

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 October 2025

Application Number: 251458

Location: Jardine Meadows, Croft Road, Shinfield, RG7 1YP

Proposal: Full application for the proposed erection of 2no. detached 4-bedroom dwellings, access and associated landscaping.

Recommendation: Refused

Reasons

1. By virtue of the proposal requiring the removal of existing trees and insufficient replanting and landscaping, the proposal would result in significant harm to the character of the surrounding landscape and would thereby fails to retain or enhance existing green infrastructure. As such, the proposal would be contrary to Policy CP3 of the Core Strategy, Policies CC03 and TB21 of the Managing Development Delivery Local Plan 2014 and the NPPF.

2. By virtue of the clearance of trees and vegetation on site, the proposal fails to demonstrate how it would not result in significant harm to biodiversity, and no reasonable justification for the woodland loss nor adequate mitigation and compensation measures have been provided. As such, the proposal would be contrary to Policies CP3 and CP7 of the Core Strategy, Policy TB23 of the Managing Development Delivery Local Plan 2014 and the NPPF.

3. In the absence of sufficient ecological information, the proposal fails to demonstrate how it has taken into account the possibility of Great Crested Newts, a protected species, being on the site and how the impact on them could be mitigated. This is contrary to Section 15 of the NPPF, Paragraphs 98 and 99 of Circular 06/2005, Policies CP3 and CP7 of the Core Strategy and Policy TB23 of the Managing Development Delivery Local Plan 2014.

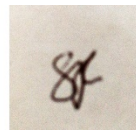
4. The proposal fails to demonstrate how the location of the proposed development can be safely accommodated having regard to the needs of Blue Light services and the Off-Site Emergency Plan (OSEP) for the Atomic Weapons Establishment Site at Burghfield. This is contrary to Policy TB04 of the Managing Development Delivery Local Plan 2014, policy CP3 of the Core Strategy and the NPPF.

5. 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 and Policies CP8 and CP4 of the Core Strategy.

Informatives

1. 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.

A small, square, light-colored stamp or piece of paper with a handwritten signature in dark ink, possibly reading 'SF'.

Recommendation and conditions/reasons agreed:

Date: 3.10.25

REMEMBER - The earliest date for a decision on this application is: **30 July 2025**