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Our ref.: 26/00290

Planning

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8 April 2026

Town and Country Planning Act 1990 (as amended)

Appn. Date: 11 February 2026 **Appn. No.:** 26/00290
Type: Full
Proposal: Change of use of land to use as a residential caravan site comprising 4no. Gypsy/Traveller pitches, each accommodating one static caravan/mobile home and one tourer. Proposed development includes laying of hardstanding, erection of 4 No. ancillary amenity buildings and construction of new access.
Location: Abcot UK Ltd Green Acres Oakley Green Road Oakley Green Windsor SL4 4QF
Parish/Ward: Bray Parish/Bray

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 8 April 2026 for the following reasons:

- 1 The development would constitute inappropriate development in the Green Belt. No very special circumstances exist which would outweigh the harm to the Green Belt which is afforded substantial weight, and the other harm identified. As such, the proposal is contrary to Section 13 of the National Planning Policy Framework (NPPF) 2024 and Borough Local Plan (BLP) Policies QP5 and HO4.
- 2 By reason of its scale, layout, form and associated domestic paraphernalia, the development would result in an urbanising form of development that would erode the open, rural character of the area and appear out of keeping with its countryside setting. The proposal is therefore contrary to Policies QP3 and HO4 of the Borough Local Plan and Chapter 12 of the NPPF (2024).
- 3 Insufficient information has been submitted to demonstrate that safe and suitable access to the site can be achieved. In particular, the proposal fails to demonstrate that adequate visibility splays can be provided without unacceptable harm to existing hedgerows, that vehicles (including caravans, servicing and emergency vehicles) can enter, turn and leave the site in a forward gear, or that the access would operate safely given its proximity to the junction. The proposal would therefore result in unacceptable harm to highway safety, contrary to paragraphs 115, 116 and 117 of the NPPF (2024) and Policies IF2 and QP3 of the Borough Local Plan.
- 4 In the absence of sufficient ecological information specific to the site, the application fails to demonstrate that the proposal would not have an adverse ecological impact on protected species and local biodiversity, including but not limited to, Bats and Great Crested Newts (GCN). As such, the proposal is contrary to Policy NR2 of the BLP and section 15 of the NPPF.

- 5 The proposed development would result in the permanent loss of a mature hedgerow and trees which make an important contribution to the rural character, landscape quality and visual amenity of the site and its wider surroundings. The application has failed to demonstrate that this loss is necessary or that the proposed layout would adequately safeguard retained or replacement boundary vegetation. Furthermore, the development would place retained and replacement trees and hedgerows under foreseeable and ongoing pressure for pruning or removal, leading to further erosion of landscape character and visual amenity over time. The proposal therefore fails to protect and integrate landscape features of value and is contrary to Policies NR3 and QP3 of the Borough Local Plan and the National Planning Policy Framework (2024).
- 6 No information has been provided to assess the impact of the proposed development with regard to climate change. In the absence of an adequate Sustainability Statement and Energy Assessment which addresses the proposed development, and a completed legal agreement to secure any carbon off-set contribution, as required, the proposal fails to demonstrate delivery of the requirements and commitments towards climate change set out in the NPPF (2024), Policies SP2 and EP1 of the BLP (2022) and the Sustainability SPD (2024).
- 7 An area of Fifield Lane which extends across the frontage and proposed access of the application site, falls within an area of high/medium risk of surface water flooding. The proposal fails to demonstrate that there are no other reasonably available sites appropriate for the proposed development within a lower risk of flooding. The application therefore fails the sequential test. Furthermore, in the absence of a Flood Risk Assessment, the application fails to demonstrate that the development is safe without increasing flood risk elsewhere and surface water flood risk within the site and surrounding area. As such, the proposal is contrary to policy NR1 of the Borough Local Plan (adopted February 2022) and the guidance set out in section 14 of the National Planning Policy Framework 2024.

A copy of the decision notice can be inspected at the Council's Customer Service Centre, Maidenhead Library, St Ives Road, Maidenhead or Windsor Library, Bachelors Acre, Windsor between 9am and 7pm Monday, Tuesday, Thursday and Friday, Wednesday between 10am and 7pm, between 9am and 5pm on Saturday and between 11am and 2pm on Sunday or on our website at <https://www.rbwm.gov.uk/home/planning/find-planning-application>.

Should you have any queries, please contact me.

Yours sincerely

Maria Vasileiou

Maria Vasileiou
Senior Planning Officer