

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250891
Site Address:	132 Norreys Avenue, Wokingham, RG40 1UQ
Expiry Date:	22 Dec 2025
Site Visit Date:	09/05/2025
Proposal: Full planning application for the proposed erection of a part first floor part two storey side/rear extension to form 1 no. three bedroom terraced dwelling with associated parking.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
080594	Proposed erection of new 3 bedroom house adjoining existing house at no 132.	Refused, 06/02/2009
101125	Proposed erection of new 3 bedroom house adjoining existing house at no 132.	Application Withdrawn 14/07/2025

CONSULTATION RESPONSES**Internal**

WBC Property Services – No comments received.
WBC Environmental Health – No comments received.
WBC Drainage – No objections, subject to a condition.
WBC Highways – Further information requested.
WBC Landscape and Trees – No comments received.
WBC CIL – The proposed development will be CIL liable.
WBC Cleaner and Greener – No comments received.
WBC Ecology – No objections, subject to a condition.

External

Thames Water Utilities Ltd
South East Water

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL**Site Description and Proposed Development:**

The application site relates to a two-storey semi-detached property located in an area along the northern edge of Norrest Avenue within an established residential area. The surrounding area is primarily characterised by semi-detached and Terrance properties.

This application seeks permission for the part subdivision of the site and erection of a three-bedroom terraced dwelling with associated parking.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning

applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Housing Land Supply Position:

Section 70[2] of the TCPA 1990 & 38[6] of the PCPA 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The plan-led approach advocated by law is reinforced numerous times throughout the NPPF including paragraph 47:

‘Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise’. This plan-led approach requires review in the context of material considerations which indicate otherwise.

The Council’s housing land supply position is a material consideration. The latest published assessment of housing land supply concluded a deliverable supply of 1.7 years as of the 31st March 2024 against a 4 year requirement.

The National Planning Policy Framework (NPPF) states under paragraph 11 that where a local planning authority is unable to demonstrate a five-year supply of deliverable housing sites, the most important policies relating to the application may be viewed as being out of date. It continues to advise that unless there are specific policies in the NPPF protecting the land subject to the application, that permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF. This presumption in favour of sustainable development outlined in paragraph 11 of the NPPF is commonly referred to as the ‘tilted balance’ as harm and benefits are not weighed equally but tilted according to paragraph 11(d)ii).

Character of the Area:

Norreys Avenue is generally characterised by two-storey dwellings arranged in blocks of semi-detached and terraced houses. These are set in clearly defined groupings, with repeated house types that create a strong sense of uniformity. The street features a largely open-plan layout, with regular gaps between buildings that offer glimpses of leafy rear gardens. This distinctive pattern introduces a rhythm to the streetscape and makes a significant contribution to the local character.

The proposal seeks permission for the erection of a part first-floor, part two-storey side/rear extension on the south-east side of No. 132 Norreys Avenue, to form 1 no. three-bedroom terraced dwelling. While the host property is accessed from Norreys Avenue, it is positioned near the junction with Ashridge Road and is orientated

towards Ashridge Road, where it is visually read as part of that street scene. The proposed dwelling would adopt the orientation and general siting of the host property, resulting in the formation of a short terrace of three dwellings. This form would not appear out of character within the surrounding context, where both terraced and semi-detached properties are common.

Importantly, a generous gap would be retained along the southern boundary to preserve the visual break between buildings and maintain the established green gap, which contributes to the rhythm and openness of the street. The new dwelling would match the ridge height, scale, architectural detailing, and materials of the host property, thereby reflecting the prevailing character of development along the north-eastern side of Norreys Avenue. As such, the development is considered to respect the character and appearance of the area and would not result in harm to the visual amenity of the street scene.

Considering the above, the proposed replacement dwelling would have an acceptable impact on the character of the area in accordance with policies CP3 and CP9 of the Core Strategy and the guidance contained within section 4 of the Borough design Guide.

Taking into account the open-plan layout of frontages along Norreys Avenue, the Case Officer considers it necessary to remove permitted development rights under Class A, Part 2 (erection of gates, fences, walls or other means of enclosure) of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This is considered justified in the interests of maintaining the established open-plan form and protecting the character and appearance of the area.

Housing Design:

Internal Amenity:

Policy TB07 of the MDD Local Plan and R17 of the Borough Design Guides require adequate internal space to ensure the layout and size of new dwellings achieves good internal amenity. The Technical housing standards – nationally described space standard sets out the minimum standard internal space requirements for new dwellings. A minimum standard of 93m² applies for a two storey, 3-bedroom dwelling. The proposal would accord with this requirement.

Double bedrooms should have a minimum area of 11.5sqm, single bedrooms should have an area of 7.5sqm, living spaces should have a minimum area of 29sqm and there should be provision for storage. The proposed bedrooms meet the required minimum and the combined total of that in kitchen, living and dining room is satisfactory. Sufficient built-in storage would also be available and the minimum floor to ceiling height would measure 2.3 metres for at least 75% of the Gross Internal Area. As such, the proposal would accord with local and national space standards, therefore, is acceptable in this regard.

External amenity

Policy TB07 of the Managing Development Deliver Local Plan and Principle R17 of the Borough Design Guide require adequate internal space to ensure the layout and

size achieves good internal amenity. Principle R16 of the Borough Design Guide requires that rear gardens are at least 11 metres deep and 1 metre set back from the boundary to allow access thereto.

The proposed rear amenity space would have a depth of approximately 27 metres and would therefore comfortably exceed the minimum 11 metre requirement. The dwelling would also be set away from the side boundary by at least 1 metre to allow access. As such, no objections are raised in this aspect.

Neighbouring Amenity:

Overlooking:

R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 22-30 metres to the rear and 10-15 metres to the street.

The new windows on the front elevation and south side elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

The views offered from the fenestration proposed on the rear elevation would be positioned over 22 metres away from any neighbouring dwellings to the rear of the host property. As such, any overlooking or loss of privacy concerns are minimal.

Loss of Light and Overbearing:

R18 of the Borough Design Guide SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable outlook, preferably dual aspect and no material impact on levels of daylight in the habitable rooms of adjoining properties. R16 of the Borough Design Guide SPD requires separation distances of 1 metre to the side boundary and 11 metres to the rear boundary.

In terms of overbearing and loss of light impacts, the proposed dwelling would be suitably located and of modest proportions not to pose any unreasonable concerns to any neighbouring properties.

Highway Access and Parking Provision:

Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards, including provision for charging facilities. P3 of the Borough Design Guide SPD notes that parking spaces are to be a minimum of 5m x 2.5m.

Parking Provision

The proposed dwelling would have five habitable rooms whilst the existing would retain six habitable rooms. Four driveway parking spaces are proposed within a shared driveway arrangement, two spaces for each property. The Council's Highways Officer considers that the two parking spaces will be sufficient for each dwelling.

Access and Manoeuvring

The existing site access would be retained and widened to facilitate vehicle manoeuvring. It is expected that the shared driveway will be kept free from obstruction at all times to ensure that independent access and parking can be provided for both dwellings.

The Highways Officer requested the submission of a swept-path analysis using a large saloon car for the parking spaces adjacent to the existing dwelling, to demonstrate that vehicles can enter and exit the driveway in a forward gear. A Swept Path Analysis Plan was submitted by the agent on 11/07/2025 to address this requirement, confirming that the existing dropped crossing would be utilised and would not require widening. The Highways Officer raises no objection to the submitted plan but notes that part of the manoeuvring path would encroach onto the public footway. As such, separate consents may be required from the Highways Assets and/or Streetworks teams.

The Case Officer notes that this arrangement would be comparable to the existing arrangement where vehicles entering and leaving the property effectively cross two public footways and therefore does not consider this to result in an unacceptable highways impact.

Waste collection

No information has been provided on refuse collection. However, it has been assumed that refuse would be collected from Norreys Avenue as is the current arrangement. Each dwelling is within acceptable carrying distance has set out in Manual for Streets which is welcome.

EV Charging Points

Each new dwelling will be expected to provide a minimum of one EV Charging Point. Requirements for EV charging fall under Building Regulations (Approved Document S).

Cycle Provisions

According to the WBC Parking Standards, two cycle parking allocations will be required per dwelling with 5 habitable rooms. A suitable condition will be attached to any approval to ensure compliance.

Flooding and Drainage:

Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding.

The proposed development is in Flood zone 1 according to the Environment Agency mapping with a high risk of surface water flooding. The Council's Drainage Officer has reviewed the application and has noted that the drainage details have not been provided and the existing drainage details has not been mentioned. The Drainage

Officer has subsequently recommended a condition be implemented which secures details of the drainage system of the site prior to the commencement of development. A suitable condition will be attached to any approval.

Landscape and Trees:

A veteran English Oak tree is located within the far rear garden of the application site. Given the significant separation distance between the proposed development and the tree, it is considered that the scheme would not result in any adverse impacts on trees or the wider landscape.

Principle R14 of the Borough Design Guide SPD advises that development proposals should provide space for and include well designed hard and soft landscape to create a high-quality setting for new housing that is appropriate to the character of the local area.

The existing driveway is predominantly grassed; however, it is anticipated that it would be fully hard surfaced to facilitate the proposed on-site parking arrangement. In order to achieve an appropriate balance between improving the functionality of the site for future occupants and preserving the visual amenity of the street scene, the Case Officer recommends the inclusion of a condition requiring the submission of a soft landscaping scheme. This could include, for example, the introduction of a low boundary hedgerow along the southern and western boundaries. A suitable condition will be attached to any planning permission granted.

Ecology:

The application site is not located within an area subject to ecological designations or restrictions. Accordingly, the Council's Ecology Officer has raised no objections to the proposed development. However, in the interests of enhancing the natural and local environment for biodiversity, in accordance with policy TB23 of the MDD, the Ecology Officer has recommended that a hard and soft landscaping scheme be secured by condition. This would support ecological permeability and help maintain existing wildlife corridors. As outlined in the Highway Access and Parking Provision section of this report, an appropriate soft landscaping condition will be attached to any grant of planning permission.

Thames Basin Heaths Special Protection Area:

Policy CP8 of the Core Strategy states that where development is likely to have an effect on the Thames Basin Heaths Special Protection Area (TBH SPA), it is required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered.

The proposal results in the net increase of 1no. three bedroom dwelling on a site that is within 5km of the TBH SPA. Policy CP8 states that where there is a net increase in dwellings within 5km of the SPA, an Appropriate Assessment is required to be undertaken and is appended herewith to this report.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approval
Date:	16 July 2025
Earliest date for decision:	29 May 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	16.12.2025

**The Conservation of Habitats and Species Regulations 2017
Screening Assessment and Appropriate Assessment**

In the light of the “Sweetman Judgement” (People Over Wind and Sweetman v Coillte Teoranta, April 2018), the comments below comprise an Appropriate Assessment which includes advice on necessary avoidance and mitigation measures which is consistent with the advice provided to the Planning Inspectorate on such matters.

Summary of Response

WBC, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other

plans or projects. An Appropriate Assessment has been carried out which includes regard to mitigation requirements.

This site is located approximately **0.06km** (measured from the access road to the application site) from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

On commencement of the proposed development, a contribution (calculated on a per-bedroom basis) is to be paid to Wokingham Borough Council (WBC) towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in WBC's Infrastructure Delivery Contributions Supplementary Planning Document (SPD).

The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures.

In this instance, the proposed development would result in a net increase of **1 no 3 bedroom dwelling** within 5km of the SPA which results in a total SANG contribution of **£2,690.93**

The proposed development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of **£1,077.00**

The total SPA related financial contribution for this proposal is **£3,767.93**. The applicant **must agree** to enter into a S106 agreement to secure this contribution prior to occupation of each dwelling. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, policy CP8 of the Core Strategy, and the NPPF.

1. The Conservation of Habitats and Species Regulations (2017) as amended

In accordance with The Conservation of Habitats and Species Regulations (2017) as amended, Regulation 63, a competent authority (in this case Wokingham Borough Council (WBC)), before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which—

- a. is likely to have a significant effect on a European site...(either alone or in combination with other plans or projects), and
- b. is not directly connected with or necessary to the management of that site.

must make an appropriate assessment of the implications of the plan or project for that site in view of that site's conservation objectives.

A person applying for any such consent, permission or other authorisation must

provide such information as WBC may reasonably require for the purposes of the assessment or to enable it to determine whether an appropriate assessment is required.

WBC must for the purposes of the assessment consult Natural England (NE) and have regard to any representations made by that body. It must also, if it considers it appropriate, take the opinion of the general public, and if it does so, it must take such steps for that purpose as it considers appropriate. In the light of the conclusions of the assessment, and subject to Regulation 64 (Considerations of overriding public interest), WBC may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site.

In considering whether a plan or project will adversely affect the integrity of the site, WBC must have regard to the manner in which it is proposed to be carried out or to any conditions or restrictions subject to which it proposes that the consent, permission or other authorisation should be given.

2. Stage 1 Screening for Likely Significant Effects

WBC accepts that this proposal is a 'plan or project' which is not directly connected with or necessary to the management of a European Site. The Thames Basin Heaths Special Protection Area (SPA) is a European designated site which affects the borough, and WBC must ensure that development does not result in an adverse impact on the SPA. The potential adverse effects on the integrity of the SPA include recreational activities from inside the SPA and air pollution from inside and outside the SPA.

At this stage WBC cannot rule out 'likely significance effects' on the SPA (alone or in combination with other plans or projects) because the proposal could undermine the Conservation Objectives of these sites. This is because the proposal lies within **0.06 km** of the SPA and:

- represents a net increase in dwellings within 400m - 5km of the Thames Basin Heaths Special Protection Area (SPA) which will lead to an increase in local population and a potential increase in recreational activity on the SPA.

As the 'likely significance effects' cannot be ruled out at this stage an Appropriate Assessment must be undertaken.

3. Stage 2 Appropriate Assessment

Based on the information proposed by the applicant, WBC must decide whether or not an adverse effect on site integrity (alone or in combination with other plans or projects) can be ruled out. Mitigation may be able to be provided so that the proposal is altered to avoid or reduce impacts.

The following policies and guidance set out WBC's approach to relevant avoidance and mitigation measures which have been agreed with Natural England. For the majority of housing developments this will comprise the provision of (or contribution

towards) Suitable Alternative Natural Greenspace (SANG) and a contribution towards the Strategic Access Management and Monitoring (SAMM) Project. The financial contributions towards SANG would be either through an obligation in a s106 agreement that requires WBC to allocate an appropriate amount of the development CIL receipt towards the provision of SANG, or through an obligation in an agreement under s111 of the Local Government Act, that requires the developer to make an appropriate financial contribution towards the provision of SANG (to be used in the event that the developer successfully seeks CIL relief). Developers will be required to secure an appropriate financial contribution to the SAMM project through an obligation in a s106 agreement.

For SDL development (and occasionally some other larger non SDL developments) within 5km of the SPA, SANG is required at a minimum of 8 ha per 1,000 new residents, constructed and delivered to Natural England's quality and quantity standards and a contribution towards pan SPA access management and monitoring (as advised by the Thames Basin Heaths Joint Strategic Partnership Board). For SDL development (and occasionally some other larger non SDL developments) between 5 and 7km, the proposals will need to be individually assessed but it is likely that SANG will be required on site in line with Natural England's quality and quantity standards, although the exact requirement will be agreed having regard to evidence supplied.

a. Policies and Guidance

For this proposal the following guidance and policies apply:

- South East Plan (May 2009) Policy NRM6 (Thames Basin Heaths Special Protection Area)
<http://webarchive.nationalarchives.gov.uk/20100528160926/http://www.gos.gov.uk/gose/planning/regionalPlanning/815640/>
- Wokingham Borough Core Strategy (2010) Policy CP8 (Thames Basin Heaths Special Protection Area) sets out the approach WBC will take in order to protect the TBH SPA
<https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Final%20adopted%20Core%20Strategy%20inc.%20cover.pdf>
- Wokingham Borough Core Strategy (2010) Policy CP7 (Biodiversity) sets out the approach WBC will take in order to protect national and international nature conservation sites <https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Final%20adopted%20Core%20Strategy%20inc.%20cover.pdf>
- Wokingham Borough Managing Development Delivery Local Plan (2014) Policy TB23 (Biodiversity and Development)
<https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Adopted%20MDD.pdf>
- Infrastructure Delivery and Contributions SPD (2011)
<https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Adopted%20Infrastructure%20De~nd%20Contributions%20SPD.pdf>

The project as proposed would not adversely impact on the integrity of the SPA if avoidance and mitigation measures are provided as stipulated by these policies and guidance.

b. SPA Avoidance and Mitigation Measures

i) The provision of Suitable Alternative Natural Greenspace (SANG) and its ongoing maintenance in perpetuity.

In accordance with the development plan, the proposed development will be required to provide alternative land to attract new residents away from the SPA. The term given to this alternative land is Suitable Alternative Natural Greenspace (SANG).

As this development is not part of an SDL, the developer may make a payment contribution towards strategic SANGs in line with schedule below (most likely this will be at Rooks Nest Wood SANG although it is subject to SANGs capacity in the right location within Wokingham borough). An occupation restriction will be included in the Section 106 Agreement in order to ensure that the contribution has been made prior to occupation of the dwellings. This gives the certainty required to satisfy the Habitats Regulations in accordance with South East Plan Policy NRM6 (iii) and Core Strategy Policy CP8

The development will result in a net increase of **1 no 3 bedroom dwelling**. Depending on the dwelling mix, the level of SANG payments are set out as follows:

No. of bedrooms	SANG Contribution 5km	Aggregate SANG Contribution
1 bedroom	£1,567.98 or £423.35	Etc
2 bedrooms	£2,049.59 or £553.39	Etc
3 bedrooms	£2,690.93 or £726.55	£2,690.93
4 bedrooms	£3,546.86 or £957.65	Etc
5 bedrooms	£4,240.62 or £1,144.97	etc
Total SANG Contribution		£2,690.93

ii. Strategic Access Management and Monitoring (SAMM) Contribution

The proposed development will also be required to make a contribution towards Strategic Access Management and Monitoring (SAMM). This project funds strategic visitor access management measures on the SPA to mitigate the effects of new development on it.

From 1st April 2023 SAMM contributions have been updated across the 11 Local Authorities affected by the Thames Basin Heaths Special Protection Area. Following

engagement with Natural England, the Joint Strategic Partnership Board agreed this change is necessary to ensure sufficient income is raised to cover the costs of the SAMM project in perpetuity. Without this change the SAMM project would be at risk of being unable to deliver the objectives of the SAMM project, and therefore secure positive outcomes for the SPA

The level of contributions are calculated on a per bedroom basis. The application for this development is for **1 no 3 bedroom dwelling**. Depending on the dwelling mix, the level of SAMM payments are calculated as follows:

No. of bedrooms	SAMM Contribution 5km	Aggregate SAMM Contribution
1 bedroom	£582.00 or £168.00	Etc
2 bedrooms	£810.00 or £234.00	Etc
3 bedrooms	£1,077.00 or £310.00	£1,077.00
4 bedrooms	£1,267.00 or £365.00	Etc
5+ bedrooms	£1,447.00 or £417.00	etc
Total SAMM Contribution		£1,077.00

Prior to the permission being granted the applicant must enter into a Section 106 Agreement based upon the above measures.

4. Conclusion

An Appropriate Assessment has been carried out for this development in accordance with the Habitats Regulations 2017. Without any appropriate avoidance and mitigation measures the Appropriate Assessment concludes that the development is likely to have a significant effect upon the integrity of the SPA with the result that WBC would be required to refuse a planning application.

Provided that the applicant is prepared to make a financial contribution (see above) towards the costs of SPA avoidance and mitigation measures, the application will be in accordance with the SPA mitigation requirements as set out in the relevant policies above.

WBC is convinced, following consultation with Natural England, that the above measures will prevent an adverse effect on the integrity of the SPA. Pursuant to Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 63(5) of the Conservation of Habitats and Species Regulations (2017) as amended, and permission may be granted.

If the applicant does not agree with the above mitigation and does not enter into a

Section 106 Agreement to secure the measures, then the application must be refused using the following reason for refusal.

5. Example Reason for Refusal

In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority (LPA), the LPA is unable to satisfy itself that the proposals include adequate mitigation measures to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths SPA, in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 as amended and Article 6(3) of Directive 92/43/EEC. The proposal would be contrary to Policy NRM6 of the South East Plan, Policies CP8 and CP4 of the Core Strategy.

Date:	16.12.2025	Signed:	MC
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