

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250902
Site Address:	Land to the West of Dukes Field Road, Riseley, Reading
Expiry Date:	30 April 2025
Proposal: Consultation from Hart District Council for the following proposal: Erection of one 4 bedroom dwelling with associated access, parking refuse storage and landscaping.	

CONSULTATION RESPONSES

Parish/Town Council	None received
Internal	WBC Highways: - The traffic generated from one dwelling will unlikely have significant impact on the local highway network. - Concerns raised regarding the visibility splays from the proposed access onto Basingstoke Road and how this has been assessed. Officers would expect the visibility splays to be assessed with the 85th percentile speed of 5-day average and raw survey data.

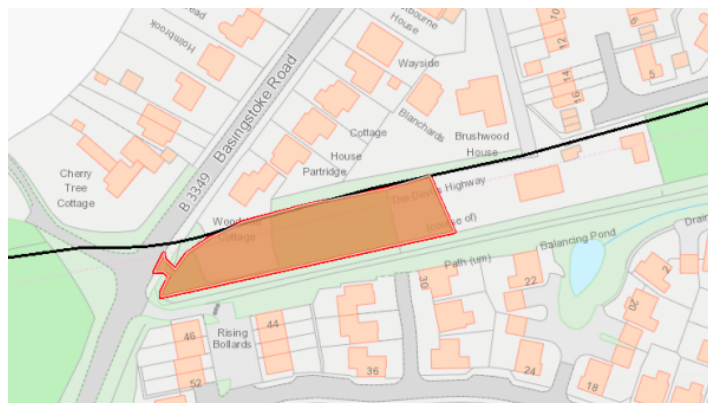
APPRAISAL

Is there a strategic impact upon Wokingham Borough?:

Yes	☒
No	☐

RECOMMENDATION

This proposal follows a previous application for 1no. 4 bedroom dwelling on the site which the Council previously objected to. The site lies directly south of the Wokingham Borough boundary (see below):



Following the appraisal of this latest application and consideration of the above concerns raised, the Local Planning Authority objects to the proposal on the following basis:

- 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.

Date:	23 April 2025
Earliest date for decision:	30 April 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	25.04.2025