

Wokingham Borough Council
Hart District Council

Our ref: 5643

Sent by email:

kieran.neumann@wokingham.gov.uk

david.raper@hart.gov.uk

13 July 2026

Dear Planning,

Land to the North of Sun Lane, Riseley

Wokingham Reference: 260774

Hart Reference: 26/00541/OUT

This letter is submitted to both Wokingham Borough and Hart District councils as a single combined response to the cross-boundary application. Within this letter and the accompanying technical information, we set out the Applicant's response to the consultations received.

We wish to reiterate that the application is made in Outline with only Access a detailed matter. All other matters pertaining to Layout, Scale, Appearance and Landscape are reserved for latter approval. Whilst the Applicant has submitted a series of illustrative drawings to show the possible composition of up to 44 dwellings, for the reasons just set out, the quantum, layout, appearance and internal landscaping is for later approval.

The focus of this letter is on the key consultees which have requested additional clarification. Therefore, this submission addresses the following:

- Highways
- Drainage
- Landscape and Trees
- Ecology
- Green Space

Highways

Consultation responses were received from both Wokingham Borough Council Highways (dated 15 May 2026) together with Hampshire County Council Highways (dated 13 May 2026). Apex Transport Planning has prepared a detailed technical note which has provided a response to each of the matters raised by the two statutory consultees. Appended to the Apex Transport Planning Note is the requested revised TRICS outputs; ownership extents plan; swept path analysis with

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input speeds; revised access drawing; Stage 1 Road Safety Audit; forward visibility splays; and personal injury accident data.

We do not propose to rehearse the Applicant's response within this letter and direct both of the Local Planning Authorities and Local Highway Authorities to Apex Transport Planning: *"Transport Note: Further Information for Local Highway Authorities"* reference C25084 dated 10 July 2026. We can confirm that the Applicant is open to discuss with the LHA their request to provide land adjacent to the A33 / B3349 Roundabout for adoption as public highway, subject to agreement on the full extent and location.

Drainage

A consultation response was received from Wokingham Borough Council Drainage (dated 21 April 2026) raising No Objection subject to conditions. A consultation response was also received from Hampshire County Council Lead Local Flood Authority (dated 18 May 2026) requesting further clarification. It is therefore the clarification sought from HCC which we have focused on. HCC LLFA were contacted directly by the Applicant's engineers, AWP, on 3 July 2026 (appended). The direct contact with HCC LLFA was to ensure that a response could be prepared made on a clear understanding of the issues. At the time of writing a response from HCC LLFA to AWP has not been received however, we provide a copy of the email correspondence for information. The 3 July 2026 email identifies the four key areas which HCC LLFA sought clarification on:

- Drainage Outfall Location
- Pump Failure
- Drainage Hierarchy
- Basin Earthworks

In each of the four key points, AWP has provided responses on the matters of principle and commitment to include details within an updated Flood Risk Assessment and subsequent Reserved Matters approval, noting that as Layout is a reserved matter, more technical detail cannot yet be provided. In this regard, we draw attention to the condition recommended by Wokingham Borough Council Drainage within their consultation which would secure this detail.

Landscape and Trees

A combined consultation was received by Wokingham Borough Council Landscape and Trees (dated 1 June 2026). The consultation response is noted as an Objection.

Under the section heading Arboriculture, the consultee advises that *"the development edge including proposed visitor parking bays as shown on the Landscape Strategy Plan are pushed right to the edge of the root protection areas (RPA's) of trees T13 & T16 and it is essential the layout includes more of a buffer between the edge of development and the edge of the RPA's to accommodate any detail design such as level changes etc"*. The Arboricultural Impact Assessment prepared by RMT Tree Consultancy Ltd illustrates that the approach to the development is to avoid root protection areas. As already noted earlier in this letter, the illustrative drawings which accompany this Outline application are indicative only. Layout and Scale of development are reserved for latter approval. We can confirm that the layout which will be brought forward through a Reserved Matters application will demonstrate development, including parking areas, will be outside of root protection areas.



In response to the consultees comments in respect of tree T29, located adjacent to the new access road, we can confirm agreement to a pre-commencement condition requiring the submission and approval of site specific construction detail of the access road, including a no-dig road construction method in this location.

Comments relating to Ancient Woodland buffer requirements are already acknowledged within the submission. However, the required 15m buffer can be shown on future Reserved Matters drawings, once the Layout and Scale of development is known. Additionally, an updated Tree Impact Plan can be submitted with subsequent Reserved Matters submission to specifically show the Ancient Woodland buffer and which can be secured by an appropriately worded planning condition.

We note the comments in respect of the proposed attenuation basis and associated earth works. We draw attention to the comments made within AWP's email to HCC LLFA noted against the drainage consultee response specifically stating that "the final scheme will need to demonstrate that the attenuation volumes are achieved, with consideration towards the existing site constraints and suitable design parameters (earthwork gradients, RPA's etc)". It is therefore an appropriate and proportionate response that the details of earth works be fully assessed at Reserved Matters stage but a condition attached to this Outline application to secure the required technical information.

Turning to the comments made in respect of Landscape impact, we can confirm that a Landscape Visual Assessment has been instructed and is being prepared by Aspect Landscape Planning. Unfortunately, at the time of writing the LVA is not yet complete but will be issued under separate cover at the end of next week (week commencing 20 July 2026).

We further note the comments made by WBC Landscape and Trees in respect of the Indicative Site Layout and wish to reemphasise that this application is in Outline for up to 44 dwellings. The layout, scale and landscaping are reserved for future approval. We acknowledge the consultee comments, including the location of visitor car parking; the pumping station; size of private rear gardens and planting scheme. We provide a commitment to ensure that each of these key points are included within any subsequent Reserved Matters, noting in respect of the pumping station that, and as alluded to within the drainage response, that alternative methods can be considered. Should a pumping station remain necessary then its location will be reviewed as part of the layout, noting the concern raised in respect of vistas. The detail will form part of any subsequent Reserved Matters application for Scale, Appearance, Layout and Landscaping.

Ecology

Wokingham Borough Council Ecology have provided a response (dated 13 May 2026). In respect of Biodiversity Net Gain, the Applicant's Ecologist, Ecology Co-Op, has prepared an updated Biodiversity Impact Calculation and report (reference P10586, dated 17 June 2026) together with an updated Metric. In response to the consultee comments pertaining to species rich hedgerows, the Applicant's Ecologist has advised that whilst the northern and western boundary hedgerows contain enough species for it to be considered species-rich, the UKHab classification document requires more than five species to be present within a 30m stretch of hedgerow; these species are spread out across the whole hedgerow section and as such there is no section of the



hedgerow that would meet this criteria (i.e., the density of the species makes it not a species-rich hedgerow, rather than the number of species itself). This is included within the Ecology Co-Op report.

We also note the comments relating to tree T13 and whether this is a veteran tree and therefore included within the biodiversity calculation. The Applicant's arboricultural consultant RMT Tree Consultancy Ltd has prepared a response on this matter, concluding the evidence and data demonstrates that tree T13 should not be considered a veteran. We draw the Council's consultee to this accompany report reference 260774, dated 12 June 2026.

We wish to confirm in respect of Thames Basin Heath Special Protection Area mitigation that the Applicant proposes to utilise the Wellesley Water Meadows site located within Hart District. We can confirm that in discussion with the owner of the SANG that there is capacity for this site. The Wellesley Water Meadows is owned by The Wellington Estate and agreement for this land to be used as SANG is confirmed by legal agreement between the Estate and Hart District Council dated 10 November 2017.

Green Spaces

The Wokingham Borough Council Green Infrastructure consultation response (dated 19 May 2026), similar to comments received from WBC Landscape and Trees, raises concerns regarding the location of the pumping station. We have set out earlier in this response that whilst this Outline application is submitted on the basis of requiring a pumping station, other drainage methods can be considered. The WBC drainage consultee is satisfied that this can be secured by condition. Additionally, and again as advised elsewhere in this letter, the indicative layout is for illustrative purposes only. We acknowledge the comments regarding the concern for the location of the pumping station and this will be assessed by the Applicant's technical team as part of the consideration of a Layout to be secured through Reserved Matters.

In terms of open space typologies, the areas which have been identified as requiring further justification are Amenity Green Space and Natural/ Semi-Natural Greenspace. Aspect Landscape Planning has prepared a green space calculation plan which shows that the site will provide, based solely on the illustrative layout plan a quantum of 0.65ha of Natural/ Semi-Natural Greenspace in excess of the policy requirement of 0.3ha. The green space calculation plan also shows that in terms of Amenity Green Space, based on the illustrative layout for up to 44 dwellings, that an area of 0.03ha is proposed.

Policy MDD TB08 identifies that Amenity Green Space should be delivered based on 0.98ha / 1,000 population. The application is for up to 44 dwellings therefore, using this maximum number of dwellings proposed together with an average household size per dwelling of 2.4, this assumes a requirement of 0.1ha of Amenity Green Space for this application. The Council's Open Space, Sports and Recreation Strategy, November 2013 which supports policy MDD TB08 advises that *"the Council expects a minimum facility size of 0.4ha"*.

In this instance, the application would not trigger the minimum size requirement of 0.4ha and indeed is only required to deliver of 0.1ha. It is acknowledged that based on the illustrative plan that the application would fall short of the triggered 0.1ha but this in any event falls below the minimum policy requirement of 0.4ha. Given the location, there are larger areas of public open



space within walking distance, and it is considered it would be appropriate to secure a contribution toward off-site provision through a Section 106 Legal Agreement equivalent to the requirement triggered by the development, a commitment the Applicant is prepared to honour.

Conclusion:

The Applicant has prepared a comprehensive response to the key consultees which have requested further information, noting that in response to landscape a Landscape Visual Assessment will follow under separate cover.

In respect of Access, which is a matter of detail, the Applicant has provided a robust response to each query raised by both Local Highway Authorities. In the case of other matters, it is clear that the requests for clarification are matters of detail which will be bourn out through subsequent Reserved Matters which will secure the Scale, Layout, Appearance and Landscaping details. The Applicant acknowledges nonetheless the importance of the detail contained within the consultation responses and provides a commitment to both Wokingham Borough Council and Hart District Council to include evidence to support the future applications but equally to address the matters of design detail, such as pumping station and attenuation basin earth works.

If there are any queries on the accompanying information, please do not hesitate to contact us. In the meantime, we reiterate our commitment to work with the Councils to deliver a scheme which will provide a meaningful contribution to housing (affordable and market) supply in the short-term.

BELL CORNWELL LLP



KAREN TIPPER

BA(Hons) MA MRTPI

Partner





Good Afternoon Sarah,

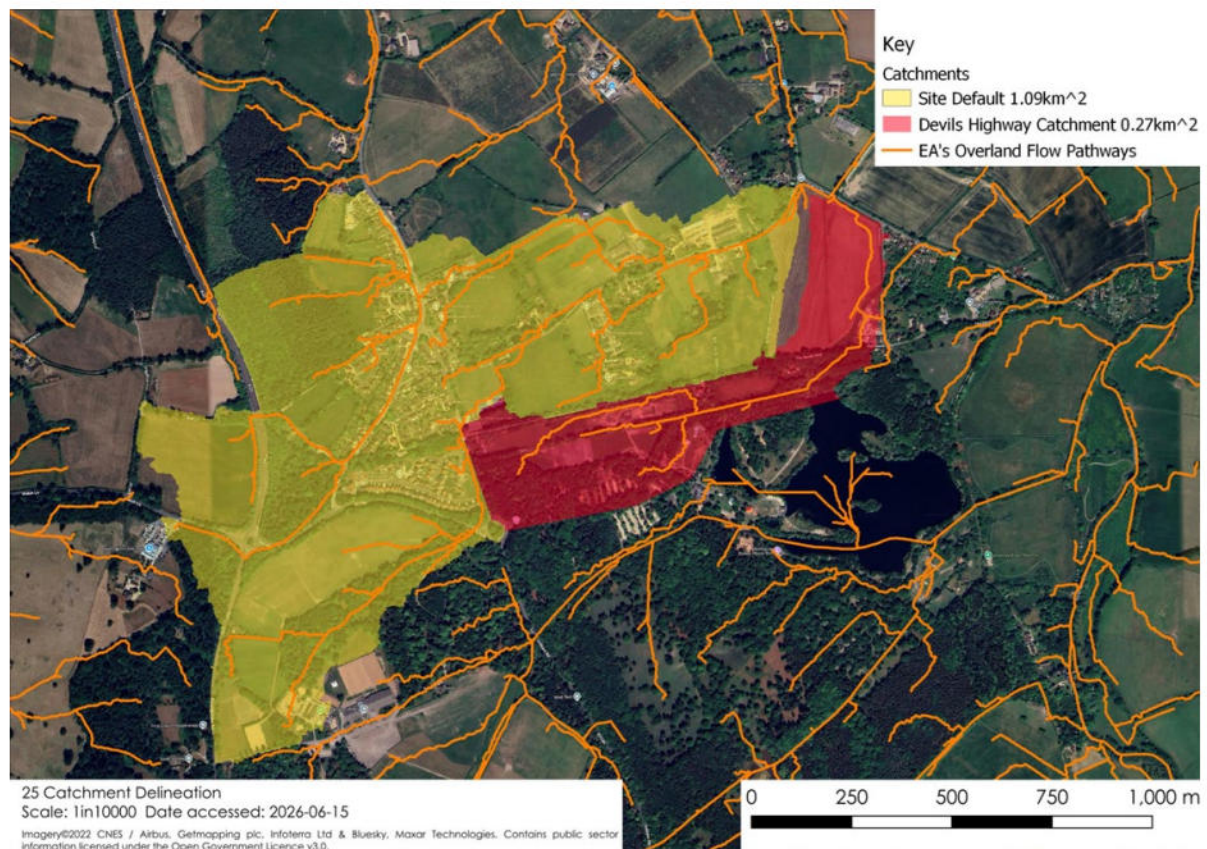
I hope you are keeping well! I just wanted to touch base to discuss your attached consultation response, ref. SWM/2026/0230, dated 18 May 2026, in relation to the outline application for up to 44 dwellings on land at Sun Lane, Basingstoke Rad, Heckfield (application no. 26/00541/OUT).

Having reviewed your response, I note that there are four key areas where you require further information. I have set out each of these topic areas below and have sought to provide you with further detail and clarification to hopefully address each matter raised.

Drainage Outfall Location

Unfortunately, there is no existing ditch within or near the site to receive greenfield runoff. The only nearby ditch is located off-site to the north, however the site falls away from the ditch, which is located in third party land, meaning connectivity would rely on both pumping and riparian consent to discharge.

If you consider the existing site topography, any runoff generated by the site would pass through the adjacent downstream properties and would reach Basingstoke Road. We have undertaken a more detailed review of the wider catchment levels (using Lidar information) and found that Riseley comprises two primary watershed catchments – see below figure.



The site and the most of the urban extent of Riseley drain north, towards Riseley Green School, before flowing east towards Long River (hatched yellow). The alternative red hatched area represents land to the south, including the Wellington Country Park, which drains to a ditch adjacent the Devil's Highway. This ditch runs through mostly rural land and the country park, prior to discharging to Long River (at the same approximate location at the outfall route for the northern catchment). The red hatch catchment equates to 27.2ha, with a calculated greenfield runoff of 226 l/s.

We acknowledge that the proposed drainage route theoretically directs a new discharge to a separate catchment, however it should be considered that the site is reducing flows within the existing catchment which routes through/past urban developments and the school site by >10 l/s (whilst also offsetting future climate change). In contrast, it is only increasing flows through the Devil's Highway catchment by 3.8 l/s, from 226 l/s to 229.8 l/s. This equates to a proportional increase of just 1.65% increase (based on the existing drainage catchment, 27.2ha).

We would consider that any increase in risk posed by the proposed discharge arrangements are negligible and on balance, the proposals offer a greater amount of betterment within the developed extents of Riseley.

Can you please advise whether the above provides a satisfactory response?

Pump Failure

The only opportunity to avoid use of pumps is to re-profile the site and utilise deep drainage, or to undertake a gravity sewer requisition through the neighbouring properties to the east. Either of these options could be further considered as part of any future Reserved Matters Application, with a fixed layout and external works package, however the submitted outline relies on a pumped solution.

Any future proposed pump would be operated and maintained by a specialist (not the appointed Management Company who will maintain the communal landscaped areas).

To address any concerns surrounding pump failure, we can commit to meeting the emergency storage provisions outlined in the Design and Construction Guidance for adoptable surface water pump solutions; this requires an additional 125m³ of attenuation storage per hectare of impermeable catchment, to provide a buffer for emergency response (typically <24hr). For this site that equates to an additional 86m³ of attenuation within the basin, which could be offset by providing additional SuDS attenuation elsewhere within the development.

Are you happy with this in principle? If so, we will incorporate this within an updated FRA.

Drainage Hierarchy

In terms of rainwater re-use, the applicant is prepared to commit to implementing water butts within each property to reduce water consumption for irrigation purposes.

Whilst the submission does not comprise a quantitative assessment of Interception, because of the outline nature of this application, it does confirm that as part of any forthcoming RMA the final drainage scheme will ensure the interception requirements of the National Standards for SuDS are met – Paras 4.15 and 5.8. This requirement can be met using a detailed analysis of interception, or through the simple ratio approach outlined by the National Standards; in either case interception can be met through use of permeable pavements, raingardens, the unlined SuDS basin etc.

Wokingham LLFA have not raised any issues related to these matters.

Are you happy with this in principle? I'm conscious we could undertake further analysis on Interception but as this is outline and the layout is indicative, it doesn't seem it would add much value and should instead be prioritised within the RMA.

Basin Earthworks

Your response notes that earthworks for the basin may impact on tree RPA's etc. The landform across the basin is approx. 1:40 so is relatively flat. Whilst there will need to be some allowance for earthworks beyond the immediate banks of the feature, this will not be significant and the basin can be set around the lower edge constraints, with the development levels to be adjusted to suit (i.e. the adjacent access road could be placed in cut to allow a level/flat basin, with the tie-in to be achieved through retaining features in gardens). Overall this is an outline strategy and as part of any forthcoming RMA, the final scheme will need to demonstrate that the attenuation volumes are achieved, with consideration towards the existing site constraints and suitable design parameters (earthwork gradients, RPA's etc). The submitted strategy assumes all storage is routed to the basin and therefore presents a conservative approach which we believe can be improved on once other measures are incorporated within any final RM layout.

Hopefully the above provides some comfort that there is a design solution available which can deliver the number of houses alongside the necessary drainage and attenuation requirements.

Please do let me know your thoughts on the above. I'm happy to discuss each point in more detail, or we could schedule a call if you think that would be helpful.

Regards,

Chris Yalden
Partner & Technical Director



Ada House, Pynes Hill, Exeter EX2 5TU



AWP is a regional engineering consultancy providing development planning and infrastructure services to developers and house builders across the south west.



Good afternoon Chris,

We have received a comment from HCC LLFA noting that they are seeking additional information. They have acknowledged that the majority of the site falls within WBC but nonetheless they wish to receive more information. Could you please advise on how you think it is best to respond to these comments?

We are looking to arrange a meeting for next week, so I suggest that unless there is a straightforward response, that we pick it up in the meeting, and look to provide both WBC and HDC with a comprehensive response.

Kind Regards,
Karen

Karen Tipper
Partner
BA(Hons) MA MRTPI



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