

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	261460
Address:	Woodland Glade adj to, 6 St. Michaels Cottages, Old Wokingham Road, Wokingham, Berkshire, RG403DU.		
Proposal:	Permission in principle application for the proposed development of 2no. self-build dwellings.		
Type of Development:	Minor Dwellings (1-9) PiP		
Site Visit Made:	Yes/ No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☒ **Objection due to the reason(s) stated below**

Comments On Proposal

The application site is located within the 5km mitigation zone from the Thames Basin Heaths Special Protection Area (SPA), a European site protected under the Conservation of Habitats and Species Regulations 2017.

The proposal comprises residential development within the SPA Zone of Influence and therefore requires appropriate avoidance and mitigation measures to ensure that increased recreational pressure would not adversely affect the integrity of the SPA, the process is known as the Habitats Regulation Assessment.

As this application is made in the form of Permission in Principle, the avoidance and mitigation measures necessary to address the impacts of the development on the Thames Basin Heaths SPA cannot be secured through a planning obligation. Consequently, the Local Planning Authority is unable to conclude that the proposal would not result in an adverse effect on the Thames Basin Heaths SPA, either alone or in combination with other plans and projects. The proposal therefore fails to satisfy the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and is contrary to Policy NRM6 of the South-East Plan and Policies CP4 and CP8 of the Core Strategy Development Plan Document.

Conditions & Reasons (if required)

N.A

Date:	27/07/26	Signed:	L.Aparo
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