

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251215
Site Address:	65 London Road, Twyford, Wokingham, RG10 9EJ
Expiry Date:	28 July 2025
Site Visit Date:	16 June 2025
Proposal: Full application for the proposed change of use of the property to supported living accommodation (Use Class C2).	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking TB07 – Internal Space Standards TB09 – Residential Accommodation for Vulnerable Groups TB24 – Designated Heritage Assets
Joint Minerals and Waste Plan (JMWP)	M2 – Safeguarding sand and gravel resources
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS10 – Meeting our housing needs C5 – Parking and electric vehicle charging H2 – Presumption against residential losses H7 – Specialist accommodation NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain DH1 – Place making and quality design DH2 – Safeguarding amenity DH5 – The historic environment
Those highlighted in yellow hold moderate weight, all others hold limited weight	

	HC5 – Environmental protection HC8 – Noise pollution HC9 – Contaminated land and water
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Twyford Neighbourhood Plan

RELEVANT PLANNING HISTORY – it should be noted that this site has previously been recorded as no. 63, no. 65 or 63/65. Background to each application is written in bold by the case officer.

Application No.	Description	Decision & Date
39784	Part residential to B&B This permitted 3 guest bedrooms for B&B use and one family bedroom (C3 use).	Approved 1992
43323	Coach house to B&B This permitted 2 additional B&B rooms taking the total number of B&B rooms to 5.	Approved 1994
062086	Erection of detached building to create bed and breakfast accommodation (retrospective) The garage in the rear garden was demolished and a detached outbuilding put in its place that contained 2 further B&B rooms. This was refused due to the B&B use becoming the predominant use of the site and the residential element becoming ancillary and subsequently would result in the loss of the C3 accommodation.	Refused
071882	Erection of detached building to create bed and breakfast accommodation (retrospective) Refused again for same reason as above.	Refused 2007
070968	Erection of detached building to create bed and breakfast accommodation (retrospective) This approved 1 B&B room in the main house, 2 B&B rooms in the coach house and 2 x B&B rooms in the detached outbuilding. This created more rooms in the main house in a C3 use and ensured B&B remained ancillary.	Approved 2007

		Within the officer report it stated that the B&B would be ancillary if remained at that level of B&B rooms. If an increase in B&B rooms was wanted, this would need separate planning permission to reassess the balance of the two uses (C1 and C3).	
191343 Certificate of Lawfulness of Existing Use	– of	Use of 2 buildings as 2 single storey dwellings The two dwellings in question are 1 and 2 The Firs. These were historically the 2 x B&B rooms approved under application 070968.	Approved 2019

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received

WBC Highways – No objection subject to condition

WBC Health and Wellbeing – No comments received

WBC CIL – No comments received

WBC Waste Services – No comments received

WBC Childrens Services and WBC Policy were then contacted regarding the 'need' of the proposed C2 accommodation by no response was received by either.

External

None.

REPRESENTATIONS

Parish/Town Council	Raised concern over insufficient on site/ off road parking provision
Ward Member(s)	No comments received
Neighbours	8 objections have been received (excluding duplicates) which raised the following matters: • Insufficient parking on site and implications this would have on to the permit bays outside the property • Increased vehicle movements near a school raises safety concerns for those walking and cycling • Location on a busy road – visitors and staff will exacerbate issues and the location poses a risk to the children to be cared for • Nearby car parks are full • Insufficient space within the site for car turning • The property will require a security system to control vehicle and staff access for the safety of its residence. This will inevitably cause cars to wait on the pavement while they are let in

	- Emergency services may not be able to get into the site, especially if cars are on site Officer comment: The above are addressed within the Highway section of the report. - Is the house suitably configured for a children's home and staff Officer comment: See amenity section of the report. - The application lacks sufficient clarity regarding the care needs or supervision levels of the proposed residents Officer comment: The children to be cared for are those which are considered vulnerable and need to be removed from high-risk situations. It has not been stated that these children necessarily have extra or medical needs. The children will be supervised by a team of 11 staff: a Registered Individual, Registered Manager Deputy Manager, 4 No. Seniors and 4 No. Social Workers in total, of which two will work at the property overnight. - Have seen no evidence that the existing property is a B&B Officer comment: See planning history and 'Existing use of the property' section of the report. - No neighbours have received a consultation letter Officer comment: Adjoining neighbours were sent a consultation letter. As per the Development Management Procedure Order (2015), only those adjoining the application site are required to be notified. As the property is within a Conservation Area, a public site notice was also displayed advertising the application. - Commercial style supported living operations are incompatible with the surrounding residential area owing to its scale and disturbance Officer comment: See character of the area and neighbouring amenity sections of the report. - Professional experience of a resident highlights unsuitability of the location (in their opinion) Officer comment: This anecdotal evidence is not a material planning consideration. All proposals are assessed on their merits in line with national and local policy - There are very few suitable amenities for young people in Twyford village which may increase the risk of social isolation or anti-social behaviour
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	<i>Officer comment: This is speculative and not a material planning consideration. Notwithstanding this, it could be argued this statement would be applicable if the property was occupied by a family with children.</i> • Risk of conflict between proposed residents and other vulnerable groups and the wider community • Security could be an issue given proximity to a school and given the age and medical diagnosis of the children to be cared for <i>Officer comment: These are speculative assumptions and are not a material planning considerations.</i>
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APPRAISAL

Site Description:

65 London Road is a two storey detached dwelling located on the northern side of London Road. It is a red brick property set behind electric gates.

Proposal:

Planning permission is sought for the change of use of the property from a C3 family dwelling (use class C3(a)) to a children's care home (use class C2). The children that are to be housed are mainly those which have to be removed from vulnerable situations and would be ages 8-18. The care home would accommodate up to five children, to be looked after by a team of 11 (although only 7 are to be on site at any one time and 2 would sleep overnight).

No external alterations to the property are proposed.

Existing use of the property:

Before turning to the assessment of the proposal, it is required to establish the use of the property. As can be seen from the planning history at the site, the property had historically been approved as a partial B&B. However, of note, no application was approved that permitted the entirety of the building as a B&B (or any other use). From the reports written under previous applications, it appeared the intention was to keep the residential (C3 use) as the primary use. The various outbuildings permitting B&B rooms were approved to reduce the number of B&B rooms in the main house, keeping more of the main house as a C3 dwelling.

Upon the site visit, it was confirmed that no B&B operation had been ongoing for quite some time (last date the property was used as a part B&B not known) however WBC Business Rates records removed the site as a B&B on 31/12/2010. Some of the outbuildings that were approved as B&B rooms have since been converted to independent dwellings (see planning history: 191343) which further highlights an absent B&B use.

In light of C3 always being the permitted primary use of the building, and the B&B use falling away (indications of 'abandonment' of the B&B use), both Officers and the applicant are agreeable that the current use of the building is a C3 use in its entirety

(as opposed to partially) and the application will be assessed accordingly as the loss of a C3(a) family dwelling to a C2 use.

Principle of Development:

Development plan (current and emerging)

The principle of development is assessed under the NPPF, the Development Plan (Core Strategy, Managing Development Delivery Plan and Twyford Neighbourhood Plan).

The Joint Minerals and Waste Plan (JMWP) also forms part of the Development Plan and the site is an area of Sharp Sand and Gravel resources. However, as the proposal is for a change of use only, an assessment is not considered necessary under the JMWP as no new built form is proposed that could sterile or affect scarce natural resources.

The other documents which form part of the Development Plan (as mentioned above) will be considered in assessing the principle of the change of use, alongside the NPPF.

Lastly, The Local Plan Update (LPU), the plan which will supersede the adopted Core Strategy and MDD local plans, is at Regulation 22 stage as it has been submitted for examination. As per paragraph 49 of the NPPF:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)*

As a whole, the LPU is still given limited weight, despite its advance stage of preparation. This is owing to unresolved objections to a great number of the policies contained within it. Those highlighted in yellow in the policy table earlier in this report are those that has received less objection and therefore hold moderate weight in the determination of this application. All the others hold limited weight. The policies that hold moderate weight will feed into/ be considered in their relevant sections in this report.

Principle of C2 use

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.

With regard to the proposed C2 use, paragraph 96 of the NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other, are safe and accessible, and enable and support healthy lifestyles. Paragraph 63 of the NPPF makes reference for authorities to establish the housing need for different groups; one group is looked after children.

Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. The site is within a major development location, and the proposed C2 use would host 5 children with no increase in habitable rooms on site, which is commensurate with a large family dwelling; these would respond to the existing level of facilities as set out in policy CP9, therefore the proposal would be acceptable in principle.

Policy CP2 states that to ensure that new development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) to meet long term needs, planning permission will be granted for proposals that address the requirements of:

b) Children, young people and families, including the co-ordination of services to meet their needs;

Policy TB09 of the MDD Local Plan supports the need for proposals which provide accommodation for people's needs over a lifetime. It states that *"Applications for small group homes for vulnerable adults, children and young adults leaving care will be considered on a site-by site basis. The Council will have regard to the specific requirements of these groups, including the location of the development including vulnerable adults, children and young adults leaving care"*.

The Twyford neighbourhood plan does not have any specific policies relating to accommodation for vulnerable people such as this.

Based on the above, there is justification for this type of accommodation within the borough.

Loss of family housing

The proposed change of use to Class C2 would result in the loss of a single residential dwelling. Part i) of the CP3 of the Core Strategy states that planning permission will be granted on schemes that *'do not lead to a net loss in dwellings and other residential accommodation or land'*. Policy H2 of the LPU focuses on the presumption against residential losses and outlines specific criteria that need to be met if a proposal entails this. However, in this case, the proposal would not see a residential loss as a C2 facility is still residential in nature. As such, whilst there is some conflict with these aforementioned policies in that a single residential dwelling would be lost, the proposal

would not ultimately reduce the amount of residential accommodation and therefore does not pose a full conflict with the general thrust and aim of the policies.

Nevertheless, in light of the boroughs 5YHLS position (as of March 2024) at 1.7 years, the loss of the property as family housing is regrettable. The NPPF, in section 5, also places great focus on boosting the supply of homes (including family homes).

However, the dwelling would not be physically altered in a way which would prevent its conversion back into a single dwelling at a point in the future. Furthermore, whilst the proposal would result in a loss of C3 accommodation, the property would still be a form of residential accommodation (in a 'C' use class).

Summary on principle of development

There is national and local level policy support for both accommodation for vulnerable individuals, including children, but also for family housing. On balance, given the identified need for care home accommodation, the principle of the change of use is on fine balance, acceptable, given that the proposal would still be a form of residential accommodation and because the proposal would not result in changes to the building that would prevent it being used for C3 purposes in the future.

Character of the Area:

Policy CP3 of the Core Strategy states that planning permission should be granted if development is 'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area.

The proposed change of use would not involve any external alterations to the appearance of the building, therefore there would be very little if any visual changes to the site. The existing property would remain unchanged and part of the street scene. There would be a slight change in the way the property is used, however as described above, the proposal would continue to be used for large residential purposes, and both internal and external areas would be used in the same way as a family dwelling and therefore would be acceptable in the context of the surrounding area. The proposal would therefore accord with the NPPF, policies CP1 and CP3 of the Core Strategy and the principles contained within the Borough Design Guide.

Impact on Conservation Area:

Policy TB24 of the MDD states that the Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.

The site is located within the Twyford conservation area.

Given no external changes are proposed to the building, there would be no impact on the conservation area in visual terms. Whilst the proposal would see a different use in the conservation area and associated activities (mainly comings and goings – although this could occur if the dwelling were to be occupied by a large family), it is still a form

of residential accommodation and this part of London Road has a mix of facilities and uses. As such, it is not considered to be at odds or of detriment to the conservation area.

Neighbouring Amenity:

Policy CP3 of the Core Strategy aims to protect neighbouring amenity. Policy CC06 states that noise impact of the development must be assessed. This is echoed by policy DH2 of the LPU.

The proposed change of use would not involve any changes to the external appearance nor to the internal layout of the existing property, with the exception of converting the basement playroom to a bedroom. Views from these windows would not be different to the existing situation and existing bedrooms would continue to function as such. Therefore, it is not considered there would be any detrimental impact upon neighbouring residential amenities by way of loss of light, overlooking or overbearing.

Noise and Disturbance

The level of occupation would remain of a comparable level to a large family in terms of numbers of children on site. Whilst there a level of additional noise as a result of potentially greater vehicle numbers during staff turnover times, this is not considered to be so harmful to warrant refusal of the application and likewise additional vehicle movements could start to occur at any time as part of the existing residential use. The external amenity areas would be used in the same way.

Internal amenity

Concern was raised in neighbouring objections about whether the layout of the house is appropriate for this type of accommodation. The borough does not have internal space standards for this type of accommodation, only new dwellinghouses. However, it can be seen that the property is sizable with communal and private areas. It will be down to separate legislation/ bodies to assess the quality of the accommodation and to assess if it meets the needs of intended occupiers.

Highway Access and Parking Provision:

Policy CP6 of the Core Strategy seeks to manage travel demand with sustainable travel modes, appropriate vehicle parking and minimisation of traffic impacts and highway safety concerns. Policy CC07 and Appendix 2 of the MDD Local Plan set out the minimum parking requirements for development proposals. Policy CP9 states that the scale of development must reflect the existing and proposed levels of facilities, services and accessibility at or in the location. Policy C5 of the LPU states that development proposals should provide and retain vehicle parking (including motorcycles) and cycle parking that caters for the needs of all users (including people with disabilities and visitors) that is appropriate to the location and the scale of development.

WBC Highways reviewed the proposal. They advised that as the proposed change of use would create supported living accommodation for young people between the ages of 8 to 18 and, there would be very little, if any, parking demand associated with the residents.

Staff and visitor parking would take place within the existing parking area. The existing access and level of parking will be retained and this is considered acceptable. It will be conditioned that the parking is provided in perpetuity in line with the proposed site plan.

There is additional, permit controlled parking available on-street, which would be subject to the appropriate application and assessment.

In terms of sustainability, the site is located within Twyford town centre and therefore benefits from access to sustainable modes of transport. There are existing storage areas within the building and the red line location plan, and this would provide opportunity for secure cycle storage. A condition will be attached to secure final details and to ensure the cycle store will be locked and covered. As per the Council's standards (as outlined in Appendix 2 of the MDD), for C2 accommodation, 1 cycle space is required per 5 members of staff. As such, 3 spaces are required for 11 staff.

As such, no objection was raised. Officers are mindful of the objections raised from neighbours which related to highway matters/ parking, however these have not been supported or evidenced by WBC Highways and therefore in determining the application, it cannot be resisted on these grounds. However, a condition will be applied to restrict the number of children living at the home to 5. This, in turn, will control the number of staff that should be necessary.

The key themes raised by objectors are noted below, along with the WBC Highways response:

- Insufficient amount of parking – there are 11 members of staff with up to 7 on site at one time with only 3 parking spaces

WBC Highways response: *In addition to the on-site parking there will be an existing right for the property to utilise the on-street resident parking bays. There is additional short-stay on-street parking and public car parks within an acceptable walking distance. The site is considered to be in a sustainable location within Twyford town centre. This provides opportunity to visit the site by sustainable modes of transport, without reliance on the private car. On that basis the level of parking is considered acceptable.*

- Would result in more parking in the permit bays and undermine the current capability of existing residents securing a spot

WBC Highways response: *The use of resident permit controlled parking bays are subject to assessment from the council's Parking Services team. 65 London Road would not automatically gain more parking permits.*

- Other car parks in the area are often full

WBC Highways response: *Highways have not seen evidence to demonstrate this. The site is in a sustainable location and accessible by other modes of transport.*

- No turning area on site

WBC Highways response: *This is an existing situation. The number of parking spaces are not being increased and therefore vehicle movements would be comparable.*

- Vehicles would have to wait for gate to open and so would be idle on the pavement/ road

WBC Highways response: *This is an existing situation. The number of parking spaces are not being increased and therefore vehicle movements would be comparable.*

- Increase in traffic – especially near a school

WBC Highways response: *The traffic associated with this development would not have a significant impact on the highway network. **Planning Officer comment:** No concern was raised by WBC Highways about increased traffic and any potential conflict with pedestrians or cyclists.*

- Inadequate for emergency vehicles to enter the site, especially if cars are parked at the site

WBC Highways response: *The building is an acceptable distance from the kerbside for emergency vehicle operation/access. Emergency services will also be consulted separately. **Planning Officer note:** For applications of this scale, emergency services are not consulted. However, the acceptability of the site for emergency services and the proposed use may fall under separate legislation and be assessed by other bodies/ institutions that govern care homes.*

As such, the proposal complies with highway and transport considerations and policies CC07 of the MDD and CP6 of the Core Strategy.

Ecology:

Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network.

Protected species

The site is located in habitat which matches that where bat roosts have previously been found in the borough. However, given the proposal only involves a change of use with no physical alterations or modifications to the existing property, it is unlikely there would be any detriment to any protected species on site. No further consideration is therefore necessary.

The site is also in an Amber zone for Great Crested Newts. However, as there is no new built form, no further surveys or impact on Great Crested Newts is anticipated.

Biodiversity Net Gain

The proposal is also exempt from mandatory Biodiversity Net Gain provision owing to the proposal being a change of use only.

Trees:

Policy CC03 of the MDD states that Protect and retain existing trees, hedges and other landscape features.

There is a TPO (TPO-0258-1984) located on the boundary with no. 67. However, as no external changes are proposed to the property then there is no adverse impact on these TPO trees or others.

Contamination:

Policy CP1 of the Core Strategy states that development should minimise the emission of pollutants into the wider environment. Policy HC9 of the LPU states that development proposals on or near sites which are known, or suspected to be potentially contaminated, or proposals for sensitive land uses, will only be supported where it can be demonstrated that sensitive receptors would not be exposed to levels of potential contamination that would give rise to unacceptable risks or harm to health. One of these receptors are people (future or existing occupiers).

The site is located on potentially contaminated land. However, as the proposal does not involve new built form or ground works, no surveys or further information is required in this instance.

Other Matters:

A planning condition would be required to limit the use of the care home as being for a children's care home and no other purpose within use class C2. This is to accord with the development that has been applied for and another purpose for the care home may warrant a different assessment against the material considerations discussed in this report.

Planning Balance/ Conclusion

The proposed change of use from a residential dwelling (Class C3) to a Residential children's home (Class C2) is considered, on balance, acceptable in principle, as discussed. It is also acceptable in relation to highway and parking considerations. It would have minimal impact on the surrounding area due to no external alterations being proposed and the scale of the care home being comparable to that of a large family that could reside in the home.

Whilst there are shortcomings of the scheme in terms of the loss of C3 residential accommodation in light of the Council's 5YHLS position this issue individually is not considered robust enough (based on the evidence presented to Officers) to warrant refusal of the application in this instance. This is in light of the policy support for care homes at national and local level.

The recommendation, on balance, is therefore to grant planning permission, subject to conditions.

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:	Not required
Recommendation:	1. Time Limit 2. Approved Plans 3. No more than 5 children to reside at the care home 4. Restriction on use – only for children’s care home and no other purpose within C2 5. Parking as specified 6. Cycle parking – to be provided
Date:	21 July 2025
Earliest date for decision:	3 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	21/07/25

PLANNING CONSTRAINTS/STATUS**Affordable Housing Thresholds | Total count: 3**

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Twyford

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits - Concealed resources in areas assessed by BGS

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency
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Risk of Flooding from Surface Water | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

BGS Radon Affected Areas | Total count: 1

#	FEATURE_NAME	CONSULT
1	Maximum radon potential is 1-3% of houses	Public Health England

Bat Roost Habitat Suitability | Total count: 6

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	UA492	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	UA493	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	UA494	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	UB492	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	UB493	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	UB494	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000500050~es=&location=476719,175387%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wargrave-Twyford Arable Chalk Lowlands

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0258-1984	Group	Confirmed

Conservation Areas | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Conservation Area	Twyford

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Twyford, Ruscombe & Hurst Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Twyford CP	0 m