

Contents

1. INTRODUCTION	1
2. SITE LOCATION AND DESCRIPTION	2
3. PLANNING HISTORY	3
4. DEVELOPMENT PROPOSALS	4
5. POLICY ASSESSMENT	5
6. CONCLUSION	19

Appendix 1 – Appeal Decision Notice APP/X0360/W/18/3212567

Appendix 2 – Appeal Decision Notice APP/L3815/W/23/3327943

1. Introduction

- 1.1 This statement is produced to support a planning application for the erection of 1no. 5 bedroom dwelling following the demolition of the existing dwelling.
- 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 Holtham + Newman Architects:
- 2526-D100-P4-Proposed Floor Plans 1
 - 2526-D101-P4-Proposed Floor Plans 2
 - 2526-D200-P4-Proposed Elevations
 - 2526-S003-P4-Parking Provision
 - Brook Farm, Barksham RG40 4PJ
- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The site is located within the designated countryside outside the defined settlement of Barkham. The wider area is rural in character, comprising agricultural fields, scattered residential properties and woodland. The proposed development would replace an existing dwelling within the existing site, reflecting the established pattern of development.
- 2.2 The site is accessed via the existing shared vehicular access from Barkham Street and forecourt serving Brook Farm and the associated buildings within the wider holding. The existing dwelling is set back from the highway within a generous residential curtilage comprising lawn, areas of hardstanding and established boundary vegetation. The wider Brook Farm group includes stables, nursery buildings and other rural buildings, while converted farm buildings and scattered dwellings contribute to the small, established hamlet character. Mature trees and hedgerows, including a substantial oak close to the northern side of the access, provide enclosure and filter views from Barkham Street. The site lies within the Barkham Church and Manor Area of Special Character, within the Thames Basin Heaths 5 km zone and in Flood Zone 1.

3. Planning History

- 3.1 **Application Ref. 251529** Pre-Application for the erection of 1no. 4-bedroom dwelling following the demolition of the existing dwelling. The Council's response, dated 23rd July 2025, confirmed that whilst the principle of a replacement dwelling was not ruled out, the proposal raised concerns due to its location outside defined settlement limits within the countryside. Officers advised that any future planning application would need to robustly demonstrate compliance with Policy CP11, particularly by evidencing that the replacement dwelling would not result in an inappropriate increase in the scale, form or footprint of the original dwelling, or that it would deliver environmental improvements. The Council also noted that the Borough's lack of a five-year housing land supply would be a material consideration in the overall planning balance.
- 3.2 **Application Ref. 260582** Householder application for proposed erection of a single storey front porch extension, two storey side and part two storey/single storey rear extension and addition of new site entrance with new front gates alongside walls and railings. Approved 30th July 2026.
- 3.3 **Application Ref. 251824** Application for a certificate of existing lawful development for change of use of the land and the construction of 2no. buildings and use of these building for a child mining/nursery business (Use Class E(f)). Approved 24th October 2025.
- 3.4 **Application Ref. 253134** Full application for the erection of 1no. outbuilding for Class E nursery use (Retrospective). Approved 27th February 2026.

Nearby Appeal:

3.5 Appeal Ref. APP/X0360/W/18/3212567 The demolition of an existing dwelling and store and erection of a 3-bedroom replacement dwelling at Brook House, Barkham Street, Barkham, Wokingham RG40 4PH. The appeal was allowed despite the site's countryside location because the Inspector concluded that the proposal represented an appropriate replacement dwelling within an existing rural cluster of development, rather than unjustified new development in the countryside. Although the replacement dwelling was larger and taller than the original building, it was found to remain modest in scale, subservient to surrounding buildings and sympathetic to the rural farmstead character through its design and materials. The Inspector also concluded that the proposal would preserve the character of the surrounding countryside and the Barkham Church and Manor Area of Special Character, with no undue impact on wider landscape views, and therefore complied with the replacement dwelling exception under Policy CP11 (**Appendix 1**).

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 is for 1no. five-bedroom Use Class C3 detached dwelling following the demolition of the existing dwelling. The submitted plans show a ground-floor GIA of 106 sqm, a first-floor GIA also of 106 sqm and 29 sqm of accommodation at second-floor / roof level, giving a total proposed GIA of approximately 241 sqm.
- 4.4 **Layout and Scale:** The proposed dwelling will take access from the existing access point from Barkham Street and will contain 3 parking spaces. The proposed dwelling will be arranged over three principal storeys hosting 5-bedrooms, with the ground floor providing a kitchen/dining room, lounge, utility room, WC and storage. The First floor will contain all 4 of the bedrooms, a study, bathroom and en-

suite. The second floor will solely contain the 5th bedroom. The building is set within substantial wrap-around garden space and retains a clear relationship with the existing farmstead group.

- 4.5 **Landscaping:** Existing mature trees and boundary vegetation will be retained and protected from the demolition and construction phase all the way following development. The proposal seeks for soft landscaping of boundary treatments which can be secured via planning condition. The submitted parking provision drawings detail some of the few soft planting areas against the house, as well as the hard landscaping provided.
- 4.6 **Appearance:** The proposed replacement dwelling adopts a traditional farmhouse-inspired design that responds positively to its rural setting and the character of Brook Farm.
- 4.7 Its simple pitched roof form, balanced fenestration and traditional detailing are complemented by a high-quality palette of red facing brick and natural clay roof tiles, ensuring the dwelling integrates sympathetically within the countryside and the Barkham Church and Manor Area of Special Character.
- 4.8 The proposal delivers a high-quality contemporary home whilst respecting the site's agricultural character.
- 4.9 **Access & Parking:** The site benefits from an existing access point taken from Barkham Street and provides private parking space for 3 car parking spaces on the driveway.

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. The National Planning Policy Framework (‘NPPF’) is a material planning consideration in all planning applications. In this instance, the development plan in this instance comprises the following:
 - Core Strategy Development Plan Document (2010) (CS)
 - Managing Development Delivery Local plan (2014) (MDD)
- 5.7 The site is located within the designated countryside as it is located outside of the defined settlement limits. Policy CP11 of the Core Strategy 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.
- 5.8 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 except where:

1. It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
 2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and
 3. It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
 4. In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
 5. In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements; or
 - ii) Not result in inappropriate increases in the scale, form or footprint of the original building.
- 5.9 It is considered that this proposal is exempt under point 2, 3 and 5 of this policy.
- 5.10 The proposal comprises the replacement of an existing lawful dwelling and therefore falls to be assessed against the replacement dwelling provisions of Policy CP11, rather than the general restriction on new residential development in the countryside. It is considered that the proposal benefits from the exception contained within criterion 5(ii) of the policy, as the replacement dwelling would not result in an inappropriate increase in the scale, form or footprint of the original building. Whilst the dwelling has been redesigned to provide a modern family home, it remains proportionate to the

generous plot, occupies the established residential curtilage and would not represent an excessive encroachment into the surrounding countryside or an expansion of development beyond the existing built form.

- 5.11 Furthermore, the proposal would also deliver environmental improvements in comparison with the existing dwelling through enhanced architectural quality, improved energy efficiency and a more sympathetic appearance within its setting. The proposal therefore aligns with the objectives of Policy CP11 by replacing an existing dwelling without increasing the number of residential units or undermining the separate identity of settlements. Accordingly, the proposal is considered to accord with the replacement dwelling exception set out within Policy CP11 and is acceptable in principle.
- 5.12 It is important to note that the Council's most recent Five-Year Housing Land Supply Statement was published 31 July 2025. It shows that on the 31st March 2025, the Council can demonstrate a 2.5-year housing land supply, falling well below the required figure.
- 5.13 As the Council is unable to demonstrate an adequate housing land supply, footnote 8 of the Framework deems the policies which are most important for determining the application to be out-of-date. Where those policies are out-of-date, paragraph 11d) of the Framework says that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. This is an important material consideration which should be considered in the planning balance.
- 5.14 Paragraph 11.d) of the NPPF sets out that where there are no relevant development plan policies, or the policies which are most important

for determining the application are out-of-date, then permission shall be granted unless either:

- 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.

5.15 As the tilted balance has been engaged, the judgement of the Court of Appeal in *Gladman Developments Ltd v Secretary of State for Housing, Communities and Local Government* [2021] EWCA Civ 104 (03 February 2021) is highly relevant. The judgement sets out that in the exercise of planning judgement, the Council is under a duty to carry out a complete assessment, in which adverse impacts and benefits are to be fully weighted and considered, taking account of the Framework as a whole in addition to the relevant policies of the Development Plan.

5.16 Planning case law, such as *Hallam Land Management Ltd v Secretary of State for Communities and Local Government* [2018] EWCA Civ 1808 (para. 47) ('Hallam') (CD5.16), has established that the extent of the housing shortfall has direct relevance to the degree of weight to be given within the tilted balance to the lack of housing supply in favour of granting permission.

5.17 Footnote 8 of the NPPF clarifies that the definition of out-of-date policies include those for applications involving the provision of housing where the Council cannot demonstrate a five-year housing supply.

- 5.18 As a consequence of the Council failing to demonstrate a 5 years' supply of housing, the tilted balance is triggered within the assessment of this application.
- 5.19 Whilst it is considered as per the remainder of this Statement that the development is acceptable under an 'orthodox' planning balance, under the tilted balance it is therefore considered that inevitably the proposal gains further support.
- 5.20 It is therefore also pertinent to note the recent Planning outcomes for residential development outside of defined settlement within the Borough.
- 5.21 Appeal Ref. APP/L3815/W/23/3327943 (**Appendix 2**) closely mirrors this proposal and was allowed following its refusal by Chichester District Council in 2023. The proposal was the erection of 1no. dwelling following the demolition of an existing dwelling. The Inspector found the appeal to be acceptable in principle because it constituted a genuine replacement dwelling, rather than the creation of an additional dwelling in the countryside. Although the site lay outside the defined settlement boundary, it was physically enclosed by existing residential development on three sides and read as part of the built-up area of Selsey. The Council's own Officer's Report accepted that replacement dwellings are generally acceptable in principle as they do not increase the number of dwellings in the countryside.
- 5.22 The Council's objection centred on concerns that the proposed dwelling had been designed in a way that could facilitate its future subdivision into two separate dwellings, primarily due to the presence of two front entrances and a mirrored internal layout. However, the Inspector concluded that these concerns were largely speculative. The submitted plans described and illustrated a single replacement

dwelling, there was no evidence that two dwellings were proposed, and whilst the property could potentially be subdivided in the future, this would require a separate planning permission as a material change of use. The Inspector therefore gave weight to the signed declaration from the appellants confirming their intention to construct a single dwelling.

- 5.23 Accordingly, the Inspector was satisfied that the proposal represented a lawful replacement dwelling and therefore complied with the aims of Policy 45. As a result, the principal reason for refusal fell away, along with the associated countryside objections, establishing that the development was acceptable in principle. A planning condition was imposed requiring the dwelling to remain as a single C3 residential unit to prevent any future subdivision without further planning permission.
- 5.24 Reflective of the above, it is considered that this proposal falls within the same category, and should be allowed under similar circumstances.
- 5.25 **Character and Appearance of the Area:** The application site comprises an existing residential dwelling located on Barkham Street, within a small cluster of established residential properties. Although the site lies within a rural setting, it forms part of an established pattern of development and is closely related to the built extent of Barkham village immediately to the north. The surrounding landscape is characterised by open agricultural fields, mature hedgerows and woodland, which provide a verdant setting whilst maintaining the site's relationship with the existing settlement.
- 5.26 The immediate character of the area is defined by a mix of detached dwellings, converted farm buildings and rural residential properties set within generous plots. Development is generally low density, with

spacious gardens, mature landscaping and a varied architectural style incorporating traditional brick, rendered and timber-clad buildings. This creates an attractive semi-rural character where built development is dispersed but clearly established along Barkham Street, Barkham Road and the surrounding lanes.

- 5.27 Core Strategy Policy CP3 requires development to respond positively to local character through its scale, layout, height, design and materials. The proposal complies with these objectives as it relates to an existing residential dwelling and comprises sympathetic alterations and extensions that respect the established built form and spacious character of the surrounding area. The proposal does not represent an incongruous or overly intensive form of development and will preserve the visual qualities of the locality.
- 5.28 Core Strategy Policy CP9 (Scale and Location of Development Proposals) directs development towards sustainable settlements where facilities, services and accessibility can support growth. Whilst the site lies outside the defined development limits, it is closely related to the Limited Development Location of Barkham and forms part of an established cluster of residential development. The proposal relates to the enhancement of an existing dwelling rather than the creation of a new residential use and therefore would not result in an isolated or inappropriate form of development within the countryside. Its scale and relationship with the surrounding built form ensure that it integrates successfully with the existing character of the area.
- 5.29 In this context, the proposed development of 1no. dwelling is considered to align with the prevailing and emerging character and density of the area. The proposal responds to the established pattern of development while remaining consistent in scale, form and use, in accordance with Policy TB21 (Landscape Character).

- 5.30 As part of the pre-application, from a design perspective, the officers at Wokingham Borough Council considered the overall architectural approach, materials and chalet-style appearance to be generally appropriate for the rural farm setting, with the use of red brick, clay tiles and detailed brickwork viewed positively. This shows that the proposal represents a well-considered response to its context, in full accordance with Policies CP3 and CP9 of the Core Strategy, along with MDD Policy TB21.
- 5.31 **Residential Amenity:** The proposed development has been carefully designed to ensure that it will have no adverse impact on the residential amenity of neighbouring properties. Owing to the generous size and configuration of the site, the separation distances to all surrounding dwellings and the proposed dwelling are substantial, comfortably exceeding what would be necessary to safeguard against issues of overlooking, loss of light, or overbearing effects.
- 5.32 CS Policy CP3 seeks to ensure that development has no detriment upon the amenities of neighbouring dwellings. The existing property raises no harm to residential amenity and as such it is considered that this replacement dwelling will equate the same.
- 5.33 Internally, the dwelling 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.
- 5.34 The proposal accords with the space standards set out in the MDD under Policy TB07 (Internal Space Standards).
- 5.35 Externally, the dwelling benefits from substantial wrap around rear gardens and continue to facilitate existing mature landscaping across the site, with screening on all sides. The dwelling also benefits from

proposed landscaping, a bin store double garage and private driveway.

- 5.36 **Trees and Landscaping:** The MDD in Policy CC03 (Green Infrastructure, Trees and Landscaping) demonstrates the need to protect green infrastructure networks, promote linkages between public open space and countryside, retain existing trees and establish appropriate landscaping. Proposals that harm or fragment green infrastructure are unacceptable, and those within river valleys must contribute to creating dual-use riverside routes and flood-mitigating green infrastructure improvements. Policy TB21 of the same document ensures the retention or enhancement of the condition, character and features that contribute to the landscape.
- 5.37 The proposal brings forth no harm or impact to significant trees, however, there appears to be a large oak tree on site to the north of the access track which may have a root protection area that extends into the site. The proposal will be executed to avoid loss to existing trees and vegetation on site and will be capable of being delivered while retaining the principal landscape framework, but construction activity, services, storage and changes in ground level must be carefully controlled.
- 5.38 **Transport and Parking:** The site benefits from access taken from Barkham Street and provides private parking space for 3 car parking spaces on a driveway. The proposal would therefore provide ample parking on site in line with Policy CP6 – Managing Travel Demand which states that planning permission will be granted for schemes which (inter alia):

"d) provide appropriate vehicular parking, having regard to car ownership

e) mitigate any adverse effects upon the local and strategic transport network that arise from the development proposed”.

- 5.39 The provision of 3 parking spaces for 1no. dwelling is akin to the Council’s parking standards for a 4 bedroom dwelling.
- 5.40 The site is located to the east of Barkham Street which is taken from south of the B3349. Barkham Street serves several dwellings, including the existing dwelling on site and as such there are existing vehicle movements traversing the lane.
- 5.41 In the pre-application response, the highways officers raised no objection in principle. With the existing access being retained, it was found that traffic generation would not materially increase, and the proposed three parking spaces satisfy Wokingham's parking standards.
- 5.42 **Cycle Provision:** The proposal can accommodate secure storage for the safe keeping of bicycles to be stored within the covered cycle store.
- 5.43 **Refuse Provision:** The refuse provisions will remain as existing.
- 5.44 **Locational Sustainability:** Core Strategy Policies CP1 (Sustainable Development) and CP6 (Managing Travel Demand) seek to ensure that development minimises the need to travel, particularly by private car, and promotes the use of sustainable modes of transport. Development should provide opportunities for walking, cycling and public transport use, whilst contributing, where necessary, towards improvements to the transport network and facilities for pedestrians, cyclists and those with reduced mobility.
- 5.45 The Wokingham Borough Design Guide SPD reinforces these objectives, stating that sustainable places should comprise "walkable neighbourhoods, with a range of facilities within 10 minutes walking

distance of residential areas, which encourage people to travel on foot or by bicycle."

- 5.46 Similarly, paragraph 115 of the National Planning Policy Framework (NPPF) requires that sustainable transport modes are prioritised, taking account of the site's location, the nature of the proposed development and opportunities to maximise sustainable travel.
- 5.47 The site benefits from good accessibility to public transport, with a bus stop located immediately adjacent to the site on Barkham Street, served by Reading Buses' Leopard 3 service. This provides regular connections to Wokingham, Arborfield Green and Reading, allowing residents convenient access to employment opportunities, retail centres, education, healthcare and wider transport interchanges without reliance on the private car.
- 5.48 In addition, Barkham Street is served by continuous footways on both sides of the carriageway, providing safe and convenient pedestrian routes to nearby bus stops and surrounding residential areas. This existing infrastructure encourages walking and cycling for local journeys and supports the objectives of Core Strategy Policies CP1 and CP6, the Borough Design Guide SPD and the NPPF.
- 5.49 The site also forms part of an established residential area and is therefore not an isolated location. Its relationship with the existing built form and its close proximity to the defined settlement of Barkham mean that future occupiers would have access to existing services and facilities whilst integrating with the surrounding community.
- 5.50 Furthermore, the site lies in close proximity to the Modest Development Locations of Arborfield Garrison, Finchampstead North, Spencers Wood and Three Mile Cross, together with the Limited Development Location of Barkham, as illustrated in the graphic

below. These nearby settlements provide a range of day-to-day services and facilities that are readily accessible from the site, further demonstrating its sustainable location.

- 5.51 Finally, the site is well connected to Wokingham Town centre, being a 10 minute drive and a competent public transport link, with the fairly frequent bus "3 Leopard" having multiple stops directly on Barkham Street, enabling efficient transport into Wokingham Town Centre. Further travel can be taken from the town centre, with Wokingham Train station providing South-Western and Great Western Railway routes into London and Reading.
- 5.52 **Drainage and SuDS:** Policy CC09 (Development and Flood Risk) requires development to avoid areas at risk of flooding by applying a sequential approach and ensuring proposals do not increase flood risk elsewhere. Where necessary, developments must be supported by a Flood Risk Assessment and incorporate appropriate mitigation measures.
- 5.53 Policy CC10 (Sustainable Drainage) seeks for proposals to manage surface water sustainably through the use of SuDS, aiming to replicate greenfield runoff rates, reduce flood risk, and provide long-term drainage solutions with proper maintenance arrangements.
- 5.54 Policy CC03 (Green Infrastructure, Trees and Landscaping) seeks for proposals to incorporate high-quality landscaping that can also contribute to flood mitigation and sustainable drainage.
- 5.55 The site being situated in Flood Zone 1 and outside of any surface water zones reduces the risk of the proposal being prone to major flooding risks, therefore reducing the need to implement extra SuDS according to Policy CC10. The proposal's incorporated landscaping schemes provides long-term drainage solutions and contribute to

flood mitigation and sustainable drainage in accordance with Policy CC10 and CC03.

5.56 **Contamination:** The level of contamination on site is currently unknown. If concerns were raised throughout the course of the application, these can be addressed via condition.

- A. **Sustainability and Energy:** Paragraph 8 of the NPPF supports the transition of development to a low carbon future. The national Code for Sustainable Homes has now been abolished, however it is proposed that the development would conform to Part L of the Building Regulations which as of 2022 requires a 30% reduction than current standards. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through; The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to create an excellent SAP rating;
- B. Use of locally sourced, recycled materials and labour where practicable;
- C. Maximizing the use of natural light through floor-ceiling windows;
- D. Reduced internal water consumption of 110 litres per person per day through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins;
- E. Refuse, recycling and composting facilities to be provided to work with the Council's existing waste and recycling collection service;

- F. Secure cycle provision to encourage sustainable modes of transport;
- G. 'A' rated electrical appliances and energy saving light fittings;
- H. 'A' rated double glazed windows with natural cross ventilation provision;
- I. Water butts fitted to the rainwater down pipes for watering the garden;
- J. Recycling of waste construction materials where practicable;

5.57 The proposal is therefore considered to comply with sustainability objectives in this respect.

5.58 **Archaeology:** The site is located outside of any area of high archaeological potential. If concerns were raised throughout the course of the application, these can be addressed via condition.

5.59 **Ecology: Policy CP7 – Biodiversity** designates sites of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The site's location in the countryside makes it prone to ecological considerations, meaning careful consideration needs to be given to mitigate any potential harm to ecological systems.

5.60 An ecology report accompanies this application. In summary, it confirms that the property acts as a summer day roost for common pipistrelle bats, with access points below the ridge tiles to the west of the chimney, and therefore a licence from Natural England will be required prior to any demolition works. The property qualifies for the Bat Mitigation 'low impact' Class Licence, which will need to be obtained once planning permission is granted and no more than 3 months before the work commences. To avoid the risk of disturbing

torpid or hibernating bats, it is advised that no roosts are destroyed during the winter season (mid-November – end of February).

- 5.61 Following the measures laid out in the report will comply with Policy CP7, therefore careful consideration and steps must be undertaken during the demolition and construction phases to align with this policy.
- 5.62 **Community Infrastructure Levy:** This development will undertake a self-build, therefore an exemption to CIL notice will accompany this application. We therefore look to remove any CIL charges.

6. Conclusion

- 6.1 This Statement has demonstrated that the proposed development is acceptable in principle as a replacement dwelling within the countryside and represents a high-quality form of development that makes efficient use of an existing residential site.
- 6.2 The material planning considerations have been carefully assessed throughout Section 5 of this Statement, together with the submitted plans and supporting technical information. The proposal has been designed to respect the character of the surrounding rural area and the Barkham Church and Manor Area of Special Character, whilst safeguarding neighbouring amenity, retaining the existing access arrangements and delivering an energy-efficient replacement dwelling. The proposal complies with the replacement dwelling exception under Policy CP11 and, as a replacement rather than an additional dwelling, would not result in inappropriate encroachment into the countryside.
- 6.3 It is therefore considered that the proposed development complies with the relevant policies of the Development Plan and is supported by the National Planning Policy Framework. Furthermore, in light of

the Council's current housing land supply position and the presumption in favour of sustainable development, there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal. Accordingly, it is respectfully requested that planning permission is granted.



Tom Ryan BSc (Hons) MRTPI

Principal Planner | ET Planning

Head Office: 200 Dukes Ride Crowthorne RG45 6DS

tom.ryan@etplanning.co.uk | 01344 985118