

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 October 2026

Application Number: 260439

Location: Land to rear of 297 to 303, Nine Mile Ride,, Finchampstead, Wokingham, RG40 3NR

Proposal: Full application for the change of use of land to provide one gypsy/traveller pitch, including the stationing of a mobile home and touring caravan, erection of a day room, formation of a new vehicular access and associated parking, landscaping and ancillary works

Recommendation: Refused

Reasons

1. The proposed development, by reason of its location outside the defined settlement boundary, inadequate accessibility to frequently used services and facilities, and relationship with the existing settlement, would represent an inappropriate and unsustainable form of development within the countryside. The proposal therefore conflicts with policies CP1, CP3 and CP11 of the Core Strategy, Policies TB10 and CC01 of the Managing Development Delivery Local Plan, emerging Policy H10 of the Wokingham Borough Local Plan Update and Policies HO12 and S5 of the NPPF.

2. The proposed development would have a negative and detrimental impact on the landscape character and appearance of the area. The introduction of development within open glade which is an integrated part of a woodland landscape in the countryside would result in a permanent and detrimental change to the established landscape character, eroding the character of the site and its relationship with the surrounding countryside and woodland. The proposal would therefore fail to conserve and enhance the character of the M1 'Finchampstead Forested and Settled Sands' Landscape Character Area and would be contrary to Policies CP1, CP3 and CP11 of the Core Strategy, Policies CC03 and TB21 of the MDD Local Plan, the Wokingham District Landscape Character Assessment, N2 of the NPPF and Principle R24 of the Borough Design Guide.

3. The application site is not well located with regard to access services and infrastructure, and residents would be reliant on private vehicles for day-to-day needs. The proposal would be contrary to policies CP1, CP2, CP3, CP6 and CP11 of the Core Strategy, CC01 and CC02 of the MDD Local Plan, the Borough Design Guide SPD and policy TR3, TR4 and HO12 of the NPPF.

4. The application fails to demonstrate that safe and suitable access can be achieved for the proposed development. Range Road is a narrow, predominantly

single-track byway with no formal passing places, pedestrian provision, road markings or formal junction layout. Insufficient information has been provided to demonstrate that adequate visibility and geometry can be achieved at its junctions with Nine Mile Ride (B3430) and Sandhurst Road (A321), or that the junctions and intervening access route can safely accommodate opposing vehicles and the foreseeable movement and manoeuvring of vehicles associated with the development, including vehicles towing a touring caravan. The Local Planning Authority therefore cannot be satisfied that the proposal would provide safe and suitable access for all users or avoid an unacceptable impact on highway safety, contrary to Policies CP1, CP2, CP3 and CP6 of the Core Strategy, Policy TB10 of the MDD Local Plan and Policies TR4 and TR6 of the National Planning Policy Framework.

5. The proposal has failed to demonstrate that impacts upon biodiversity, including priority woodland habitat and protected and priority species, would be satisfactorily avoided, adequately mitigated or, as a last resort, appropriately compensated for. Furthermore, insufficient and inconsistent information has been provided to establish a robust biodiversity baseline and demonstrate that the statutory Biodiversity Gain Objective can be achieved. The proposal is therefore contrary to Core Strategy Policy CP1, CP3 and CP7, MDD Local Plan Policy CC03 and TB23, Policy N2 of the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.

6. The proposal fails to demonstrate that existing nearby trees, including trees protected by TPO Ref. 1083-2005, would not be adversely affected by the development. In the absence of sufficient arboricultural information and appropriate tree protection measures, the proposal is considered unacceptable in respect of its impact on existing trees and woodland, contrary to Policies CP1 and CP3 of the Core Strategy, Policy CC03 and TB21 of the MDD Local Plan and N2 and N3 of the NPPF 2026.

7. 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 as amended 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, TB10 of the MDD Local Plan and N6 of the NPPF.

Informatives

1. 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, 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.

2. This decision is in respect of the drawings and plans numbered 400A, 501B, 1050, C26084-ATP-DR-TP-001-P01 and C26084-ATP-DR-TP-002-P02 - SPA

received by the Local Planning Authority on 20/02/2026, 02/03/2026, 12/03/2026, 26/05/2026 and 02/10/2026.

Recommendation and conditions/reasons agreed: *MC*

Date: 13.10.2026

REMEMBER - The earliest date for a decision on this application is: **19 April 2026**