



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

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

Mrs Emily Temple
ET Planning
200 Dukes Ride
Crowthorne
RG45 6DS

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

Application Number: 260117
Applicant Name: EU Plants Ltd
Site Address: Manor Farm, Longwater Road, Finchampstead,
Wokingham, RG40 3SE
Proposal: Full application for the proposed conversion of barn
to 3no. residential dwellings and associated
changes (C3).
Date of Decision: 5 June 2026

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 application proposes the conversion of an existing barn to form three open market dwellings in the open countryside, outside defined settlement limits. The building is currently in lawful use as seasonal agricultural workers' accommodation which continues to serve an identified rural enterprise. No substantive evidence has been submitted to demonstrate that this accommodation is redundant or no longer required for its existing rural purpose.

The proposed conversion to unrestricted residential use would result in the unjustified loss of rural workers' accommodation and would undermine the functional role of the building in supporting the rural economy. The development therefore fails to comply with the principles of sustainable development in the countryside and is contrary to Core Strategy Policy CP11, which seeks to strictly control residential development in rural areas, and paragraph 88 of the National Planning Policy Framework.

2. The proposal would introduce residential activity, associated curtilage, parking, domestic paraphernalia and boundary treatments into a sensitive countryside

location. Insufficient information has been provided to demonstrate how these elements would be appropriately designed, controlled or integrated into the surrounding rural landscape. In particular, the application fails to demonstrate how existing landscape features, including the historic hedgerow along the northern boundary, would be protected and retained.

As a result, the development would erode the rural character of the area and result in harm to the intrinsic character and appearance of the countryside, contrary to Core Strategy Policy CC03, Managing Development DPD Policy TB21, and Section 15 of the National Planning Policy Framework.

3. The application has failed to provide sufficient ecological information to demonstrate that existing habitats, including priority habitats and an important historic hedgerow, would be adequately protected, retained or mitigated. Furthermore, the proposal fails to demonstrate that a measurable biodiversity net gain would be achieved, as required by legislation and policy.

In the absence of adequate information, the Local Planning Authority cannot conclude that the development would not result in harm to biodiversity or ecological connectivity. The proposal is therefore contrary to Core Strategy Policy CP7, Managing Development DPD Policy TB23, and paragraph 187 of the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

4. The proposal would result in a net increase in residential dwellings within the zone of influence of the Thames Basin Heaths Special Protection Area (SPA). No mitigation measures have been secured to address the likely significant effects of the development on the SPA, and the existing lawful use of on site caravans cannot be relied upon to offset or neutralise the impacts arising from the proposed permanent residential development.

In the absence of secured avoidance or mitigation measures, the Local Planning Authority cannot conclude that the proposal would not adversely affect the integrity of the Thames Basin Heaths SPA. The development is therefore contrary to Core Strategy Policy CP8, the Conservation of Habitats and Species Regulations, and paragraphs 193 and 195, and footnote 71 of the National Planning Policy Framework and South East Plan Policy NRM6.

5. Insufficient information has been submitted to demonstrate that the parking provision would meet the standards set out in Appendix 2 of the MDD, and that the scheme would provide an appropriate level of off-street parking and cycle stores. This is contrary to Core Strategy Policy CP3 and CP6 and Managing Development Delivery Policy CC07.

6. Insufficient information has been submitted to demonstrate that the proposed development will manage surface water runoff in a sustainable manner. This is contrary to NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Managing Development Delivery Local Plan policies CC09 and CC10 and Core Strategy Policy CP1.

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 numbered 001A, 002A, 003A, 004A, 005A, 006A, 2411055-01, 2411055-02, 2411055-TK01, 2411055-TK02, 2411055-TK03, 2411055-TK04, 2411055-TK05, 2411055-TK06, 2411055-TK07, 2411055-TK08 and 87485 100 P02 received by the Local Planning Authority on 19/01/2026 and 15/05/2026.

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, discussions were held regarding matters such as TBH

SPA, rebuttal, internal space standards and arranging a second site visit. These discussions did not result in a solution to the concerns raised by the proposed development.

Signed



Justin Turvey

Head of Development Management - Place & Growth

Date: 5 June 2026

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

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

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).