

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253054
Site Address:	Land At Goddards Farm, Reading Road, Sherfield-on-loddon, Hampshire
Expiry Date:	9 January 2026
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. (Amended information submitted)	

CONSULTATION RESPONSES

Parish/Town Council	None received
Internal	None received

APPRAISAL

Is there a strategic impact upon Wokingham Borough?:

Yes	☒
No	☐

RECOMMENDATION

This is the second consultation for the application 24/02019/OUT. The first letter from Basingstoke & Deane District Council dated 27 January 2025 stated the sole reason for the consultation was:

“Please note that this consultation request is in relation to SAMM payments with regard to Thames Basin Heaths Special Protection Area (SPA) mitigation. It would be of particular help to understand if it would be possible for the developers to utilise the scheme to mitigate the proposed development.”

Wokingham Borough Council objected on 5 February 2025 with the following advice (internal reference 250187):

“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.”

The latest consultation response does not refer to the collection of a SAMM payment, but WBCs position as set out previously remains the same.

It is noted that Natural England still object to the amended application. The application would therefore fail to meet the Appropriate Assessment. WBC therefore objects on the basis that Natural England do not consider that the Impact on the TBH SPA has been satisfactorily mitigated. However, WBC acknowledges that Natural England's objection is a matter for Basingstoke & Deane District Council to consider.

Date:	07 January 2025
Earliest date for decision:	N/A

Recommendation agreed by: (Authorised Officer)	
Date:	09.01.26