

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 October 2024

Application Number: 242011

Location: Land east of Warren Lodge, Warren Lane, Finchampstead, RG40 4HR, RG40 4HR

Proposal: Full application for the proposed change of use of land for the siting of 2 no. Gypsy and Traveller pitches with creation of a second access off Finchampstead Road and associated installation of soft and hard landscaping.

Recommendation: Refused

Reasons

1. The proposal represents inappropriate unplanned development outside of and unconnected to any development limits within the countryside and conflicts with the spatial strategy and objectives of the development plan, contrary to policies CP1, CP2, CP3, CP6, CP9 and CP11 of the Core Strategy, Policies CC01, CC02, CC03, TB10 and TB21 of the MDD Local Plan, Policies D2 and AHD3 of the Finchampstead Neighbourhood Development Plan and sections 2, 4, 12 and 15 of the NPPF.
2. The proposed development will have a negative and detrimental impact on the landscape character & rural appearance of the area by reason of the development's cramped urbanising appearance and insensitive siting, thereby blur the transition between the settlement of Finchampstead and the Countryside. The proposals are therefore contrary to Policies CP1, CP3, and CP11 of the Core Strategy, Policies CC01, CC02, CC03, TB10 and TB21 of the MDD Local Plan, Policies D2, AHD3 and IRS4 of the Finchampstead Neighbourhood Development Plan, sections 12 and 15 of the NPPF, Section B1 of The National Design Guide, R24 of the Borough Design Guide and Paragraphs 25 and 26 of the Planning Policy For Traveller Sites (PPTS).
3. By reason of the site's spatial constraints and prominent bend in Finchampstead Road, acceptable parking, turning and visibility splays for motor vehicles and caravans cannot be achieved, to the detriment of highway safety. The proposals are therefore contrary to policies CP1, CP3 and CP6 of the Core Strategy, CC07 of the MDD Local Plan and section 9 of the National Planning Policy Framework.
4. By reason of a poor walking environment, lack of crossing facilities for pedestrians, proximity to a busy 40mph B-road, poor quality bus services and lack of cycle routes, the application site is poorly located in terms of accessibility to sustainable forms of transport. The occupants of the pitches would be overly reliant on private motor vehicles to access basic amenities and services, contrary to policies

CP1, CP2, CP3, CP6 and CP11 of the Core Strategy, CC01, CC02, CC08 and TB10 of the MDD Local Plan, Policy GA2 of the Finchampstead Neighbourhood Development Plan, the Borough Design Guide SPD and the NPPF.

5. By reason of the site's cramped spatial constraints, proximity to trees and vegetation and a busy 40mph B-road, the proposed external amenity space would provide an unsatisfactory living environment for future occupiers, to the detriment of their amenities. The proposals are therefore contrary to Policies CP1 and CP3 of the Core Strategy 2012, The Borough Design Guide SPD, Section 12 of the NPPF and paragraph 26 of the Planning Policy For Traveller Sites (PPTS).

6. The siting of the proposals would result in the removal of, and encroachment into the RPA, with several visually valuable and prominent trees on or adjacent to the site, to the detriment of their health and subsequently to the detriment of the rural character of the area. There is insufficient justification to outweigh this harm. The proposals are therefore contrary to policy CP3 of the Core Strategy, policies CC01, CC02, CC03 and TB21 of the Managing Development Delivery Local Plan, policy IRS6 of the Finchampstead Neighbourhood Development Plan, BS5837:2012 and the National Planning Policy Framework.

7. The proposed development would conflict with and detrimentally impact Veteran Trees, an irreplaceable habitat, by reason of operational development associated with the proposal being located within the buffer zones of the trees. The proposals are therefore contrary to policies CP7 of the Core Strategy, TB23 of MDD Local Plan, Policy IRS5 of the Finchampstead Neighbourhood Development Plan and the National Planning Policy Framework.

8. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority (LPA), the LPA is unable to satisfy itself that the proposals include adequate mitigation measures to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths SPA, in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Article 6(3) of Directive 92/43/EEC. The proposal would be contrary to Policy NRM6 of the South East Plan, Policies CP8 and CP4 of the Core Strategy.

Informatives

1. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority (LPA), the LPA is unable to satisfy itself that the proposals include adequate mitigation measures to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths SPA, in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Article 6(3) of Directive 92/43/EEC. The proposal would be contrary to Policy NRM6 of the South East Plan, Policies CP8 and CP4 of the Core Strategy.

Recommendation and conditions/reasons agreed: *MC*

Date: 31.10.2024

REMEMBER - The earliest date for a decision on this application is: **24 October 2024**