

Appeal 6015817

Appeal questionnaire

Submitted on 16 September 2026.

Appeal type	Full planning
Appeal site	Woodford Park Leisure Centre, Haddon Drive, Woodley, RG5 4LY
Appellant contact details	Kevin Murray townclerk@woodley.gov.uk 01189690356
Application number	261253

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
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Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	Consultee list - Original consultee list.pdf (/document/0429f38c-a8b1-47b6-93e3-689554a7f13d)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Consultation Neighbour General Sent.pdf (/document/4b2d7f2f-4a2e-4120-8146-0a51374e5ba8)
Upload the appeal notification letter and the list of people that you notified	Consultee letter - PINs.pdf (/document/8332f36f-ae9b-48f7-8039-377a08619050) Consultee list - PINs.pdf (/document/acdbb5fa-6813-4202-bc3d-e5d80990faa4)

Consultation responses and representations

Statutory consultees	Yes WBC Cleaner and Greener WBC Drainage WBC Environmental Health WBC Growth & Delivery (Planning Policy) WBC Highways WBC Sports Development (Places and Neighbourhoods) WBC Waste Services Sport England Thames Water Utilities Ltd
Responses or standing advice to upload	No
Representations from other parties	Yes
Upload representations from other parties	Drainage Response 1 BN.docx (/document/f861bbbd-224c-4d15-b5d3-187a9849bf97) Env Health Response.docx (/document/010aba93-80aa-4c66-bec9-6fcd55388b26) Highways response.docx (/document/43dc02a9-e95a-4e3a-a257-9ad40803dfa7) Sports England response 16 06 26.pdf (/document/8c7fbdea-2bc9-4b4c-9f19-b57cceb83943)

Planning officer's report and supporting documents

Upload planning officer's report	Signed Officer Report General.docx (/document/7aad2cf0-29f0-4441-89f5-06c4283147b3) Decision Notice.pdf (/document/3c0b29b8-4593-4036-965b-40ddc556312b) Signed Officer Report Draft Decision Notice.docx (/document/56b2f49b-b692-45e2-958a-ef96f644564d)
Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	TB05 MDD Local Plan.pdf (/document/be0a3fb6-fdd3-47c0-8b26-35f153866a1a) Core Strategy Front Cover.pdf (/document/bf3e80a6-f7cb-460e-9af6-36c80e70cd95) CP1 - Core Strategy.pdf (/document/7c7e2517-d580-447d-b0fd-5fd7c4a73571) CP3 - Core Strategy.pdf (/document/e6fbfb21-eb5f-43dd-958a-67505521ebd5) CP17 - Core Strategy.pdf (/document/90eb72c1-2d6b-4286-ab19-8cab92502479) CP6 - Core Strategy.pdf (/document/7c06ea13-1eb8-4248-878d-9f3a87271077) Adopted MDD February 2014 front cover.pdf (/document/c1c35209-e9f0-459a-b843-c1b0380a45cf) CP9 - Core Strategy.pdf (/document/498d9de9-86ff-43d8-aa80-c9e1b335f9a8) CC01 MDD Local Plan.pdf (/document/dd4d8744-3661-46de-b46a-cbf97eda3231) CP5 - Core Strategy.pdf (/document/210666c8-cb57-4589-bdf9-ccf0943943de) CC07 MDD Local Plan.pdf (/document/ee8917d6-888d-4915-944c-e822d961ecd9) CC02 MDD Local Plan.pdf (/document/72c64272-279d-46aa-9699-f69f48fe0074)
Emerging plans	Yes
Upload emerging plan and supporting information	Reg 24 Notice draft stage 2 hearings.pdf (/document/1001974f-f4e8-4560-8c7f-604c12bfd62f) Borough Local Plan Update.pdf (/document/c240fc76-3e9f-43a4-bdb7-ac6b78e53863)
Do you have any other relevant policies?	Yes
Upload any other relevant policies	Woodley Design Statement.pdf (/document/4a0cf553-9bc0-41c9-9d4d-78dbfdafe7e0)
Supplementary planning documents	Yes
Upload supplementary planning documents	~Borough Design Guide Interactive SPD~.pdf (/document/2d537b94-e875-4b24-9364-

Community infrastructure levy	Yes
Upload your community infrastructure levy	CIL Charging Schedule February 2015.pdf (/document/7d1a64b9-ba07-4f37-a03f-204d89936ed5) WBC Adopted Regulation 123 List Document - Jan 2017.pdf (/document/b033cb4b-7e6b-4b38-aea7-217d063df277) CIL Frequently Asked Questions.pdf (/document/0ae8f63c-8eec-4d7f-9260-e6b3491d6076)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	6 April 2015

Site access

Access for inspection	Yes They may wish to enter the wider grounds to inspect the flat in relation to the leisure centre.
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	No

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	Yes 1. The development hereby permitted shall begin not later than three years from the date of this decision. Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004). 2. The development shall be carried out in accordance with the approved plans. XYZ received by the Local Planning Authority on DATE Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved 3. The development hereby approved shall be

used only as part of and in connection with the operation of Woodford Park Leisure Centre and for no other purpose. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Order revoking and re-enacting that Order, the premises shall not be used for any other purpose within Class E or any other Use Class without the prior grant of planning permission from the Local Planning Authority.

Reason: The application has been permitted on the basis that the former dwelling will form part of Woodford Park Leisure Centre. The condition is necessary to prevent the unrestricted loss of a residential unit to other Class E uses which may not be acceptable.

Have there been any significant changes that would affect the application?

National policy change

The National Planning Policy Framework was revised following the Council's decision on application 261254. However, the NPPF 2026 does not fundamentally undermine the reason for refusal.

Whilst the refusal reason referred to the Council's inability to demonstrate a five-year housing land supply at the time of the decision, the principal concern was the unjustified loss of an existing residential dwelling and the resulting conflict with Policy CP3 of the Core Strategy. The Appellant has not submitted evidence to demonstrate why the loss of the dwelling is justified.

The NPPF 2026 introduces changes to housing land supply requirements and decision-making, it continues to recognise the importance of maintaining and increasing the supply of homes. Annex A, paragraph 2 confirms that the weight to be given to existing development plan policies should be determined according to their degree of consistency with the NPPF rather than their age.

The Council considers that Policy CP3 remains consistent with the NPPF 2026 despite predating it. The policy seeks, amongst other matters, to resist the unjustified loss of existing residential accommodation, which aligns with the Framework's objective in Chapter 6 i.e. to support the delivery of a substantial increase in the supply of homes. Accordingly, the Council considers that Policy CP3 continues to attract significant weight in the determination of this appeal.

The Appellant has not demonstrated that the

proposed Class E use is necessary to support the operation of the existing leisure centre, nor that the benefits of the proposal are sufficient to outweigh the conflict with Policy CP3. The Council acknowledges that the proposal may provide some support for the operation of the wider leisure centre and its associated sport, recreation and wellbeing functions. These benefits attract positive weight in the planning balance. However the Appellant has not demonstrated that the loss of the dwelling is necessary to secure those benefits, nor that they are sufficient to outweigh the conflict with Policy CP3.

The NPPF 2026 does not fundamentally alter the assessment of those benefits or the weight to be afforded to them. The appeal proposal would still result in the permanent loss of an existing self-contained dwelling and the Appellant has not demonstrated that the loss of that dwelling is necessary to secure the operation, viability or enhancement of the leisure centre. Consequently, the identified benefits do not outweigh the conflict with Policy CP3.

The introduction of the NPPF 2026 does not therefore change the Council's overall conclusions. The appeal proposal remains contrary to Policy CP3 and no material considerations have been advanced that would justify departing from the development plan in this case.

Original Evidence

Did the applicant submit a design and access statement with the application?	No
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Did the applicant submit plans and drawings with the application?	Yes
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Upload the plans and drawings submitted with the application	
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	Block Plan Statement.pdf (/document/7ce1c496-8663-41ea-9d3c-35791da67bb1) Site Plan.pdf (/document/4216d609-9bef-4f9e-b3f0-5eb51cad386e) Proposed First Floor Plans.pdf (/document/2c895c97-95c4-4d42-b2a5-66ebdda4fb53) (REV - A) Location Plan.pdf (/document/021e72af-5732-4030-9ded-6726091d3144) Existing First Floor Plan.pdf (/document/71eb11d1-0d41-471b-b08d-8d7f8374f62d)
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Did the applicant submit any other documents with the application?	Yes
Upload any other documents submitted with the application	Community Involvement Statement.pdf (/document/7ae412f5-4428-4390-ba76-9832169c7d82) Drawings Statement.pdf (/document/a05fa3fd-e833-4bcc-8f8d-df20ee6e9640) Landscape Statement.pdf (/document/b942e29b-acb8-4135-87e7-e00217cfd57a) Planning Statement.docx (/document/61d47525-5024-4844-a660-e9926defa22d)
What documents and plans did you use to make your decision?	Drawings and plans titled (Proposed First Floor Plan) & (Location Plan Ref: TQRQM26161125622004), received by the Local Planning Authority on 12/06/2026.