

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	261132
Address:	Land Adjacent to Hucklebury, Waingels Road, Charvil, RG10 0UA.		
Proposal:	Permission in principle application for the proposed erection of a maximum of 6 no. dwellings (or a minimum of 4 no. dwellings) including formation of access from Waingels Road.		
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 proposal seeks only to establish whether the site is suitable in principle for the type and scale of development. The site is outside of the 7km Thames Basin Heath SPA mitigation zone, and although falls within a SSSI Impact Risk Zone, the development does not trigger the relevant consultation thresholds.

The planning statement indicates that this development is to be a self-build, there is no concern with this, and details can be delt with at the technical stage. However, worth highlighting it early that self-build developments require a Section 106 planning obligation to secure the dwelling for the purpose of a self-build. The obligation will include a mechanism to ensure that the proposed dwelling is occupied for three years by the individual that either builds the development or commissions the development. The use of a Section 106 obligation as an enforceable mechanism to secure self-build delivery and occupancy is supported by several appeal decisions by surrounding authorities; WD/2025/0366/F, APP/T0355/W/22/3309281, APP/C1760/W/24/3351953.

There is no priority habitat on site, however there is priority lowland deciduous woodland outside the northern boundary. The priority habitat is also protected as a Local Wildlife Site known as Norris Copse Bird Sanctuary. The Wokingham Borough Development Plan, Policy TB23: Biodiversity and Development, states that all developments must provide appropriate buffer zone between development

proposal, designated sites and habitats of principal importance. This is further supported by the Wokingham Core Strategy, the Wokingham Borough Local Plan Update 2023-2040, Policy NE1: Biodiversity and geodiversity and the NPPF, Chapter 15.

This application seeks to establish whether the proposed location and scale of development are acceptable in principle. The current indicative layout of six dwellings is not considered suitable, as it fails to provide an adequate buffer between the proposed development and the adjacent Local Wildlife Site/priority woodland boundary. The submitted Application form identifies that six dwellings represent the maximum development, with four dwellings identified as the minimum. A scheme comprising four dwellings would allow for the provision of an appropriate buffer zone and is therefore considered acceptable in principle, with detailed matters to be addressed at the technical details stage.

To conclude, based on a development of four dwellings, which according to the planning application is the minimum development, would be accepted in principal and scale.

Conditions & Reasons (if required)			
N/A			
Date:	15.06.26	Signed:	L.Aparo