

CONSULTATION FROM ADJOINING LA **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date: 17 February 2025

Application Number: 250187

Location: Land At Goddards Farm, Reading Road, Sherfield-on-Loddon, Hampshire

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.

Recommendation: Objections

Reasons

1. Natural England is objecting on the basis that the SANG provision does not meet the delivery framework standard. The project therefore won't pass the Appropriate Assessment. 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.

BJC

Recommendation and conditions/reasons agreed:

Date: 05.02.25

REMEMBER - The earliest date for a decision on this application is: **18 February 2025**