

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250187
Site Address:	Land At Goddards Farm, Reading Road, Sherfield-on-Loddon, Hampshire
Expiry Date:	17 February 2025
Proposal: Consultation from Basingstoke and Deane Borough Council for the following: Outline planning (including access and strategic landscaping for approval) for up to 130 market and affordable homes, a commercial and/or community building, public open space, off-site highway improvements plus access from Reading Road.	

CONSULTATION RESPONSES

Parish/Town Council	None received
Internal	Ecology – objection

APPRAISAL

Is there a strategic impact upon Wokingham Borough?:

Yes	☒
No	☐

RECOMMENDATION

The supporting letter from Basingstoke & Deane District Council stated the sole reason for the consultation is as follows:

“Please note that this consultation request is in relation to SAMM payments with regard to Thames Basin Heaths Special Protection Area (SPA) mitigation. It would be of particular help to understand if it would be possible for the developers to utilise the scheme to mitigate the proposed development.”

Following an appraisal of the application it is considered that the Local Planning Authority would object to the proposal on the basis that Wokingham Borough Council are unable to collect the SAMM payment as part of the TBH SPA mitigation strategy.

Basingstoke & Deane District Council is not a party to the Joint Strategic Partnership for the TBH SPA Delivery Framework so technically cannot collect SAMM payments. Wokingham Borough Council have collected SAMM payments (by being party to a s106) for individual houses in this local authority in the past. Given the scale of the development, Basingstoke & Deane District Council would need to check with Natural England as to whether a site-specific calculation is required for the quantum of SAMM necessary – particularly as it is in the 5-7km zone – rather than use WBC’s standard rates.

It is noted that Natural England is objecting on the basis that the SANG provision does not meet the delivery framework standard. That means that the project won't pass appropriate assessment regardless of what service WBC can provide re: collection of SAMM. Wokingham Borough Council will not engage on resolution of a legal agreement for collection of the SAMM payment unless Natural England are satisfied that there is also an adequate SANG solution (or alternative assessed by Natural England to be viable).

Considering the location of the application, Wokingham Borough Council would not be able to supply strategic SANG for this development as it is beyond our strategic SANG catchment.

Date:	31 January 2025
Earliest date for decision:	18 February 2025

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	05.02.25