

242421 Outline application for the proposed redevelopment of the site and erection of up to 95 no. dwellings with associated access, infrastructure, open space, landscaping and associated works. (All matters reserved except for means of access). School Road, Arborfield Cross

Thames Basin Heaths Special Protection Area (SPA): No objection subject to appropriate mitigation being secured

I can confirm to you that as long as the applicant is complying with the requirements of Wokingham's Local Plan policy requirements for the Thames Basin Heaths SPA (through a legal agreement securing contributions to Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM)) for all net increases in residential accommodation, Natural England has no objection to this application.

We note that the intention is to secure SANG capacity at Ridge SANG, Shinfield and that that, along with the contribution to SAMM will be secured via the Section 106 agreement. This is considered to be suitable. However, section 6.1.1 of the shadow HRA states that there will be a "net increase of 228 residential units" – this is not correct as the application is for 95 residential units. We advise this is updated to reflect the application.

With kind regards,

Eleanor Osborne | Higher Officer

Sustainable Development | Thames Solent Team

Natural England

Please note I work part time Monday to Wednesday

<https://www.gov.uk/natural-england>

