



E.Mail to Development.control@wokingham.gov.uk

For the attention of the Case Officer, Development Control, Wokingham Borough Council

23rd August 2021

Dear Sir/ Madam

Re; Planning Application 212365 – Full application for the proposed change of use of land for the stationing of a mobile home for independent residential purposes

Hurst Village Society (HVS) objects to the above change of use and in so doing does not agree with the overarching comment in the associated planning statement that “The conclusion reached is that material considerations and the wider objective of National and Planning Policy support the grant of permission” in this instance.

The site of the existing mobile home is outside of the settlement boundary and within the countryside, and HVS would suggest this important fact influenced the Planning Authority when permitting the siting of it, did so only by attaching conditions as to its future use and that if those occupancy requirements (and also those relating to Silver Birches) at any time in the future were not met, the mobile home together with the hardstanding should be removed.

There are exceptions when it is accepted that Planning Policy CP11 restricting development in all areas outside of the development limits should be relaxed, but the applicant makes no suggestion that the nature of this application is such that any of these exceptions are pertinent and therefore it would appear to HVS that the Planning Authority has no leeway in this regard.

As you may be aware HVS has recently sought clarity from the Council in relation to recent Planning Appeal decisions and Case Law which have suggested Core Strategy 11 is “out of date” or conflicts with the aims of the National Planning Policy Framework (NPPF) and should not therefore be given full weight. This is another application where an applicant is suggesting that because of this Planning Policy CP11 is not relevant in this case.

Because of assertions received by HVS from Wokingham Borough Council, in relation to the above, this application should not be accepted as a “Windfall Site” and does not in our opinion represent a sustainable form of development consistent with the aims of the NPPF.

There is a clear Planning Policy conflict and this application for the removal of the occupancy conditions on the existing planning permission has not been shown to be in line with the aspirations of National and Local Policy to protect the countryside and promote sustainable development and in the opinion of HVS should be refused.

HVS is grateful for the opportunity to comment on this application and hopes our comments are helpful to WBC in their role as Planning Authority in considering this matter.

Yours faithfully,

John Osborne on behalf of Hurst Village Society