

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 10 April 2026

Application Number: 253110

Location: Brunninghams Farm, Heath Ride, Finchampstead, Wokingham, RG40 3QJ

Proposal: Full planning application for the proposed erection of seven two- storey dwelling houses with a central access road, associated parking, landscaping and ancillary works, following the demolition of existing workshops and light industrial buildings and the clearance of associated hardstanding and landscaping.

Recommendation: Refused

Reasons

1. The site lies outside of settlement boundaries and represents inappropriate and unsustainable form of development in the countryside which fails to maintain the quality of the environment and is detrimental to the character and appearance of the countryside. The proposal is contrary to Core Strategy policies CP1, CP3 and CP11, MDD Local Plan Policies CC01, CC02 and the National Planning Policy Framework 2024.

2. The proposed development, by reason of its density, layout and form, would result in an overdevelopment of the site. The introduction of a consolidated group of seven dwellings served by a central access road would create an urbanising and suburban form of development that fails to reflect the low-density, informal and wooded character of Heath Ride. The close grouping of dwellings, coupled with their orientation and relationship to site boundaries, would give rise to an uncharacteristically intense pattern of development, resulting in a perception of overlooking and reduced privacy between plots, which is at odds with the prevailing spacious character of the area. The proposal and grain of development would erode openness and cause harm to the character and appearance of the countryside and Finchampstead Forested and Settled Sands landscape character area, contrary to Policies CP1, CP3 and CP11 of the Core Strategy, Policies CC03 and TB21 of the Managing Development Delivery Local Plan, the Borough Design Guide SPD, Wokingham Borough Landscape Character Assessment, the Finchampstead Neighbourhood Development Plan and the National Planning Policy Framework.

3. The site lies within the countryside, remote from services, facilities and public transport, and is accessed via an unadopted, unlit and unpaved route. Future occupiers would therefore be heavily reliant on the private car, resulting in a increased carbon emissions and unsustainable form of development contrary to Policies CP1, CP2, CP3, CP6, CP9 and CP11 of the Core Strategy, Policies CC01, CC02 and CC08

of the Managing Development Delivery Local Plan, the Borough Design Guide SPD and the National Planning Policy Framework.

4. Insufficient ecological information has been submitted to demonstrate that impacts on protected species and priority habitats, including wet woodland, would be avoided, adequately mitigated or compensated. The proposal therefore fails to demonstrate compliance with biodiversity policy and relevant wildlife legislation, contrary to Policy CP7 of the Core Strategy, Policies CC03 and TB23 of the Managing Development Delivery Local Plan, and the National Planning Policy Framework.

5. Insufficient highway information has been submitted to demonstrate that the proposed access, internal road layout and servicing arrangements would operate safely and sustainably. In the absence of adequate swept path analysis, parking detail and sustainable transport mitigation, the Local Planning Authority cannot be satisfied that the development would not harm highway safety or result in an unsustainable form of development. The proposal is therefore contrary to Policies CP1, CP2, CP3 and CP6 of the Core Strategy, Policies CC01 and CC08 of the Managing Development Delivery Local Plan, and the National Planning Policy Framework.

6. In the absence of a completed Legal Agreement, the scheme fails to make adequate provision for affordable housing, contrary to policy CP1, CP5 of the Core Strategy and TB05 of the MDD and section 6 of the NPPF and the the Affordable Housing Supplementary Planning Document

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.

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, pre-application advice was sought and advice was given regarding the proposal being unacceptable. Discussion took place in trying to find a solution, but no solution was possible.

2. This decision is in respect of the drawings and plans numbered (25050/PR/09), (25050/PR/00/REV02), (25050/PR/01), (25050/PR/02) (25050/PR/03), (25050/PR/04), (25050/PR/05), (25050/PR/06), (25050/PR/07), (25050/PR/08), (25050/PR/09), (25050/PR/10), (25050/PR/11), (25050/PR/12), (25050/PR/13), (25050/PR/14), (25050/PR/15) & (25050/PR/16), received by the Local Planning Authority on 19/12/2025 & 20/01/2026.

Recommendation and conditions/reasons agreed:

HMM

Date: 10 April 2026

REMEMBER - The earliest date for a decision on this application is: **11 February 2026**