 8 and Transitional Provisions\) Regulations 2024](#).

Biodiversity Net Gain Irreplaceable Habitat: If the onsite habitat includes irreplaceable habitat (within the meaning of [The Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) there are additional requirements. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Biodiversity Net Gain Section 73(2D): If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Biodiversity Net Gain Phase Development: If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#) apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).