

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 July 2026

Application Number: 261171

Location: Charlton Lane, Swallowfield, Berkshire

Proposal: Full application for the change of use of land to a caravan site for the proposed erection of 5no. gypsy and traveller pitches, each incorporating a static caravan, touring caravan, single-storey day room, bin store, associated parking, access, boundary treatment, hardstanding and hard and soft landscaping.

Recommendation: Refused

Reasons

1. The development is in countryside where there is a presumption against unsustainable development and where the unsustainable location does not promote sustainable modes of transport. The development is contrary to Managing Development Delivery policy TB10 and Core Strategy policy CP11 and is unacceptable in principle.

2. 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. 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, Managing Development Delivery policy TB10, 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.

3. The proposed development fails to demonstrate compliance with Policy TB08 of the Managing Development Delivery through the provision of adequate public open space, sport and recreational facilities, either on-site or through appropriate off-site contributions.

Furthermore, insufficient information has been submitted regarding the impact of the development on existing green infrastructure, landscaping and trees, including the absence of an Arboricultural Impact Assessment. The proposal is therefore contrary to Policies TB08 and CC03 of the Managing Development Delivery DPD and Policy CP3 of the Core Strategy.

4. In the absence of a completed planning obligation securing the required affordable housing contribution or sufficient viability evidence demonstrating that

such provision would render the development unviable, the proposal fails to make appropriate provision towards affordable housing needs arising from the development. The proposal is therefore contrary to Policy CP5 of the Core Strategy.

5. Insufficient ecological information has been submitted to demonstrate that the proposed development would achieve the statutory requirement for a minimum 10% Biodiversity Net Gain, avoid harm to protected species and their habitats, or deliver appropriate biodiversity enhancements. In particular, inadequate information has been provided regarding habitat retention and creation, bats, reptiles, amphibians, ecological mitigation measures, and the effects of lighting on ecological corridors. Consequently, the Local Planning Authority cannot be satisfied that the proposal would conserve, protect and enhance biodiversity interests. The proposal is therefore contrary to Policies CP7 of the Core Strategy, TB23 of the Managing Development Delivery, and the biodiversity objectives of the Section 15 of the National Planning Policy Framework.

6. Insufficient information has been submitted to enable a full assessment of the impact of the proposed development on existing trees, woodland, hedgerows and the character and appearance of the surrounding landscape. In the absence of an Arboricultural Impact Assessment and Landscape and Visual Appraisal, the Local Planning Authority cannot be satisfied that the development would protect important landscape features, safeguard retained trees from adverse impacts during construction and occupation or conserve the character and appearance of the countryside. The proposal is therefore contrary to Policies CP3 and CP11 of the Core Strategy, Policies CC03 and TB21 of the Managing Development Delivery, and the objectives of Section 15 of the National Planning Policy Framework.

7. Insufficient information has been submitted to demonstrate that the proposed development would provide an appropriate and effective surface water drainage strategy having regard to the site's high groundwater levels and identified surface water flow paths. In the absence of detailed information regarding the location, design and operation of proposed SuDS features and drainage connections, the Local Planning Authority cannot be satisfied that the development would not increase flood risk on or off-site. The proposal is therefore contrary to Policies CP1 of the Core Strategy, CC09 and CC10 of the Managing Development Delivery, and the flood risk and drainage objectives of Section 14 of the National Planning Policy Framework.

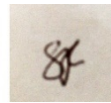
8. Insufficient information has been submitted to demonstrate that the proposed development would provide a safe and suitable means of access for all users. In particular, the submitted swept path analysis fails to demonstrate satisfactory access for emergency vehicles, the visibility splays have not been calculated using actual recorded vehicle speeds, the parking provision does not comply with the Council's adopted standards, and the proposed refuse collection arrangements fail to accord with the carrying distance standards set out in Manual for Streets. Consequently, the Local Planning Authority cannot be satisfied that the development would provide safe access, adequate visibility, appropriate parking, or satisfactory servicing arrangements. The proposal is therefore contrary to Policies CP1 and CP6 of the Core Strategy, Policy CC07 of the Managing Development Delivery.

Informatives

1. This decision is in respect of the drawings and plans numbered 375, 400, 500, 501, 1050 and 'Habitat Assessment' plans received by the Local Planning Authority on 13/05/2026.

2. 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, no pre-application advice was sought before the application was submitted. As 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.

Recommendation and conditions/reasons agreed:

A small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Date: 20.7.26

REMEMBER - The earliest date for a decision on this application is: **2 July 2026**