

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261530
Site Address:	Springwood House, The Ridges, Finchampstead, Wokingham, RG40 3TA
Expiry Date:	22 September 2026
Site Visit Date:	24 August 2026
Proposal: Full application for the erection of 2no. buildings for storage of domestic grounds maintenance equipment, associated hard surfacing and erection of a fence (retrospective).	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character TB25 - Archaeology
Joint Minerals and Waste Plan (JMWP)	The JMWP is not applicable to this site
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside CE2 – Environmental standards for non-residential development C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity

Other	Borough Design Guide Supplementary Planning Document Finchampstead Neighbourhood Plan
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PLANNING HISTORY

No relevant planning history, however enforcement case RFS/2026/091125 was raised in February 2026 for this unauthorised development.

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received
WBC Enforcement – No comments received
WBC Highways – No objection subject to conditions
WBC Landscape and Trees – Suggestion to amend gate design
WBC Public Rights Of Way – No comments received
WBC CIL – No comments received
WBC Ecology Newts – Did not wish to comment
WBC Ecology – No comments received

External

Berkshire Archaeology – No objection
Berks, Bucks & Oxon Wildlife Trust – No comments received

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	One comment has been received which reads: <i>“On the general site plan, the area with the two new buildings is divided from the rest of the grounds with combined red & blue lines. I could not find a key to these so what are they intended to indicate? They appear to show the lower part of the garden being divided in half across the middle, roughly NE to SW. Can you explain?”</i> Officer comment: The red lined area denotes the application site subject to this planning application and the blue lined area denotes land outside of the application site, but within the applicant’s control/ ownership.

APPRAISAL

Site Description:

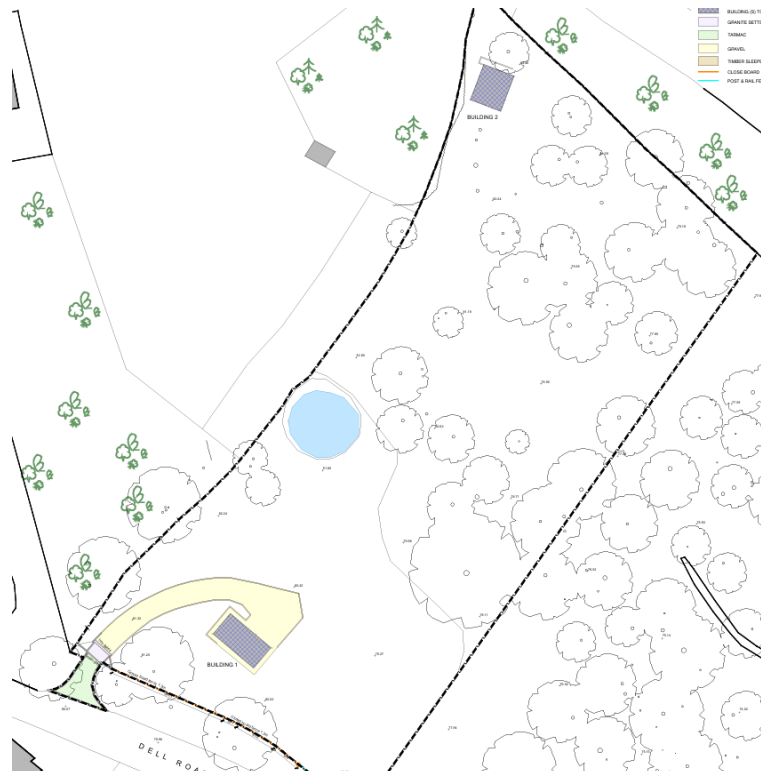
The application site relates to a parcel of land in connection with Springwood House – a large residential property. The land is accessed off Dell Road which is a separate access to that for the main house.

The use of the land is unclear as there is no planning history or certificate of lawfulness confirming its use. The applicant describes the land as “domestic grounds” but

acknowledges it is outside of the residential curtilage. The Council agree the site is outside of the residential curtilage. Prior to this development, the land was free of built form and accessed via a simple farm gate off Dell Road.

Proposal:

Retrospective planning permission is sought for the erection of two detached buildings to store land maintenance equipment for the land, fencing (closed boarded and post and rail) along Dell Road and formalisation of the access point into the site from Dell Road, with an internal access track. This can be seen on the proposed site layout:



Proposed site layout: Access point in green, access road/driveway to building in yellow, 2 x buildings in grey

The presently unauthorised development was subject to a planning enforcement investigation opened in February 2026.

The development has been constructed to enhance site security following theft of machinery and unauthorised access on the land.

Principle of Development:

(i) Adopted Development Plan

Core Strategy/ MDD

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan 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.

Policy CP9 of the Core Strategy sets out the spatial strategy for the borough. It outlines defined settlement limits for where development will generally be acceptable in principle. The application site is located outside of defined settlement limits, within the Wokingham countryside. As such, policy CP11 of the Core Strategy applies and outlines exceptions for when development in the countryside may be permissible. These are:

- 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.*
- 6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;*
- 7) Affordable housing on rural exception sites in line with CP9*

Looking at the exceptions above, 1 – 3 are most applicable to this proposal. All 3 are required to be satisfied to achieve compliance. The proposal would fail to accord with all 3.

Looking at (1), the proposed development would not contribute or promote recreation in, and enjoyment of the countryside. The proposal is for development on privately owned land, and in connection with the maintenance of their estate. The proposal is to enhance operations within land that is located within the countryside; the proposal is not actually reliant on or intrinsically linked to enjoyment or recreation in the countryside.

Looking at (2), the closest application site boundary is approx. 80m from the original building (Springwood House), with the proposed development being in excess of this distance due to their distance from the closest boundary. It is acknowledged that the main house (Springwood House) and the application site are on different ground levels, however the distance of the development from the original built form is still deemed excessive.

Looking at (3) is not relevant as the development is for new buildings and operational development.

Accordingly, the proposal is in conflict with the Borough's spatial strategy and policy CP11.

Finchampstead Neighbourhood Plan

Policy AHD1 of the Finchampstead Neighbourhood Plan applies to the development. This only allows development outside of development locations where will only be supported where they are in accordance with national and Borough planning policies. As such, given the Council's view that the proposal does not comply with CP11, the proposal would also be contrary to policy AHD1 due to the alignment between the two policies.

(ii) Local Plan Update

The Local Plan Update ("LPU"), the plan which will supersede the CS and MDD LP, was published for Regulation 19 consultation in October 2024 and submitted to the Secretary of State for independent examination in February 2025. The examination hearing sessions have now concluded and the Inspectors issued a Post Hearings Letter on 4 August 2026.

The Inspectors have advised that, at this stage, the Plan is likely to be capable of being found sound and legally compliant, subject to the preparation, consultation and consideration of Main Modifications, together with updated Sustainability Appraisal and Habitats Regulations Assessment work. The Inspectors make clear that their conclusions remain subject to consultation on the Main Modifications and consideration of any representations received before a final report is issued.

Policy SS5 outlines where development in the countryside will generally be supported. However, within the Inspector's letter, SS5 required amendment. Notwithstanding this, moderate weight can be attributed to the principles in the plan.

(iii) NPPF

The NPPF (published August 2026) now includes National Decision Making Policies (NDMPs), one of which is S5 which focuses on the principle of development outside settlements. Like local policy CP11, it states that only certain forms of development should be approved outside settlements (as listed in S5(1) a-j).

Having reviewed the exemptions listed in S5(1), the proposal would not comply with any. This is not disputed by the applicant.

As directed by the NPPF, attention then has to turn to S5(4) which states that development proposals which do not fall within one of the categories set out in the policy (the exemptions (S5(1)(a-j))) should only be approved in exceptional circumstances, where the benefits of the proposal would substantially outweigh the adverse effects, including to the character of the countryside and in relation to promoting sustainable patterns of movement. It should be noted that the use of the word 'substantially' indicates a materially stronger weighting in favour of refusal unless there is a compelling justification.

The applicant considers the proposal amounts to exceptional circumstances owing to the benefits of the proposal which are as follows:

- The provision of secure storage for the equipment listed is essential to maintain the site (circa 10 acres) which includes woodland, ditches for drainage and grassland, and to ensure that its character and appearance is safeguarded;

- The storage of the equipment in a secure building is essential to protect the equipment from the elements but also for security reasons as there have been incidences of theft of valuable equipment on the site as well as in the surrounding area;
- The applicant has no other means of securely storing the equipment;
- The fencing, CCTV security and gates are an essential part of the security for the storage taking place which is all linked to the property;
- The hard surfacing replaces a former hard surfaced and allows for safe access and egress including in times of poor weather conditions.

Exceptional circumstances are not defined in the NPPF and thus each case is required to be assessed on a case by case basis but are where the benefits of the proposal would substantially outweigh the adverse effects, including to the character of the countryside and in relation to promoting sustainable patterns of movement.

An overall conclusion as to whether the proposal amounts to exceptional circumstances will be made within the planning balance section of this report as it will be a case of weighing any identified adverse effects against these presented benefits. The adverse effects, if identified, will be in relation to material considerations as discussed in throughout this report.

(iv) Material Inconsistency with the Adopted Development Plan

As discussed, there are local and national policies that dictate development outside settlement limits. Annex A, paragraph 2 of the NPPF states that *“Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight.”*

The relevant question is whether the intent and practical operation of the adopted Development Plan policies are materially inconsistent with the NDMPs, rather than whether their wording differs. This requires consideration of whether applying each policy framework to the proposal would lead to the same or a different outcome.

Policy CP9 directs development towards development limits, while Policy CP11 ordinarily resists development outside those limits unless specified exceptions apply. In the Finchampstead Neighbourhood Plan, policy AHD1 states that proposals will only be supportable outside of settlement where they comply with local and national policies (so that is now taken to be CP11 and S5; local and national policies respectively). The purpose of these policies are to preserve countryside character and appearance, and avoid the physical, visual or perceived coalescence of existing settlements.

Those objectives are consistent with the broad purpose of NDMP S5, which does not provide unrestricted support for countryside development. It is acknowledged that the list of exemptions in CP11 and S5 for development outside of settlement does differ, however the intent of the policies align.

Accordingly, there is not deemed to be material inconsistency between local policies CP11 and AHD1 and S5 of the NPPF and as such they all feature in the balance and determination of this application.

(v) Conclusion on principle of development

The application site is located outside of settlement limits, in the countryside. The proposal fails to comply with Core Strategy policy CP11 and policy AHD1 of the Finchampstead Neighbourhood Plan. Notwithstanding this, the NPPF also now contains decision making policies that also have to be factored into the overall planning balance. The proposal fails to comply with exemptions listed in policy S5(1) and so the proposal will only be deemed appropriate in the countryside should exceptional circumstances exist, as per policy S5(4), and these substantially outweigh adverse impacts.

Character of the Area:

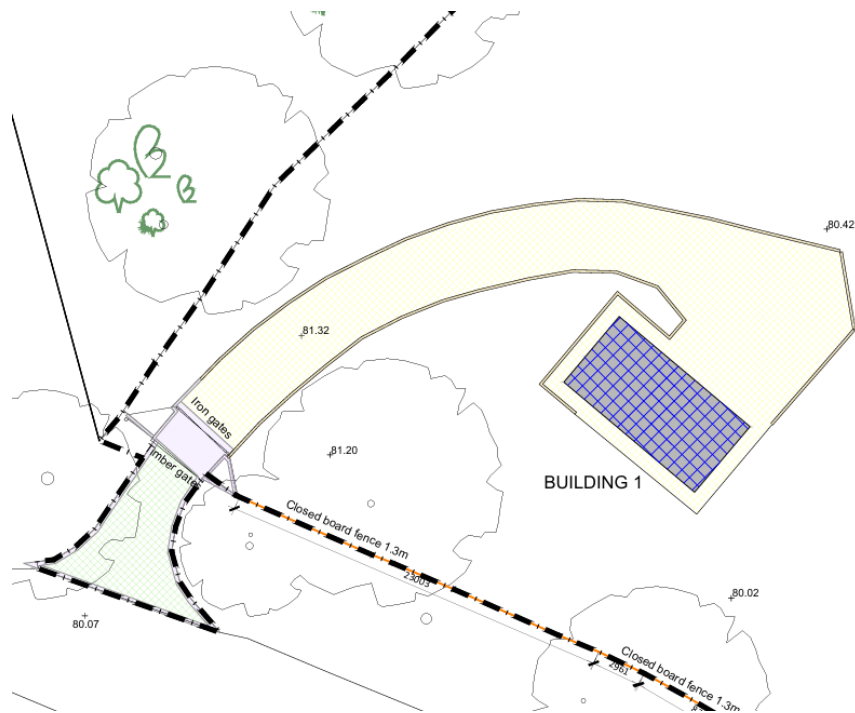
Policy CP3(a) of the Core Strategy states that development should be of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design.

Policy TB21(2) of the MDD states that proposals shall retain or enhance the condition, character and features that contribute to the landscape. The site is located within the M2 Landscape Character Area (Finchampstead Ridges Forested and Settled Sands). A valuable landscape attribute is the undeveloped character and sense of remoteness.

Policy DP3 of the NPPF states that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings.

Building 1, access track and gate

Building 1 is set back from the site entrance with the road and a mature hedgerow, although it is still visible from Dell Road. It is 10m long x 5 m wide x 3.9m high. It is made of natural materials clad in timber with a clay tiled roof. The access track is set back behind the gate and curves to access the building and is about 59m in length. It is set back 20m behind the existing hedgerow which effectively screens the building in summer although in winter is more likely to be seen.



The access track and entrance point result in a heightened urbanisation of the countryside due to its stark formalisation. It is acknowledged that there has historically been an access point in this location, gated by a field gate with no formalised track or path from the access across the land. The access point is now tarmacked which is not a desirable material within the countryside, however the gravel driveway is an appropriate material. That being said, it is considered of an excessive length relative to the requirement of the building. With this in mind, it is considered an extensive and unjustified expansion of formalised surfacing in the countryside. The electric gate from the access to the site is non permeable, creating a more urban, closed frontage onto rural road, Dell Road. Combined, this part of the development appears a physically and visually contained development, giving the impression of a separate planning unit or use on the land that does not appear to relate to the wider countryside, particularly when viewed from Dell Road. Whilst appreciated the building is not being used or applied for as a dwelling, the gates, driveway, and building, by way of its layout and formation, *visually* appear tantamount to a new small dwelling.



Site photograph taken within the site, in front of the electric gate with the driveway and building 1 shown

Building 2

This building is set back from Dell Road beyond existing trees. It is 6m wide, 7m long and 4m in height. It again is of timber construction with a tiled roof. Given its location well into the site and its modest scale in relation to the size of the site, the building is not widely perceived from the road or from public vantage points. As such, individually, it would not detrimentally impact the character and appearance of the surrounding area or the wider countryside. However, it does form part of the overall cumulative amount of development sprawled across the site.



Fencing

An extensive new fenceline has been erected along the Dell Road frontage which is part closed boarded and part post and rail. Post and rail fencing is considered appropriate in a countryside location given its permeability. Closed boarded fence is less desirable and out of keeping with the permeable or vegetated frontages generally found along Dell Road. It is appreciated the fence line is set back from the road, behind a ditch, and its height is not overall excessive (1.3m) however the materiality of the fencing, in combination with the non-permeable gates on the frontage, contributes to the urbanised appearance at odds with the character of the rural road.

Overall conclusion

It is acknowledged that there are elements of the proposal that individually would not amount to a level of harm to the surrounding area that would result in a substantial policy breach (such as building 2 in isolation and the fence line). However, when assessed as a whole, the spread of development into and across the site, particularly through the formalised access and driveway, in combination with building 1, which is visible along the Dell Road results in harmful physical and visual urbanisation of the countryside and the rural roadside. The proposal is therefore contrary to policy CP3(a) of the Core Strategy in that the proposal should be appropriate to the character of the area and TB21 of the MDD given that the proposal would extend the visual influence of built development into an area which presently contributes to the rural character of the M2 Landscape Character Area. Consequently, the proposal also fails to comply with DP3(1) of the NPPF which states that development proposals should respond to their context so that they integrate with and enhance their surroundings. DP3(3) affirms that development proposals should be refused if, without clear justification, they conflict with paragraph DP3(1) which is the case here.

Neighbouring Amenity:

Policy CP3(a) of the Core Strategy states that proposals should be without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

All parts of the development are located suitable distances for nearby residential development and so it will not result in harmful overlooking, overbearing or privacy concerns.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that development should be provided with suitable parking and policy CP6 of the Core Strategy states that development should not result in highway problems.

As the proposed buildings are used for storage purposes in connection with the main dwelling on the wider site, it is not expected that there will be additional demand for car parking and the proposal will not result in the reduction of parking provision.

The fences are suitably set back from the public highway, which have no negative impacts to existing visibility splays.

Conditions were recommended from WBC Highways relating to the buildings being used as ancillary to the main dwelling on the wider site. This would have been an appropriate condition given the buildings are accessed via a separate access to that which serves the

main house. A condition was also recommended relating to surfacing details, however the access is already surfaced and so this condition is not considered relevant. WBC Highways have not raised concern regarding the surfacing that has been carried out (access is tarmacked, with driveway loose stone).

Trees and Landscaping:

Policy CC03 of the MDD states that development should protect and retain existing trees, hedges and other landscape features and incorporate high quality landscaping as an integral part of the scheme.

The application was not supported by arboricultural information. However, as the proposal is retrospective, any harm that may have occurred to existing trees will unfortunately have already happened. These trees are not protected by way of a Tree Preservation Order or being located in a Conservation Area. As such, the WBC Tree & Landscape Officer does not raise objection to the proposal on tree grounds.

Ecology:

Policy CP7 of the Core Strategy states that:

Development:

- A) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or*
- B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or*
- C) That compromises the implementation of the national, regional, county and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need,*

and:

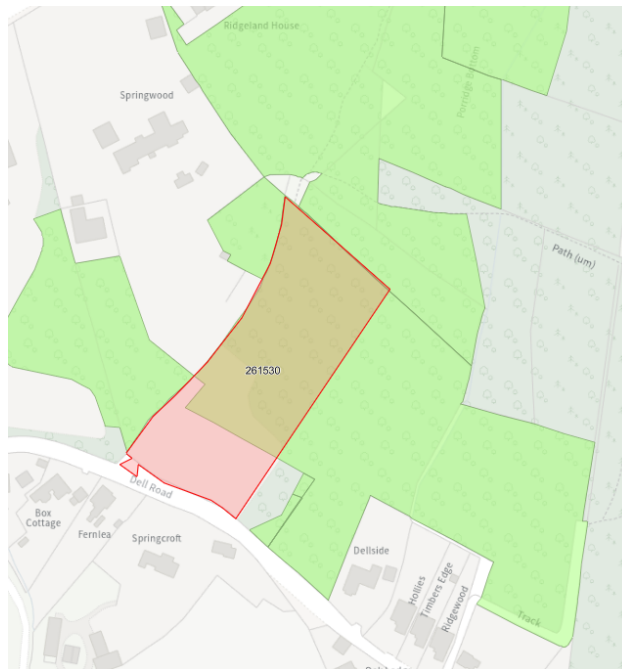
- i) Mitigation measures can be put in place to prevent damaging impacts; or*
- ii) Appropriate compensation measures to offset the scale and kind of losses are provided.*

The requirements of policy CP7 aligns with policy N2 of the NPPF which states “*If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused.*”

Policy IRS5 of the Finchampstead Neighbourhood Plan also states that proposals should demonstrate that will not have an unacceptable impact on local biodiversity or the network of sites designated as of importance for nature conservation.

The application site has the following ecological designations that are relevant to this scale and kind of proposal:

- Green zone for Great Crested Newts
- Part of the site is a priority habitat (Lowland mixed deciduous woodland)



The application site (red) and priority habitat (green)

Upon consultation with NatureSpace, they advised they had no comments to make on the proposal in relation to Great Crested Newts owing to it being retrospective. However, it is noted that the site is located in the green zone which is the zone with the least potential habitat for the species.

Upon consultation with WBC Ecology, no comments were received. As per policy DM3(d) of the NPPF:

Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision, there are public safety risks from proceeding without advice, or more detailed advice may enable an approval rather than a refusal.

In the absence of Ecologist comments, planning officers can only come to a view based on the information available.

As the application is retrospective it means that any potential harm to the priority habitat, primarily as a result of building 2, will have already occurred and mitigation could be required.

Turning once again to the relevant requirement of policy CP7:

Development:

*B) Which may harm **habitats** or, species of **principle importance** in England for nature conservation, veteran trees or features of the landscape that are of major importance for*

wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, (author's emphasis)

....will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need,

and:

- i) Mitigation measures can be put in place to prevent damaging impacts; or*
- ii) Appropriate compensation measures to offset the scale and kind of losses are provided.*

No ecological information accompanies this submission, nor has any reference to part of the site being within a priority habitat been made. As a result, no justification for the proposal against the need to safeguard nature conservation has been provided, no discussion on alternative sites, nor any mitigation or compensation measures been discussed or considered. Accordingly, the proposal has failed to demonstrate that it complies with policy CP7 of the Core Strategy, along with the other aforementioned policies at the start of this topic section.

BNG

The application was submitted prior to 6th August 2026. Retrospective applications submitted before are exempt from providing a 10% statutory Biodiversity Net Gain under Schedule 7A of the Town and Country Planning Act 1990, as amended by the Environment Act 2021.

Archaeology:

Policy TB25 of the MDD states that where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.

Upon consultation with Berkshire Archaeology, they advised that as this is a retrospective application, any archaeology, should it have been present, would now have been removed. However, have reviewed the application and, if we had been consulted prior to the development taking place, it is unlikely that Berkshire Archaeology would have considered a recommendation for archaeology justifiable. This is due to the size and scope of new impacts this development entailed.

Planning Balance:

Under the adopted development plan, the proposal fails to comply with exemptions listed in policy CP11 and thus the development, is in principle, not that envisaged by the policy or in this countryside location. It is also not envisaged by the Finchampstead Neighbourhood Plan policy AHD1.

The proposal also fails to accord with any of the exemptions for development outside of settlement as outlined in S5(1) of the NPPF. Accordingly, the application should only be

approved if S5(4) is satisfied, namely where exceptional circumstances exist where the benefits substantially outweigh the adverse effects. The benefits of the proposal are to enhance site security and to prevent theft of machinery that is used to upkeep the land. The benefits are noted to primarily be private benefits for the landowner.

The machinery which is to be stored will be used to maintain land which forms part of the Wokingham countryside. The upkeep of private countryside land will not have a high level of visual benefit in the context of the wider landscape and character of the area given countryside land does not have to be maintained or manicured for it to be visually attractive or useable for the landowner.

The benefits of the proposal are deemed to hold limited positive weight in the planning balance.

Against the benefits are the adverse effects. The proposal would result in harm to the character of the countryside, a matter which S5(4) explicitly refers to. The formalised access point and gravel driveway from Dell Road to building 1 in particular results in excessive urbanisation of the countryside, especially when considered in relation to the alleged requirement for the development. Cumulatively, the development erodes the rural quality of the countryside and Dell Road frontage for a more style urban development in terms of its form and materiality. This adverse harm is attributed moderate negative weight.

The proposal has also failed to demonstrate that it would not result in adverse harm to a defined priority habitat or satisfied the requirements of policy CP7 and N2 of the NPPF to consider alternative sites and mitigation/ compensation measures if appropriate. This unresolved risk to a priority habitat weighs significantly against the proposal because the Council cannot be satisfied, on the evidence submitted, that any harm has been avoided, mitigated or compensated.

As such, whilst Officers are sympathetic to the applicant's situation, it is not considered that exceptional circumstances exist as the benefits do not **substantially** outweigh the identified adverse effects to the wider area in terms of the character of the countryside and on a defined priority habitat.

DM8 of the NPPF is also relevant to this proposal and the planning balance. DM8(2) states that *"In cases of unauthorised development where consideration is being given to an application for retrospective planning permission (or through an enforcement appeal, whether to grant planning permission in respect of a breach of planning control), if it is concluded based on evidence that the unauthorised development was intentional, that fact should be given substantial weight in considering whether to grant planning permission."*

The development was undertaken without the benefit of planning permission and is therefore retrospective in nature. An enforcement investigation (RFS/2026/091125) was opened in February 2026. At the time the investigation commenced, the two buildings were under construction, the access and driveway had been formed, and gates and fencing had been erected. Officers are satisfied that some additional works were undertaken following the opening of the enforcement investigation. For example, the

following photo shows the status of building 1 at the time the enforcement investigation was opened and the Council made an initial site visit:



This photo shows time of the site visit application:

building 1 at the for this live



Given that the landowner was aware that the Council was investigating the development for needing planning permission, yet construction activities continued, Officers consider there is evidence that at least part of the unauthorised development was carried out intentionally. This is a significant material consideration. In accordance with DM8(2) of the NPPF, substantial weight is therefore attributed to the intentional nature of the unauthorised development in the overall planning balance.

Conclusion

To conclude, the proposal fails to comply with the development plan in terms of its location in the countryside and its impact on the character of the area. It has also failed to demonstrate that it does not result in adverse harm to a priority habitat within the borough. Accordingly, the proposal fails to comply with S5(4) with no exceptional circumstances existing where the benefits would substantially outweigh the adverse effects, and accordingly, as directed by the NPPF, permission should be refused on that basis. Lastly, substantial weight is attributed to the fact that the development continued intentionally.

The application is therefore recommended for refusal.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Refuse (and enforce) for the following reasons: 1. The proposal represents unwarranted encroachment into, and urbanisation of, the countryside where cumulatively the development erodes the rural quality and character of the surrounding area and countryside. The proposal therefore fails

	to comply with policies S5 and DP3 of the NPPF, CP3 and CP11 of the Core Strategy, TB21 of the MDD and AHD1 of the Finchampstead Neighbourhood Plan. 2. The proposal fails to demonstrate that the development has not resulted in adverse harm to a priority habitat, contrary to policies CP3 and CP7 of the Core Strategy, TB23 of the MDD Local Plan, IRS5 of the Finchampstead Neighbourhood Plan and N2 of the NPPF.
Date:	16 September 2026
Earliest date for decision:	19 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	16/09/26

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

#	FEATURE_TYPE	CONSULT	STATUS
1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Footpath

Rights of Way Improvement Plan Consultation Zone | Total count: 1

#	Proposal_Type
1	New Footpath or Bridleway

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for

			special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.
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Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m
2	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 1	Tree Planting, Mineral extract/Quarrying, Refuse tips, Reservoir, Sewage Disposal, Nature reserve, Bird Sanctuary, any aviation use

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 90 metres (295.3 feet)	YES	YES

Water Network Watercourse Consultation Zone | Total count: 2

#	watercourseName	form
1	No data	inlandRiver
2	No data	inlandRiver

Annual likelihood of surface water flooding 1 in 1000 | Total count: 3

#	depth_band
1	<150mm

2	150-300mm
3	300-600mm

Bat Roost Habitat Suitability | Total count: 19

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	WR1124	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	WR1125	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	WR1131	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	WS1120	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	WS1123	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	WS1124	Ecology Officer, Green Infrastructure Team
7	Bat survey required for planning applications that involve roof modification or demolition.	WS1125	Ecology Officer, Green Infrastructure Team
8	Bat survey required for planning applications that involve roof modification or demolition.	WS1131	Ecology Officer, Green Infrastructure Team
9	Bat survey required for planning applications that involve roof modification or demolition.	WT1119	Ecology Officer, Green Infrastructure Team
10	Bat survey required for planning applications that involve roof modification or demolition.	WT1120	Ecology Officer, Green Infrastructure Team

11	Bat survey required for planning applications that involve roof modification or demolition.	WT1122	Ecology Officer, Green Infrastructure Team
12	Bat survey required for planning applications that involve roof modification or demolition.	WT1123	Ecology Officer, Green Infrastructure Team
13	Bat survey required for planning applications that involve roof modification or demolition.	WU1123	Ecology Officer, Green Infrastructure Team
14	Bat survey required for planning applications that involve roof modification or demolition.	WU1124	Ecology Officer, Green Infrastructure Team
15	Bat survey required for planning applications that involve roof modification or demolition.	WU1125	Ecology Officer, Green Infrastructure Team
16	Bat survey required for planning applications that involve roof modification or demolition.	WU1126	Ecology Officer, Green Infrastructure Team
17	Bat survey required for planning applications that involve roof modification or demolition.	WV1126	Ecology Officer, Green Infrastructure Team
18	Bat survey required for planning applications that involve roof modification or demolition.	WX1133	Ecology Officer, Green Infrastructure Team
19	Bat survey required for planning applications that involve roof modification or demolition.	WX1134	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only
2	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer
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Local Wildlife Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Local Wildlife Site	Finchampstead Ridges

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000432000&notes=11401&location=480059,163550%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Finchampstead Ridges Forested and Settled Sands

Archaeological Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Archaeological Site	54

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Finchampstead Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Finchampstead CP	0 m