

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 March 2026

Application Number: 252934

Location: Land at Lodge Road, Hurst, Wokingham, RG10 0SG

Proposal: Full application for the proposed erection of 3 no. detached dwellings with associated access, parking and landscaping and creation of a balancing pond.

Recommendation: Refused

Reasons

1. The proposal represents inappropriate, unplanned development outside of development limits within the countryside and contrary to the spatial objectives of the development plan and to policies CP1, CP9 and CP11 of the Core Strategy, policy CC01 of the MDD Local Plan, and the NPPF.

2. The proposed development would have an adverse impact on the landscape, character and appearance of the area through the loss of an open greenfield site in the countryside and its replacement with urbanising built form. In particular, it would represent an encroachment of development that would diminish the important visual separation between the villages of Hurst and Whistley Green. This would be contrary to policies CP1, CP3 and CP11 of the Core Strategy, Policies CC01, CC02, CC03 and TB21 of the MDD Local Plan, the Borough Design Guide SPD, the Wokingham District Landscape Character Assessment and sections 12 and 15 of the National Planning Policy Framework.

3. The application site is within an unsustainable location that would not encourage a modal shift towards sustainable modes of transport, by reason of the countryside location outside of settlement limits, distances to facilities and services, limited public transport links and poor quality of the walking/cycling environment, contrary to policies CP1, CP2, CP3, CP6 and CP11 of the Core Strategy, Policies CC01 and CC02 of the MDD Local Plan, the Borough Design Guide SPD and section 8 & 9 of the National Planning Policy Framework.

4. In the absence of a satisfactory Flood Risk Assessment and the Environment Agency objection, the proposed development has failed to demonstrate it would have an acceptable flooding and drainage impact contrary to Core Strategy policy CP1 and CP3, MDD Local Plan Policy CC09 and CC10 and Section 14 of the NPPF.

5. In the absence of adequate information, an assessment date for baseline biodiversity value cannot be agreed. Therefore an assessment of how 10 percent biodiversity net gain will be achieved is not possible and as such, if granted planning permission, there is no guarantee if 10 percent biodiversity net gain will be achieved,

hence would be contrary to Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

6. In the absence of a completed Legal Agreement, the scheme fails to make adequate provision for affordable housing, contrary to policy CP5 of the Core Strategy and section 6 of the NPPF.

Informatives

1. This decision is in respect of the drawings and plans numbered P78110A, P78111A, P78210A, P78310A, P78400A, P78103A and P78104A received by the Local Planning Authority on 04/12/2025 and 15/12/2025.

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, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

BJC

Recommendation and conditions/reasons agreed:

Date: 16.03.26

REMEMBER - The earliest date for a decision on this application is: **9 February 2026**