



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

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

Mr Roger Harrison
Harrison McAfee
30 Abbey Road
West Bridgford
NG2 5NF

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

Application Number: 260737
Applicant Name: Mr Ned Rooney
Site Address: Land Off Eversley Road, adjacent to Highfield Park,
Arborfield, Berkshire
Proposal: Full application for the proposed change of use of
land for the stationing of 1 no. static caravan for
occupation by Gypsies / Travellers with associated
access and landscaping works.
Date of Decision: 8 July 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 proposed development represents an unjustified form of residential accommodation within the open countryside, outside any defined settlement boundaries. The site does not fall within any exception for development set out in CP11 and is not suitably related to an existing settlement. As such, the proposal conflicts with the spatial strategy and would constitute inappropriate development in the countryside. While the proposal would make a limited contribution towards the Borough's identified need for Gypsy and Traveller accommodation the shortfall is not acute and no site specific or personal circumstances have been advanced to justify a departure from policy. The proposal is therefore contrary to Policies CP1, CP2 and CP11 of the Core Strategy, Policy TB10 of the Managing Development Delivery DPD, Emerging Policy H10 of the Local Plan Update, and the National Planning Policy Framework 2024 and Planning Policy for Traveller Sites 2024.

2. The site is located in an unsustainable location, remote from day to day services and facilities, and is not served by safe or suitable pedestrian and cycle infrastructure. Future occupiers would be heavily reliant on the private motor vehicle

for all journeys, resulting in an unsustainable pattern of development. The proposal is therefore contrary to Policies CP1, CP4, CP6 and CP9 of the Core Strategy, and the National Planning Policy Framework 2024.

3. The proposal fails to demonstrate an efficient and effective use of the site, when taken both singly [and cumulatively] with the associated access arrangements and site constraints. The development is reliant on a shared access across a number of planning application of varying design and standard, incorporating sections that differ in width, construction, and functionality, which has not been shown to operate cohesively or safely as part of a unified scheme. This fragmented approach to access provision, when combined with the overall layout and disposition of development, results in a piecemeal form of development. The cumulative effect including the reliance on substandard and inconsistent access arrangements and the absence of a comprehensive, well-integrated layout, gives rise to an inefficient pattern of development would unnecessarily constrain the future use and capacity of the land. The proposal represents a suboptimal and poorly coordinated use of a finite land resource, failing to make the best use of the site in a manner proportionate to its context and constraints. The proposal is therefore contrary to Policy CP3 of the Core Strategy, and the National Planning Policy Framework.

4. The proposal would result in the encroachment of built and domestic form into the open countryside, including hardstanding, access works, and residential paraphernalia, giving rise to an urbanising effect that would erode the intrinsic character and appearance of the rural area. The proposal is therefore contrary to Policies CP1, CP3 and CP11 of the Core Strategy, and the National Planning Policy Framework.

5. The proposed development, by reason of its scale, layout and lack of a coherent design response, together with insufficient information regarding impacts on existing trees, hedgerows and vegetation, would fail to conserve or enhance the character and appearance of the landscape. The site lies within Landscape Character Areas L2 (Farley Wooded Sand and Gravel Hills) and J2 (Arborfield Cross and Barkham Settled and Farmed Clay), where the prevailing rural character is defined by an open pastoral landscape, strong field patterns, woodland and hedgerow structure, and a dispersed settlement form. The proposal would result in the urbanisation and loss of fields, paddocks and green infrastructure, eroding these defining characteristics and undermining the function of the site as part of an important landscape buffer separating Arborfield Garrison from the wider countryside, leading to cumulative encroachment and suburbanisation. In addition, the development would harm the character, function and visual amenity of the adjacent Green Route Enhancement Area through the introduction of built form and domestication. The proposal therefore represents a visually intrusive development that would cause unacceptable harm to landscape character, contrary to Policies CP1, CP3, CP9 and CP11 of the Core Strategy, Policies CC02, CC03 and TB21 of the Managing Development Delivery DPD, Policies IR2, AD1 and AD3 of the Arborfield and Barkham Neighbourhood Plan, the Borough Design Guide SPD, the Wokingham Borough Landscape Character Assessment, and the National Planning Policy Framework.

6. Insufficient information has been submitted to demonstrate that the proposed development would not result in unacceptable harm to existing trees within and adjacent to the site, including those protected by Tree Preservation Order No.

2015/2026. No tree survey, Arboricultural Impact Assessment, Tree Protection Plan or Arboricultural Method Statement has been provided to identify the extent, quality and category of the existing tree resource, the likely impacts of the development upon those trees, or the measures necessary to secure their retention and protection. Furthermore, the submitted site layout fails to identify any existing trees and therefore indicates that the development may necessitate the removal of all trees within the site, including protected trees. In the absence of this information, the Local Planning Authority cannot establish whether the development would adversely affect trees which make a positive contribution to the character, appearance and visual amenity of the area, nor whether appropriate avoidance, retention, protection, replacement or mitigation measures could be secured. The proposal is therefore contrary to Policy CP3 of the Core Strategy, Policy CC03 of the Managing Development Delivery DPD, and the National Planning Policy Framework.

7. Insufficient information has been submitted to demonstrate that the proposed access arrangements would provide a safe and suitable means of access for all users. The application fails to demonstrate that appropriate site access, having regard to the nature of the adjoining highway and likely vehicle speeds, nor does it provide sufficient detail regarding the geometry, visibility, width and construction of the access to

confirm that it can safely accommodate the expected vehicle movements,

including service and emergency vehicles. There is no evidence or swept path analysis, to demonstrate that vehicles can safely enter, manoeuvre within, and exit the site in a forward gear. The development

is reliant on a shared access of varying design and standard, incorporating sections that differ in width, construction, and functionality, which has not been shown to operate cohesively or safely as part of a unified scheme. The access relies on a culvert crossing, and insufficient information has been provided regarding its

structural capacity, condition, and ability to accommodate the increase in vehicular loading, or to ensure that it would remain safe,

functional, and resilient in flood conditions. In the absence of this information, the Local Planning Authority cannot be satisfied that the

development would not result in unacceptable impacts on highway safety

or the efficient operation of the local highway network. The proposal is therefore contrary to Policy CP6 of the Core Strategy, Policy CC07 of the Managing Development Delivery DPD and the National Planning Policy Framework.

8. In the absence of adequate ecological survey information, including a Preliminary Ecological Appraisal and any necessary protected species surveys, the Local Planning Authority cannot assess the likely effects of the development on biodiversity, protected species or habitats. The proposal is therefore contrary to Policy CP7 of the Core Strategy, Policy TB23 of the Managing Development Delivery DPD, and the National Planning Policy Framework.

9. The submitted information fails to demonstrate, through an appropriate and robust biodiversity metric, that the development would achieve the required minimum 10% biodiversity net gain. The proposal is therefore contrary to the Environment Act 2021 and the National Planning Policy Framework.

10. 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.

11. In the absence of a completed Legal Agreement, the proposed development fails to make adequate contributions to sport and recreational facilities, contrary to MDD Local Plan policy TB08, Core Strategy policy CP4 and sections 4 and 8 of the NPPF

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 Location Plan; received by the Local Planning Authority on 26 March 2026 and plans: Revised Block Plan 2509(p)151 b; revised Site Plan 2509(p)150 b; Revised Access Plan 2509(p)152 b; Revised access plan junctions 2509(p)153 b; Revised Elevations 2509(p)155 b ; Revised Surface Water Drainage Plan 2509(p)156 b received by the Local Planning Authority on 5 June 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, 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.

Signed



Justin Turvey

Head of Development Management - Place & Growth
Date: 8 July 2026

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

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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://Home-LinesearchbeforeUdig.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).