

Date: 25 April 2025
Application: 250902



**WOKINGHAM
BOROUGH COUNCIL**

Claire Woolf
Hart District Council

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Claire Woolf,

ADJOINING LOCAL AUTHORITY CONSULTATION RESPONSE

Application Number: 250902

Site Address: Land to the West of Dukes Field Road, Riseley, Reading

Proposal: Consultation from Hart District Council for the following proposal: Erection of one 4 bedroom dwelling with associated access, parking refuse storage and landscaping.

I refer to your consultation request registered on 9 April 2025. I can confirm that the Local Planning Authority **objects** to the proposal for the reasons detailed below:

1. The proposal would have an impact on:

- Would result in the partial loss of an important woodland buffer between Riseley Village within Wokingham and the recent residential development to the south of the boundary within Hart. This is contrary to WBC Core Strategy Policy CP11 which seeks to maintain the separate identity of settlements.

- The proposal would result in the fragmentation and isolation of green infrastructure and have a detrimental impact on the landscape character of the area. This is contrary to WBC Managing Development Delivery (MDD) Local Plan policies CC03 and TB21.

- Loss of TPO protected trees and associated impact on wildlife habitats contrary to MDD Local Plan policies CC03 and TB23.

- Potential adverse impact on The Devils Highway Roman Road which is of special archaeological importance.

- It is unclear how the retained woodland and trees could be properly managed following the development.

- The site is within an unsustainable location with a lack of services and other amenities within walking distance from the site.
- It appears that the proposed visibility splays from the new access off Basingstoke Road have been incorrectly assessed.

I trust that these will be taken into account when determining the proposal.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth