



Planning

Planning and Heritage Statement

Client:

Mr Sheridan

New Acres

Nine Mile Ride, RG40 3LZ

Change of use of the land to a mixed use of a dwellinghouse and caravan site including the erection of a 2-bed dwelling

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APPENDICES

Appendix 1 – Appeal Ref: APP/X0360/W/25/3364902

Appendix 2 – Appeal Ref: APP/X0360/W/24/3350170

Appendix 3 – Appeal Ref: APP/X0360/W/24/3356351

1. Introduction

- 1.1 This statement is produced to support a planning application for the change of use of the land to a mixed use of a dwellinghouse and caravan site including the erection of a 2-bed dwelling at 8 New Acres, Nine Mile Ride, RG40 3LZ.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Artichoke Architectural Consultancy:
- 1:1250 Site Location Plan
 - 1:200 Block Plan
 - 1:200 Site Plan
 - 1:100 Ground Floor Plan
 - 1:100 Elevation Plans
- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The site comprises part of the wider lawful New Acres caravan site. New Acres Caravan Park for 13 mobile homes was allowed at appeal on 22 July 1986 under application ref: F23720.
- 2.2 The site is accessed from the south side Nine Mile Ride and comprises one of a line of several linear plots. The site falls within the 5km Thames Basin Heaths SPA Zone and is designated as countryside in planning policy terms.
- 2.3 This application seeks for the retrospective erection of a 2 bedroom bungalow in place of an existing caravan, and its use associated with the caravan site.

3. Planning History

- 3.1 Application Ref: F23720 for 13 mobile homes. Allowed at appeal on 22 July 1986.

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The proposed use seeks for the mixed use of the site, with a retrospective bungalow being used ancillary to the lawful caravan use of the site. The building is considered to remain ancillary to the existing established caravan site and is to be used by existing occupants and family members only.
- 4.4 **Layout and Scale:** The building comprises a living/kitchen/dining room, 2 bedrooms and a bathroom.
- 4.5 **Landscaping:** The proposal does not seek to alter existing landscaping on site.
- 4.6 **Appearance:** The building is of a single storey and comprises a red brick construction with brick decals.
- 4.7 **Access & Parking:** The proposal does not seek to alter existing access and parking arrangements on site.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 39 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 124 of the NPPF comments that planning should “promote an effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.3 Paragraph 61 confirms the Government’s objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.4 Paragraph 131 identifies that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”, whilst paragraph 139 states that significant weight should be given to “outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”
- 5.5 The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market

demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use" (para 109).

5.6 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance the Development Plan comprises the following documents:

- Core Strategy Development Plan Document (2010) (CS)
- Managing Development Delivery Local Plan (2014) (MDD)

5.7 The Government's Planning Policy for Traveller Sites (PPTS) and the National Planning Policy Framework (NPPF) are material considerations of significant weighting.

5.8 The PPTS sets out the Government's aim in respect of Gypsy and Traveller sites. This includes at paragraph 4 a requirement *"to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites.....to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites...and...to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply"*.

5.9 Local Authorities should *"use a robust evidence base to establish accommodation needs to inform the preparation of local plans and make planning decisions"*. This should include a 5-year supply of deliverable sites.

5.10 The first pertains consideration pertains to the need for GRT pitches within the Borough. The 2023 Gypsy and Traveller and Travelling Showperson Accommodation Assessment (updated to support the Local Plan Update) requires the borough to deliver 86 pitches up to 2039/40 and require an immediate short term (5 year supply) need of 35 pitches.

5.11 The Inspector in a recent appeal decision in Wokingham (APP/X0360/W/25/3364902) (Appendix 1), dated 27 October 2025 stated, *"It was agreed that the supply position is 3.64 years with a shortfall of 12 pitches. I have adopted the same position. Therefore, there is currently an immediate unmet need in the district. Any current provision would need to be met through suitable windfall sites."*

5.12 The benefit of this pitch to the LPA's supply is considered to have substantial weight in favour of the development.

5.13 In any case, it should be noted that meeting the five-year supply is not a ceiling and additional windfall pitches should be welcomed.

5.14 Furthermore, according to NPPF paragraph 11(d), plans and decisions should apply a presumption in favour of sustainable development:

'Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular*

regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'

5.15 NPPF footnote 8 clarifies the meaning of 'out of date' in this context:

'This includes for all applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery test indicate that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.'

5.16 With a deliverable housing land supply of 1.7 years at present, applications such as this for the provision of housing are to be considered in the context of the tilted balance.

5.17 It is important to note that the extent of the site is in line with what has been allowed under application ref: F23720 and does not extend further east than the original approval.

5.18 MDD Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay unless material considerations indicate otherwise.

5.19 The site lies outside of the settlement boundary and within the countryside, as such, it should be assessed against CS Policy CP11 – Proposals outside Development Limits. Policy CP11 states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted. Exceptions to this outlined within the policy include where the proposal does not lead to excessive

encroachment or expansion away from the original buildings and is contained within suitably located buildings which are appropriate for conversion.

- 5.20 Whilst it is acknowledged that the site lies within the countryside and outside of the built confines of Finchampstead and Crowthorne, it is also acknowledged that the local planning policies, which seek to control the supply of land for housing, are now also considered to be out of date and the policies are further compromised by Wokingham's current housing land supply of 1.7 years.
- 5.21 With regards to Policy CP11, it is notable that the Inspector in Appeal reference APP/X0360/W/24/3350170 (Appendix 2) (dated 5th February 2025) which relates to a site in a similar countryside location concluded that *'these policies (CP9 and CP11) present a more restrictive approach to development outside of defined development limits than the Framework. As such, this reduces the weight I attach to this development plan conflict.'*
- 5.22 Owing to the above appeal decision, due consideration for proposals in close proximity should be afforded appropriate weight given the considerable lack of housing land supply, reflective of their sustainable locations for supporting growth across the borough.
- 5.23 Of further reference is Policy CP2 – Inclusive Communities which seeks to ensure that new development contributes to the provision of sustainable and inclusive communities to meet long term needs, planning permission will be granted for proposals that address the requirements of(inter alia):
- d) The specific identified needs of minority groups in the borough, including Gypsies, Travellers and Travelling Showpeople and black and minority ethnic groups. Proposals for gypsies, travellers and

travelling showpeople (including allocations in other Development Plan Documents) will demonstrate that:

- i) The site is located either within or close to the development limits of a settlement in policy CP9 in order to maximise the possibilities for social inclusion and sustainable patterns of living; and
- ii) The proposed site is not disproportionate to the scale of the existing settlement whether singly or cumulatively with any existing sites in the area.

5.24 Finally the site is part of a wider lawful development as previously approved. Accordingly, the proposal is found to be acceptable in principle subject to matters discussed in further detail throughout this Statement.

5.25 **Character and Appearance of the Area:** Policies CP1 and CP3 seek for development to maintain or enhance the high quality of the environment and ensure development is of an appropriate scale of activity, mass, layout, built form, height and materials and character to the area.

5.26 Paragraph R24 of the Borough Design Guide states: the layout and design of gypsy sites should provide a safe living environment that meets the needs of residents, while respecting the character of the local area. Furthermore, MDD Policy TB05 states that proposals for residential development shall provide for an appropriate housing mix which reflects a balance between the underlying character of the area and both the current and projected needs of households.

5.27 New Acres comprises an existing lawful caravan site which comprises narrow linear plots spanning from the south side of Nine Mile Ride. The proposal has been designed sensitively to neighbouring

development and the wider character of the area, comprising spacious plots with ample parking. Existing screening ensures that the proposal is well screened from neighbouring dwellings, protecting the existing established character of the area.

- 5.28 Paragraph 187 of the NPPF states that planning decision should contribute and enhance the natural and local environment by 'recognising the intrinsic character and beauty of the countryside'. Whereby the proposal site comprises an existing dwelling and associated outbuildings as existing, the principle of residential dwellings in this location has already been established.
- 5.29 **Residential Amenity:** Policy CP3 of the CS and TB10 of the MDD seeks for development to be without detriment to the amenities of adjoining land users and occupiers. In conjunction with the screening and single storey nature of the mobile home, it is considered there would be no impact to the amenities of the neighbouring occupiers.
- 5.30 Internally, the day room has been afforded maximum daylight and sunlight provision, with windows concentrated to the eastern and western elevations as to protect the neighbouring amenity of the proposed dwellings.
- 5.31 It is not considered the proposal would conflict with policies CP3 of the CS nor TB10 of the MDD.
- 5.32 **Trees and Ecology:** The proposal does not alter existing landscaping across the wider site and uses an existing established footprint on hardstanding. No adverse effect is incurred.
- 5.33 **Heritage:** The application site lies within the area identified as a Local Historic Park and Garden. It is significant to clarify that this designation does not form part of the adopted Development Plan, and instead forms part of the Council's evidence base and has not been

formally adopted through the statutory plan-making process. As a result, whilst this aspect is capable of being a material consideration, it does not carry the same policy weight as statutory heritage designations or adopted development plan policies.

- 5.34 Of relevance is appeal reference: APP/X0360/W/24/3356351 (Appendix 3) located within the immediate locality. Throughout the decision, the Inspector assessed the contribution of the site to the wider landscape character, and concluded that the appeal site made a “limited contribution” to the identified valued landscape. The Inspector recognised that the sites immediate surroundings included built form and hard surfacing such that it did not contribute to the open countryside character. This finding is concurrent with the application site, which comprises an established pattern of development along Nine Mile Ride.
- 5.35 The present site forms part of an established and lawful site, granted permission at appeal in 1986. The principle of residential occupation and associated residential paraphernalia on this land is therefore well established. Whereby the proposal replaces the existing day room with a modest-single storey bungalow, the development is considered to remain ancillary to the lawful use.
- 5.36 Within lawful sites such as this, the provision of day rooms and amenity spaces are expected, and the scale of the proposed building is considered to be comparable to the day rooms which existing on site, not introducing a materially greater built form than what is typical of lawful pitches. Visually, the structure appears as a modest single storey bungalow, which remains residential in character.
- 5.37 The proposal does not erode any identifiable historic landscape pattern beyond what is already authorised on site, with existing

boundary treatments and screening ensure that wider views are preserved.

- 5.38 In accordance with paragraph 215 of the NPPF, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In this case, owing to the non-adopted status of the Local Historic Park and Garden designation, the established residential character of the immediate context, the limited contribution of sites in this locality to the wider valued landscape and the modest scale and residential nature of the proposal, it is concluded that the development would result in no harm to the significance, character or setting of the Local Historic Park and Garden area and as such there is no identifiable heritage harm arising from the proposal.
- 5.39 **Transport and Parking:** The proposal would utilise an existing access point and driveway taken from Nine Mile Ride and continue to benefit from the existing parking provision.
- 5.40 Whereby the development serves the existing occupiers of the site, the proposal does not result in an intensification of highway movements. As such, it is considered that the site is in a sustainable location and provides appropriate and safe means of access and egress.
- 5.41 **Cycle Provision:** The proposal does not alter existing cycle storage arrangements. Conditional control can be secured.
- 5.42 **Refuse Provision:** The proposal does not alter existing refuse storage arrangements.
- 5.43 **Drainage and SuDS:** As per the GOV.UK website, the site falls within Flood Zone 1 and as such is demonstrated to be at the lowest risk of flooding. In any case, the proposal does not result in an increase in

built form across the site and as such it not demonstrated to increase the risk of flooding across the site.

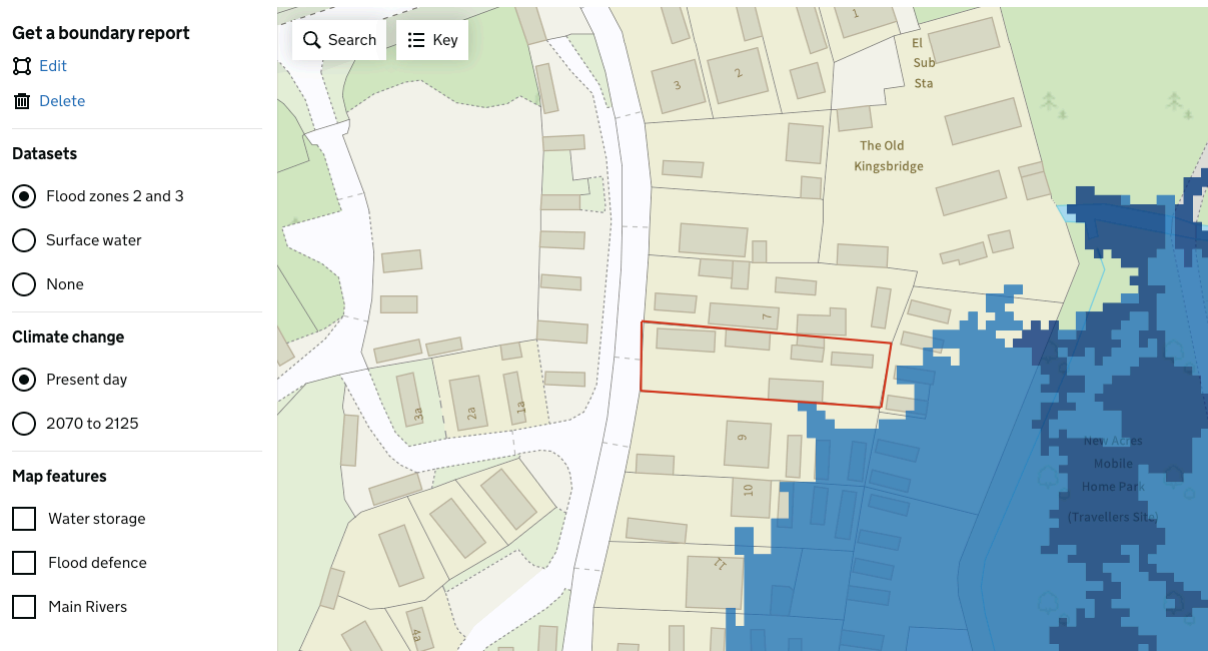


Figure 1 – GOV.UK flood map for planning screenshot showing the site edged red

5.44 **Special Protection Area:** The application site is within 5km of the Thames Basin Heath SPA. The applicant is willing to enter into a legal agreement to provide the appropriate financial contribution to mitigate the introduction of a residential pitch.

6. Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed

development would align with Policy CP2 without adverse effect on the character of the area or the amenity of neighbouring residents.

- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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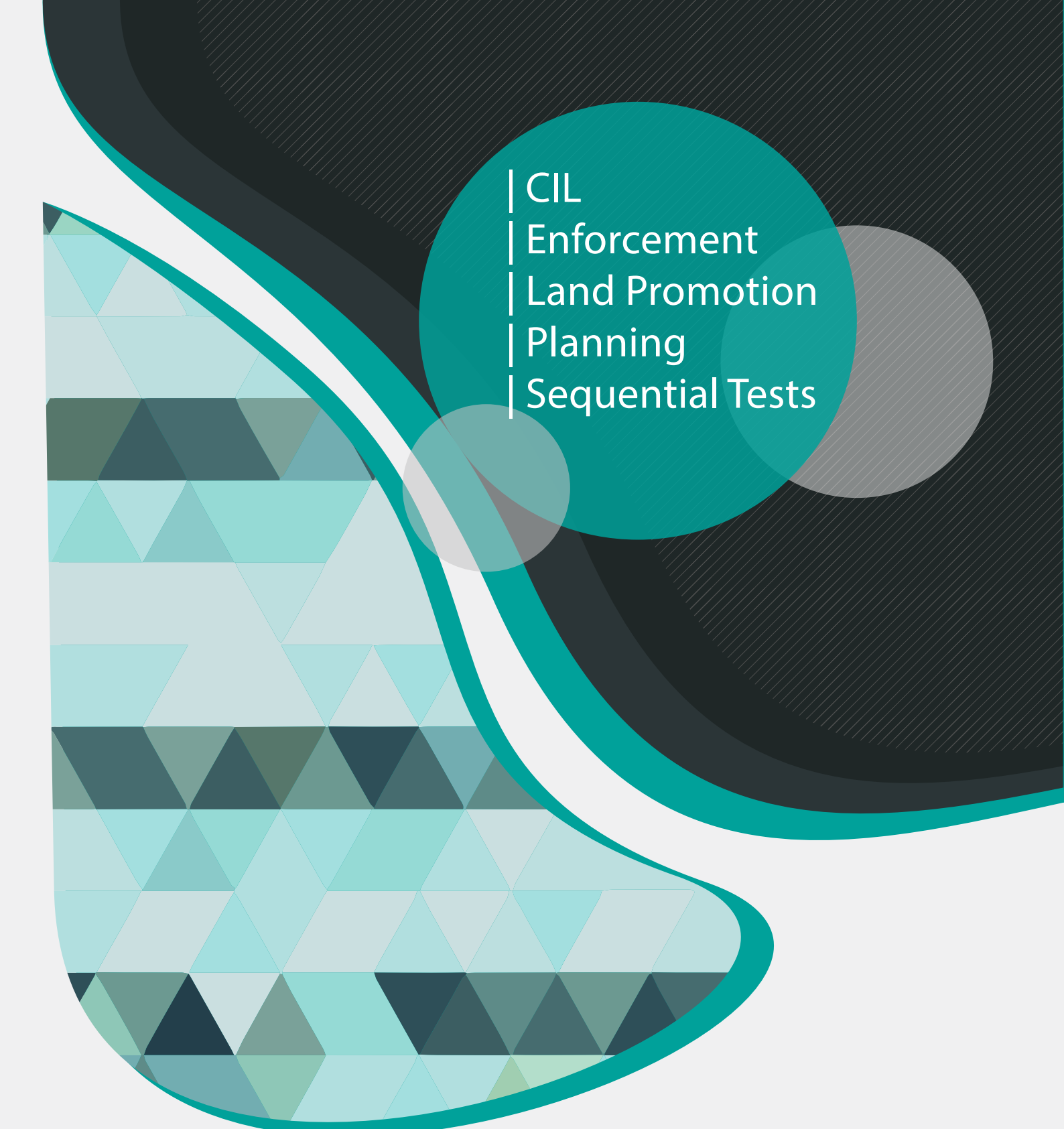
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