
WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS**Notification of REFUSAL of planning permission.**

**Thames Valley Housing Association
C/O Savills (Mr James Yeoman)
Wytham Court
11 West Way
Oxford
OX2 0QL**

Application Number: O/2013/0991
Parish: Wokingham
Location: Land adjoining Roberts Grove & Blagrove Lane,
Wokingham
Proposal: Outline application for a residential development of up to
140 dwellings with associated landscaping, public open
space and infrastructure with vehicular access from
Blagrove Lane and Evendons Lane. (Access to be
considered).

Wokingham Borough Council, in pursuance of its powers under the above Acts and Regulations, hereby **Refuses Permission** for carrying out the above development for the reasons specified hereunder.

Reasons

- 1) The site is not allocated for the delivery of housing and associated infrastructure in the Spatial Vision and policies of the Core Strategy and emerging policies of the Managing Development Delivery Development Plan Document. Any short term benefit from delivery of 140 dwellings on the site would not outweigh the risk of harm to the overall strategy for sustainable housing growth within the borough. As such the development would be contrary to the Core Strategy for development within the borough until 2026 and emerging policies of the Managing Development Delivery Development Plan Document.
- 2) The urbanisation of the site resulting from the development, both in itself and in terms of the loss of continuity of the rural landscape through the site and the relationship with Leslie Sears Playing Field and the Viking Field recreation area would be detrimental to the character and quality of the landscape and rural character of land between the settlements of Finchampstead North, Barkham and Wokingham and the amenities of the local area, contrary to Core Strategy policies CP1, CP3 and CP11, Wokingham District Local Plan policy WLL4 and emerging MDD policy TB21.
- 3) The development would result in the direct loss and impacts upon a number of trees that are of high amenity value to the character of the local area, and would have an indirect impact on other trees also of high amenity value in terms of a poor relationship

between the development and the trees, with development taking place within root protection areas and buildings located close to tree canopies such that there would be on-going pressure for reduction or removal of the trees. As such the development would be contrary to Core Strategy policies CP1 & CP3, Wokingham District Local Plan policy WBE5 and emerging MDD policy CC03.

- 4) The development would erode the rural character of the area to the detriment of the setting of the Grade 2 Listed Buildings at Hutt's Farm to the west contrary to the National Planning Policy Framework and Core Strategy policies CP1 & CP3.
- 5) Use of the new road into the site from Evendons Lane would result in noise and disturbance that would materially impact on the amenities enjoyed by the occupants of 111 & 113 Evendons Lane, contrary to Core Strategy policy CP3.
- 6) The application fails to include a satisfactory assessment of the transport impact and it has thus not been demonstrated to the local planning authority's satisfaction that the local highway network is capable of operating adequately and safely with the additional traffic and increase in pedestrians and cyclists likely to be generated by the development. As such the proposal is contrary to Core Strategy Policy CP6.
- 7) The application fails to demonstrate that the development would be sustainable with regards to its location and access to services, with no feasibility study or funding details given in respect of suggested public transport improvements, and with no details having been given of proposed connections into the site for pedestrians and cyclists.. The application thus fails to demonstrate sufficient provision of, or support for, sustainable transport options. Given the out-of-settlement location, occupants of the development would have a high dependency on the use of private cars, contrary to the sustainable transport goals of the NPPF and Core Strategy policies CP1, CP3 and CP6.
- 8) The proposal fails to make satisfactory provision of adequate services, amenities and infrastructure needs and consequently would have an unacceptable adverse impact upon the amenities of the area. As such, the development would be contrary to Wokingham Borough Core Strategy policies CP1 & CP4 and Policies WIC8, WR7, of the Wokingham District Local Plan.
- 9) The application does not include sufficient information in respect of the types, amounts and specification of public open spaces to be provided on site to demonstrate to the reasonable satisfaction of the local planning authority that the development would provide for sufficient public amenity space for the occupants of the development, contrary to Core Strategy policy CP3 and emerging MDD policy TB08.
- 10) Insufficient information has been provided to demonstrate to the reasonable satisfaction of the local planning authority that the development would have an acceptable impact in terms of protected species (Great Crested Newts and Barn Owls). As such the application is contrary to Core Strategy policies CP3 & CP7.
- 11) In the absence of a hedgerow mitigation strategy the local planning authority cannot be satisfied that the development would maintain the ability of the site to support flora and fauna, contrary to Core Strategy policy CP3(d).

12) The proposal fails to demonstrate adequate measures to avoid and mitigate against adverse effects upon the Thames Basin Heathlands Special Protection Area. As such, and in accordance with regulation 48(5) of the 1994 Regulations and Article 6(3) of Directive 92/43/EEC and the advice from Natural England, the development would be contrary to South East Plan policy NRM6 and Core Strategy policy CP8.

13) The proposal fails to make adequate provision for on-site affordable housing contrary to Core Strategy policy CP5 and the adopted Affordable Housing Supplementary Planning Document.

INFORMATIVES

1) Further information on the reasons for the above decision may be found in the officer report that will be available to view on the Council's web site shortly after the date of this decision, along with copies of all consultee responses.

2) You are advised, in compliance with The Town & Country Planning (Development Management Procedure) (England) Order 2010, that the following policies and/or proposals in the development plan are relevant to this decision:

South East Plan: policy NRM6

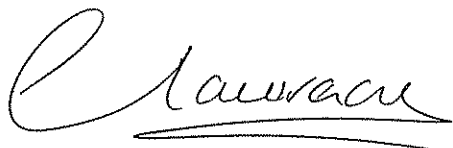
Core Strategy: policies CP1, CP3, CP4, CP5, CP6, CP7, CP8, CP9 & CP11

Wokingham District Local Plan policies WBE4, WBE5, WHE12, WLL2, WR7 & WIC8.

Emerging policies of the Managing Development Delivery Development Plan Document: CC01, CC03, CC04, CC05, CC07, CC09, CC10, TB05, TB07, TB08, TB12, TB21, TB23, TB24 & TB25.

3) This refusal is in respect of the application and the drawing numbered SK11 received by the Local Planning Authority on 23rd May 2013 and the associated Planning and Community Involvement Statement, Design and Access Statement, Air Quality Assessment, Arboricultural Report, Phase 1 Geo-Environmental Site Assessment, Ecological Appraisal, Flood Risk Assessment, Landscape and Visual Impact Assessment, Noise Impact Assessment, Archaeological Assessment, Transport Assessment and Travel Plan.

Signed



Clare Lawrence
Head of Development Management
Date: 22/08/2013

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Nick Clark on telephone number: 0118 974 6481 or by email at: nick.clark@wokingham.gov.uk

An officer report on the application and the decision will be available to view online at www.wokingham.gov.uk within a few days of the date of the decision, or otherwise can be viewed in the council offices at Shute End, Wokingham.

The Town & Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order – This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) March 2012.

TOWN AND COUNTRY PLANNING ACT 1990

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your local planning authority to refuse permission, or to grant permission subject to conditions, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision to refuse planning permission for a **householder application**, if you want to appeal against the decision, you must do so **within 12 weeks** of the date of this decision.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is **already the subject of an enforcement notice** and if you want to appeal against the decision, you must do so within 28 days of the date of this decision.
- **If an enforcement notice is served** relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this decision, whichever period expires earlier.
- In all other cases, if you want to appeal against the decision then you must do so within 6 months of the date of this decision.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

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 (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice 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.