

Please reply to: Victoria Goldberg
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Our ref.: 15/00168

Development & Regeneration



N P B Kendall
2 Bruncketts
Halls Lane
Waltham St Lawrence
Reading
RG10 0JE

9 April 2015

Dear N P B Kendall

Town and Country Planning Act 1990 (as amended)

Appn. Date: 9 February 2015 **Appn. No.:** 15/00168
Type: Full
Proposal: Change of use of land to use as a residential caravan site to contain 7 x static caravans, 7 x touring caravans, with associated hardstanding and parking for 14 vehicles (partly retrospective)
Location: Land To The South of Hilarion Shurlock Road Waltham St Lawrence Reading
Parish/Ward: Waltham St Lawrence Parish

You will recall that you made representations on the above application.

I am now writing to thank you for your comments and to let you know that they were taken into account by the Council when considering this application.

The Council also took into account all other relevant factors, including the policies in the Development Plan, and in this case the proposed development was considered unacceptable. The application was therefore refused on 9 April 2015 for the following reasons:

- 1 The proposal represents inappropriate development in the Green Belt contrary to saved Policy GB1 of the Local Plan, Paragraphs 87 - 89 of the National Planning Policy Framework (March 2012) and the allied National Planning Policy for Traveller Sites (q.v. Paragraph 4, Bullet Point 4). Inappropriate development is by definition harmful to the Green Belt. The proposal would be harmful to the purposes of including the land in the Green Belt, as the use of the land for the siting of mobile homes and the associated hard standings would encroach into the countryside and erode the openness of the area. The proposal would also, by reason of its siting within open countryside, detract from the landscape character and rural appearance of the area contrary to Policy DG1 of the Local Plan. No evidence has been presented of very special circumstances that clearly outweigh the harm caused by reason of its inappropriateness or any other harm. Accordingly, the proposal is contrary to saved Policies GB1, GB2, GB3 and DG1 of the Royal Borough of Windsor and Maidenhead Local Plan (June 2003).
- 2 The development lies within an area that is at a high risk of flooding (Flood Zone 3) and constitutes 'highly vulnerable' development as defined in the NPPF Technical Guidance 2012. Accordingly the proposal is contrary to Paragraph 102 of the NPPF and the NPPF- Technical Guidance (2012). The submitted Flood Risk Assessment fails to address all sources of flood risk to the site, the suitable provision for adequate drainage of surface water or provide a robust flood evacuation plan.

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Accordingly the development does not pass the Exception Test (as set out in the NPPF) as it is not possible to demonstrate that the development will be safe for its lifetime. The development also fails to comply with Local Plan Policy F1 as it would increase the number of people at risk from flooding

A copy of the decision notice can be inspected at the Council's Customer Service Centre, Town Hall, St Ives Road, Maidenhead or York House, Sheet Street, Windsor between 8.45am and 5.15pm Monday to Thursday and between 8.45am and 4.45pm on Fridays or on our website at www.rbwm.gov.uk/environment_planning.htm.

Should you have any queries, please contact me.

Yours sincerely

Victoria Goldberg

Victoria Goldberg
Senior Planning Enforcement Officer