

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252177
Site Address:	7A The Ridgeway, Woodley, Wokingham, RG5 3QD
Expiry Date:	11 May 2026
Site Visit Date:	9 October 2025
Proposal: Full application for proposed erection of detached, two-storey, 3- bedroom dwelling and demolition of existing garage.	

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 CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits 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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
250315	Pre-application advice for the proposed erection of a detached three bedroom dwelling with	Replied 28/03/2025

	associated access and parking, following demolition of the existing detached garage.	
223007	Full application for the proposed subdivision of the site and erection of a 3 no. bedroom detached dwelling with associated access and parking, following demolition of the existing detached garage	Approved 29/11/2022
221397	Full application for the proposed subdivision of the site and erection of a 4 no. bedroom detached dwelling with associated access and parking, following demolition of the existing detached garage.	Refused 20/07/2022

CONSULTATION RESPONSES

Internal

WBC Environmental Health: No objection subject to conditions

WBC Drainage: No objection subject to conditions

WBC Highways: No objection

WBC Landscape and Trees: No objection

WBC CIL: CIL liable

WBC Ecology: No objection subject to conditions.

External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council: No objection, concerns regarding the lack of parking spaces should the property utilise rooms as additional bedrooms in future. The Council requested consideration of the addition of a condition requiring that the property do not exceed 3 bedrooms whilst it retains only 2 parking spaces. Officer response: See parking in highways section of report
Ward Member(s)	No comments received
Neighbours	5 objections relating to parking Officer response: See parking in highways section of report 1 of the 5 objection in relation to Infrastructure Capacity - Water Pressure

	Officer response: Thames Water is not consulted on minor residential proposals of this scale. Furthermore, the development relates to a single dwelling only, and the level of additional demand on the network would be negligible. It is therefore unlikely that the proposal would have any material impact on water pressure or the wider water supply system.
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APPRAISAL

Site Description: The application site relates to a parcel of land that appears to have formerly been part of 7 The Ridgeway, and it is assumed that the garage was also belonged/ used by no.7. The site has now been severed off from no. 7 with dividing fencing, creating a new plot but remains in residential use as there has been no permissions for a change of use of land. Within the plot there is a detached garage set well back from the highway, along with a further outbuilding at the rear of the plot.

Planning permission was granted in 2022 for the erection of a dwelling on this site ref: 223007. This was not implemented and has now expired.

The Ridgeway is varied road comprising of both detached and semi-detached dwellings with no overall distinct or uniformed appearance.

The Ridgeway and is a private road and a dead-end road for vehicles.

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.

The site has previously been given planning permission for its subdivision, demolition of the garage and erection of a detached dwelling. It is noted that this was granted following the refusal of an earlier, similar proposal. The approved permission (223007) has now expired and is therefore no longer a 'fall back' position to justify this scheme, however the planning history of the site is still a material planning consideration and indicates that the principle of a dwelling in this location has previously been accepted.

Policy CP9 of the Core Strategy outlines the spatial strategy of the Borough. It directs new development to defined settlement limits. The application site is located within the defined settlement limits; within the major development location of Woodley. Within policy CP9, major development locations are defined as those with the greatest range of facilities and services with a good range of modes of transport to access them.

The site is located within settlement limits, in the Major Development Location of Woodley, and as such development in this location is acceptable providing that it complies with wider principles contained within the development plan.

Housing Land Supply:

Paragraph 78 of the NPPF requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than 5 years old.

The December 2024 update, the LHN for Wokingham Borough has increased from 748 dwellings to 1,316 dwellings, an increase of 76%. The LHN of 1,316 homes per annum has therefore been applied to the housing land supply position at 31st March 2025.

At 31 March 2025, the council can demonstrate a 2.5 year deliverable housing land supply against the LHN of 1,316 with the total number of dwellings deemed deliverable in the 5-year period being 3,414.

Paragraph 11 of the NPPF state that where policies which are most important for determining the application are out-of-date, permission should be granted unless:

- I. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- II. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Firstly, in considering i), it must be recognised that the proposed site is not located within any protected areas or assets of particular importance (as outlined above and within footnote 7 and paragraph 189 of the NPPF). Officers must therefore consider the application under ii) and determine whether there are any adverse impacts generated by the development that would significantly and demonstrably outweigh the benefits, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes.

This is referred to as the 'tilted balance', as harm and benefits are not weighed equally, but tilted in favour of approval where the above applies. In acknowledging the requirements of paragraph 11(d)(ii) and the titled balance being engaged, it is necessary to consider whether there are any circumstances which affect the weight that can be given to the supply of additional housing.

An important underlying reason in the context of Wokingham Borough is the historic oversupply of housing against both the requirement set in the Core Strategy local plan and the scale of local housing need as calculated by the previous standard method which remains a key contributing factor to the current lack of the required deliverable housing land supply and this must be considered in the planning balance section any report.

Having established the tilted balance is engaged in relation to the residential aspects of the proposal, Paragraph 11(d)(ii) requires the proposal to be considered against the policies of the NPPF taken as a whole.

Development of Private Residential Gardens:

Policy TB06 of the MDD focuses on development of private residential gardens. Whilst the site has been subdivided by a fence, based on the evidence to hand, the use of the plot remains residential garden. As such, the policy is considered to apply. TB06 states that:

Proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will only be granted planning permission where:

- a) The proposal makes a positive contribution to the character of the area in terms of:
 - i. The relationship of the existing built form and spaces around buildings within the surrounding area;
 - ii. A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and
 - iii. Existing pattern of openings and boundary treatments on the site frontage
 - iv. Providing appropriate hard and soft landscaping, particularly at site boundaries. v. Compatibility with the general building height within the surrounding area
 - vi. The materials and elevational detail are of high quality, and where appropriate distinctive and/ or complementary
- b) The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking
- c) The proposal includes access, which meets appropriate highway standards
- d) The proposal does not lead to unacceptable tandem development
- e) The design and layout minimises exposure of existing private boundaries to public areas and avoids the need for additional physical security measures.

The proposal would be of an appropriate position, size and built form which corresponds with the street scene and maintains the rhythm and spacing of dwellings and would have an acceptable visual and spatial impact due to its unassuming design within the narrow plot. The gap between the existing dwellings would support the spaciousness and height of the predominantly detached dwellings within the street. Moreover, the proposal would respect the established building lines, comply with the general building height and makes an acceptable use of space between no.7 and

no.9.

The development does not result in tandem development and respect the overall layout and pattern of surrounding properties with frontages onto The Ridgeway consist with the adjoining plots.

Overall, the proposal is of an appropriate scale and design which and would not appear as incongruous addition to the suburban setting of the site. Therefore, the proposal would make a positive contribution to the street scene and the wider residential area in accordance with policy TB06. The scheme is considered to be appropriate in terms of its bulk, scale and design.

Sustainability of Location:

Policies CP1, CP4, CP6, CP9 and CP11 of the Core Strategy permit development where it is based on sustainable credentials in terms of access to local facilities and services and the promotion of sustainable transport. Expanding on this, paragraph 4.57 in the Core Strategy aims to prevent the proliferation of development in areas away from existing development limits as they are not generally well located for facilities and services and would lead to the increase in use of the private car.

The NPPF seeks to ensure the growth of sustainable transport in managing development and approval of planning applications. More specifically, it seeks to promote sustainable travel in decisions.

The site is located within a Major Development Location and is in close proximity to facilities, services, and public transport. From a sustainability perspective, it is within a suitable location and is acceptable in terms of the principles stated in the Core Strategy.

Design/Character of the Area

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. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

The street scene along The Ridgeway and in the surrounding area is varied in style and design of properties as well as variety of single storey and two storey dwellings. Therefore, a two-storey dwelling would not look out of place along The Ridgeway.

The dwelling maintains an appropriate building line and roof height, ensuring it does not appear overly dominant or out of place within the existing context. The simple pitched roof form would be in keeping with other aspects of dwelling along The Ridgeway, thus in keeping with the street scene characteristics.

The footprint of the development has been reduced since the pre-application enquiry, which would be similar to that of neighbouring properties. Furthermore, the height of the dwelling would be approx. 7.60m which is comparable to surrounding 2 storey dwellings, whilst taller than no.7, but smaller than no.9 as shown on the street scene

elevations. The scale of the development is not overly out of keeping with surroundings or the existing dwelling and is therefore unlikely to cause any material harm.

The proposed density and built form would be appropriate within the surrounding context given the variety of scale of dwellings in the immediate area and the proposal would not be viewed as an overdevelopment of the site in this respect. The site maintains a significant long thin garden which integrates well into the pattern of adjoining development. As the proposal is not overly large size or dominant in design of built form and as the neighbouring properties in the surrounding area differ in size and appearance, there will be no unacceptable harmful impact on street scene and character.

The materials chosen includes standing seam metal roof, vertical half-lap cedar cladding, red stock brickwork, triple glazed composite timber/aluminium door/window systems and Galvanised steel rainwater goods. The window proportions are of similar size creating a somewhat coherent appearance. Given the variety of architecture styles and materials used along the street scene, this modern style would not adversely harm the street scene.

Overall, the proposal does not introduce a dwelling that would be of inappropriate in the scale, form or footprint in comparison to the dwellings in the surrounding area. The proposal represents a suitable scale of development on a road that is varied in terms of design and material palette. The architectural vernacular of the proposal appears to be of good quality and would relate well to the character and appearance of the area. As such, it is not considered that the proposal would result in an overdevelopment of the site or be detrimental to the character of the area.

The second outbuilding shown on the plan closets to the main dwelling is an existing building to be retained.

Residential Amenity:

Internal Amenity

Policy TB07 of the MDD and R17 of the SPD require adequate internal space to ensure the layout and size achieves good internal amenity. The 'Technical housing standards – nationally described space standards' defines that a two-bedroom dwelling should have a minimum gross internal area of between 70-79m². The proposed dwelling would have an internal floorspace of approximately 113m², thus complying with such standard.

Policy R17 of the Borough Design Guide outlines the internal space standards for different sized residential dwellings. For a 3 bed roomed house, the minimum floor area required is 87 sqm and the minimum combined floor area of living, dining and kitchen space is 25 sqm.

The square foot of the living/dinning room would be 34 sqm and the total floor area would be 131 sqm, thus complying with the BDG.

A dwelling with more than one bedroom should have a main bedroom, which is to have a minimum area of 11.5 sqm, all 3 bedrooms would exceed such figure and

would comply with the BDG.

External Amenity

R16 of the SPD requires a minimum depth of 11m for rear gardens and a 1m setback from the site boundary to allow access thereto. It should receive direct sunlight and be capable of accommodating play, clothes drying and storage.

The garden space would be over 34m in depth, thus complying in this regard.

Neighbouring Amenity:

Impact upon 10 The Ridgeway

The front-to-front separation distance is 10m. The separation distance from the front of no.7a to 10 is over 25m, thus complying with the BDG.

Impact on properties on Eastwood Road

There would be sufficient back-to-back separation distance between the proposed dwelling and those at the rear on Eastwood Road.

Impact on 7 The Ridgeway

Loss of light: No.7 does have 3 ground floor side windows, as shown on plans for 202450 application, two windows would be for a WC and boot room. Both are considered non-habitable room, such no loss of light can be considered. However, the other window would be for a kitchen/dining room which is classed as a habitable room. Whilst there may be some loss of light caused to the secondary window, the primary window of the room on the front elevation would still receive adequate light.

Given the dwelling would be set behind no.7 rear building line, no loss of light to rear windows of no.7.

The roof light on no.7 would still receive adequate amount of light and would serve as a secondary source of light for the bedroom, with the first floor front window being unaffected.

Overbearing: The proposal would be 1m from the side boundary, thus complying with the BDG. The proposal would be of similar height to the other dwellings in the surrounding area the proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities.

Overlooking: The ground floor additions would be screened by the fence, no overlooking concerns.

The side window for the landing would be classed as non-habitable room, thus no overlooking concerns.

Whilst there are no first- floor windows, most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. Such arrangement in common in suburban residential areas.

The rooflight would set high up on the roofs slope, thus no concern.

Impact on 9 The Ridgeway

Loss of light: The proposed built form would extend approx. 6.5m beyond the rear elevation of no. 9 The Ridgeway. As shown on the proposed first floor plan, the proposal would not breach the 45-degree light angles from the nearest first floor habitable windows of this neighbour.

Overbearing: The proposal would be more than 1m from the side boundary, thus complying with the BDG. Furthermore, the proposal would be near to the single storey garage with a separation distance over 8m from the flank wall of the main dwellings. Also, along the side boundary there is mature and established vegetation of significant height which would reduce the impact.

The proposal would be of similar height to the other dwellings in the surrounding area the proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities.

Overlooking: The ground floor additions would be screened by the fence, no overlooking concerns.

The first-floor side window would serve as a family bathroom and would be obscured glazed, thus no overlooking concerns. The rooflight would set high up on the roofs slope, thus no concern.

Whilst currently there are no first- floor windows, most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. Such arrangement is common in suburban residential areas.

PV Panels impact

With regards to PV panels impact, given the separation distance from no.9 and the PV panels would be mounted flush with the roof the development would not give rise to unacceptable glare or reflection impacts to neighbouring dwellings.

Whilst the PV panels would be closer to no.7 and potentially glare issues to the rooflight, however such rooflight would be a secondary opening with the primary window for the bedroom to the front unaffected, thus no concern.

Highway Access and Parking Provision

Access

While the existing access onto the Ridgeway is retained, boundary treatment is being proposed between the main dwelling and the new dwelling.

The Ridgeway is subject to 30mph speed limit, which will require visibility splays of 2.4m x 43m to be achieved to the nearside edge of the carriageway in both directions. The sightlines shall be across land within the applicant's control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height.

The proposed boundary treatment will fall within the required visibility splays of both plots. The agent has provided revised landscaping details plan, with a note about planting within the visibility splay being kept below 0.6m, which is acceptable

Parking

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Two driveway parking spaces of suitable dimensions are proposed, which are acceptable.

EV Charging Points

New dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). It is proposed on Drawing No. 110, which is acceptable. This may be subject to further authorisation via Building Control.

Cycle Parking

Direct access to the rear garden and covered secure cycle storage are proposed, which are acceptable.

Refuse Collection Arrangement

The approved arrangement remains suitable for this proposal.

Flooding and Drainage: The latest hydraulic simulations updated using Flood Estimation Handbook (FEH) data indicates that the site will require approximately 8,800 cubic metres of attenuation storage to manage surface-water runoff.

The consulting engineers, Infrastruct Ltd., have confirmed that the attenuation feature will be lined with an impermeable geotextile membrane.

It has been confirmed that groundwater monitoring is in progress and Once the monitoring results are available, they will be shared with the Lead Local Flood Authority (LLFA). These results will help determine whether any modifications to the engineering design are needed as appropriate.

Landscape and Trees: Following the submission of the plan 7ATR-DES-DRW-0009 Rev 1.1 and Front Garden Planting Strategy and Policy Compliance Statement, the officer no longer required conditions CL4 – Landscaping details and CL7 – Protection of trees. The officer has no objection to the application.

Ecology: The pre-application consultation response recommended incorporating biodiversity features, including integrated bat and bird boxes, within the development. In line with Policy TB23 of the Wokingham Development Plan, the councils ecology officer also recommends the installation of hedgehog highways to maintain wildlife permeability.

Following the submission of Ecological Mitigation Strategy, Drawing no: 103, prepared by Gresford Architects. The officer satisfied that a Species Compensation and Enhancement Plan is no longer required.

Biodiversity Net Gain: A mandatory Biodiversity Net Gain condition is included on the decision notice in accordance with Environment Act 2021. Prior to approval, the

applicant has confirmed the required credits are available (see Statutory Biodiversity Metric dated 11.03.26, prepared by Kevin McManus). Then, the proof of purchase of the credits would be required as part of the mandatory condition. This is to ensure the development achieves the mandatory minimum 10% Biodiversity Net Gain.

The Biodiversity Gain Plan will be required to demonstrate the purchase of off site biodiversity units and include the relevant BNG reference number, confirming that the units have been allocated to the development and are registered on the Biodiversity Gain Register.

Environmental Health: Having reviewed the submitted details, Environmental Health raises no objection to the proposed development. The site lies within an established residential area, and the proposed dwelling is unlikely to give rise to significant environmental health concerns.

However, in the interests of safeguarding residential amenity and ensuring compliance with the relevant planning policies, relevant conditions has been attached to the decision notice such as construction working hours.

The officer requested a Dust and Noise Control During Construction condition, however given the demolition of the garage would not require planning permission and would be minor scale of destruction the inclusion of such condition was not considered necessary.

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 subject application includes a net increase of 1 dwelling on a site that is outside of the TBH SPA. Given the development is outside of the TBH SPA, the development is not applicable for mitigation.

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 proposed development will be liable for CIL as it involves the erection of one or more new dwellings.

CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link:

<https://pfi.exacom.co.uk/wokingham/cilforms.php>

Should you have any queries regarding CIL, please contact.
Developer.contributions@wokingham.gov.uk

Summary:

Paragraph 8 of the NPPF sets out that achieving sustainable development means that development should satisfy three overarching objectives in relation to economic, social and environmental benefits.

Economically, the proposal would reasonably enable job creation during the construction period, although this would be limited given the scale of the development. The inhabitants of the proposed dwelling would also contribute to the local economy and to the continued viability of local services within the surrounding area. However, as this proposal is for one dwelling, the economic role of the development would be limited.

Regarding the social role, while the proposal would not make a significant contribution to the Council's housing supply position the provision of an additional family home within settlements is welcomed. Therefore, a moderate social role is performed.

Regarding its environmental role, the development of a private residential garden within settlement would not result in an adverse environmental impact while suitable compensation and enhancement measures for biodiversity and landscaping could be secured. The proposal would also comply with sustainability measures relating to energy efficiency and drainage to a degree through the submitted details and Building Regulations. Overall, a limited environmental role would be performed.

When applying weight to the economic, social and environmental benefits of the scheme, no adverse harm has been identified which would significantly and adversely outweigh the identified benefits as required by paragraph 11 of the NPPF.

In summary, the scheme is considered to accord with national and local policy and therefore is acceptable.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	Approve

Date:	8 May 2026
Earliest date for decision:	24 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11 May 2026

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	Woodley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind TurbineAviation
1	All works exceeding 150 metres (492.1 feet)	NO YES

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Green Consult NatureSpace for Major developments only
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SSSI Impact Risk Zones | Total count: 1

#	IRZURL
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1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-res=&location=479921,172819%20(IRZ%20polygon%20centre)
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Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
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1	Landscape Character Assessment 2019 Woodley-Earley Settled and Farmed Clay
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Wards | Total count: 1

#	NAME	Closest	Approximate	Distance
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1	South Lake Ward	0	m
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Parishes | Total count: 1

#	NAME	Closest	Approximate	Distance
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1	Woodley CP	0	m
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