

## DELEGATED OFFICER REPORT



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                                                                                                                                  |                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                                                                                                                                                                       | 252167                                                 |
| <b>Site Address:</b>                                                                                                                                                                                                                                                                                                                                             | 11 Mayflower Meadow, Spencers Wood, Wokingham, RG7 1YD |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                                                                                                                              | 30 June 2026                                           |
| <b>Site Visit Date:</b>                                                                                                                                                                                                                                                                                                                                          | 14 January 2026                                        |
| <b>Proposal:</b> Full application for the proposed material change of use from amenity land to residential to facilitate the erection a single storey side/rear extension with installation of roof lights and erection of outbuilding, plus the conversion of the garage and a single storey extension to the side and rear of the garage (part retrospective). |                                                        |

| <b>PLANNING POLICY</b>                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                           | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Core Strategy (CS)</b>                        | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC04 – Sustainable Design and Construction<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB06 – Development of Private Residential Gardens<br>TB21 – Landscape Character<br>TB23 – Biodiversity and Development                                                                                                                                                                                                                                     |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>SS2 – Spatial strategy and settlement hierarchy<br>SS3 – Development within or adjacent to major and modest settlements<br>CE1 – Design principles for efficient buildings<br>CE3 – Environmental standards for residential development<br>H12 – Residential development of existing private gardens<br>FD1 – Development and flood risk<br>FD2 – Sustainable drainage<br>NE1 – Biodiversity and geodiversity<br>NE2 – Biodiversity net gain<br>NE4 – Trees, woodland, hedges and hedgerows<br>NE5 – Landscape and design<br>DH1 – Place making and quality design<br>DH2 – Safeguarding amenity |
| <b>Other</b>                                     | Borough Design Guide Supplementary Planning Document                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|  |                                                                                                                                                                                                   |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | CIL Guidance + 123 List<br>Sustainable Design and Construction Supplementary Planning Document<br>South of M4 SDL SPD<br>A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| <b>PLANNING HISTORY</b> |                                                                                                                                                                                                                                                                                      |                                 |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Application No.         | Description                                                                                                                                                                                                                                                                          | Decision & Date                 |
| 071753                  | Proposed change of use to equestrian livery, erection of stables and formation of menage plus access track to Parklands.                                                                                                                                                             | Approved<br>12/12/2007          |
| 071995                  | Proposed change of use to equestrian/livery, erection of stables and formation of outdoor riding arena and access track to Parklands.                                                                                                                                                | Refused<br>31/07/2007           |
| 150543                  | Reserved Matters application pursuant to Outline Planning consent O/2013/0565 for the erection of 100 dwellings - matters of appearance, landscaping, layout and scale to be considered.                                                                                             | Approved<br>22/09/2015          |
| 161080                  | Screening Opinion application for an Environmental Impact Assessment for a proposed residential development of up to 70 dwellings.                                                                                                                                                   | Replied<br>30/06/2016           |
| 171737                  | Hybrid Planning Application Outline application (all matters reserved only access to be considered) for 55 dwellings (Use Class C3) and all associated parking, landscape and access. Full planning application for 1.56 hectares of Suitable Alternative Natural Greenspace (SANG). | Allowed at appeal<br>28/02/2019 |
| 201337                  | Application for the approval of reserved matters pursuant to outline planning consent 171737 for the erection of 55 dwellings and all associated parking, landscape and access. Details of Layout, Appearance, Landscaping and Scale to be determined.                               | Approved<br>15/12/2020          |

| <b>CONSULTATION RESPONSES</b>                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Internal</b>                                                                                                                                                                                                          |
| WBC Drainage – No objection<br>WBC Landscape and Trees – No objection subject to conditions. <i>Officer comments: This will be addressed within the main report.</i><br>WBC Ecology – No objection subject to conditions |
| <b>External</b>                                                                                                                                                                                                          |
| None                                                                                                                                                                                                                     |

| REPRESENTATIONS     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish/Town Council | Shinfield Parish Council generally oppose changes of use to amenity land. However, they see that this land would remain isolated, and it is not being maintained by the management company. As such, they have no objection subject to a detailed planting plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Ward Member(s)      | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Neighbours          | <p>One neighbour has commented on this application, and their comments are summarised and responded to below:</p> <ul style="list-style-type: none"> <li>• Loss of approved landscape / ecological buffer and its intended function (including biodiversity, screening and separation between developments), contrary to the approved Reserved Matters scheme.<br/><i>Officer comments: This is assessed within the main report below.</i></li> <li>• Change of use of the amenity land would fundamentally alter the approved layout, including the relationship between Mayflower Meadow and Priors Gardens, by incorporating buffer land into private garden space.<br/><i>Officer comments: This will be assessed within the main report below.</i></li> <li>• Removal of existing vegetation and inadequate replacement planting, with concerns that proposed hedge planting would not provide equivalent ecological, visual or acoustic mitigation.<br/><i>Officer comments: This will be assessed within the main report. Additionally, a condition is recommended requiring a scheme of landscaping to be submitted.</i></li> <li>• Removal of boundary separation, resulting in loss of distinction between residential curtilage and buffer land, and creating uncertainty regarding future access, maintenance and boundary treatments.<br/><i>Officer comments: This will be assessed within the main report below.</i></li> <li>• Impact on wider estate design, including fragmentation of a continuous landscape buffer and setting a precedent for similar encroachments.<br/><i>Officer comments: It is not deemed that the change of use of the amenity land would set a precedent for similar encroachments. Additionally, each case is assessed on their individual merits.</i></li> <li>• Impact on character and visual appearance, including concerns about overdevelopment and the siting of the outbuilding within the buffer area and forward of the dwelling.<br/><i>Officer comments: This is assessed within the 'Character of the Area' section of the main report below.</i></li> </ul> |

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|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ul style="list-style-type: none"> <li>Impact on neighbouring amenity, including potential overlooking/privacy impacts (particularly from outbuilding windows) and harm arising from proximity of built form to the boundary.<br/><i>Officer comments: This is assessed within the 'Neighbouring Amenity' section of the main report below.</i></li> <li>Accuracy of submitted drawings, particularly that the outbuilding elevations do not reflect the structure as built.<br/><i>Officer comments: Revised plans were received on 06/07/2026 to address this discrepancy.</i></li> <li>Drainage concerns, including insufficient technical information to demonstrate capacity of the system and potential impacts on neighbouring land and landscaping.<br/><i>Officer comments: The Council's Drainage Officer has no objection to the proposal.</i></li> </ul> |
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## APPRAISAL

### Site Description:

The application site comprises a two-storey detached dwelling positioned at the end of a cul-de-sac within a modern residential development in Spencer's Wood. The surrounding area is characterised by similar dwellings set within planned plots, with a consistent suburban layout and associated parking provision. The property benefits from off-street parking to the front and a private rear garden.

In addition to the established residential curtilage, the application site includes a parcel of land immediately adjoining the side and rear boundaries of the dwelling, identified on the submitted plans as amenity land. This land appears to form part of the wider landscaped areas associated with the estate and is enclosed by surrounding residential boundaries, with no evident public access or functional recreational use. Whilst the land is currently unmanaged and has limited practical amenity value, it nonetheless forms part of the planned open space framework of the development and contributes to the overall character and spatial arrangement of the estate.

### Description of Development:

This application seeks permission for the proposed material change of use of amenity land to residential curtilage to facilitate the erection of a single storey side extension to the existing dwelling. The development also includes the erection/retention of an outbuilding to the front of the dwelling to provide a shed, the conversion of the existing garage to provide a home office and utility room, and the erection of a single storey extension to the side/rear of the garage.

### Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham

Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

**Change of Use:**

The proposed change of use relates to the strip of amenity land located directly west of the existing residential curtilage of the site. The current condition of the land is described as overgrown and inaccessible, and the application proposes to incorporate this land into the residential curtilage of the dwelling.

It is acknowledged that the change of use would result in the loss of an area of amenity land and would alter the originally approved spatial arrangement of the development. However, in this instance, the land does not appear to serve a meaningful public amenity function in practical terms, given its enclosed position, lack of access and unmanaged condition. Whilst this land contributes to the intended landscaped structure of the estate, the proposal would not result in the loss of any publicly accessible open space, nor would it interrupt any pedestrian link or other evident communal function.

The proposal therefore gives rise to a limited degree of conflict with the original landscape and spatial objectives of the approved development insofar as an area intended to remain outside private curtilage would be incorporated into residential use. This harm is, however, moderated by the site's enclosed nature, lack of public accessibility, absence of a functional recreational role, and the proposed landscape and ecological enhancements.

The Council's Ecology Officer notes that the land was originally expected to retain and enhance an existing hedgerow as part of a wider permeability strategy associated with the approved development. However, the Ecology Officer's comments confirm that these enhancements were not implemented, that the remaining hedgerow is largely bramble, and that parts of it have already been removed. The current proposal includes replacement native hedgerow planting, reseeded grassland and biodiversity enhancements, which the Ecology Officer considers would improve opportunities for wildlife movement and foraging, subject to conditions. The Council's Landscape Officer has also raised no objection subject to a condition requiring a detailed landscaping scheme.

Whilst the proposal would alter the form of the originally approved buffer area, the replacement native planting and retained boundary vegetation are considered sufficient to maintain an appropriate degree of landscape separation and ecological connectivity between the adjoining residential areas.

Having regard to the specific characteristics of the land, its limited practical amenity role, and the proposed landscaping and ecological enhancements, it is not considered that the proposed change of use would result in unacceptable harm to the character or

function of the wider development. On balance, the change of use is considered acceptable in principle and compliant with Policies CP3 of the Core Strategy, CC01, CC03 and TB21 of the MDD Local Plan.

### **Character of the Area:**

#### Side Extension:

The proposed single storey side extension would project 3.3 metres from the side of the dwelling and is set 0.9 metres from the boundary with neighbouring properties at the closest point. The side extension, when measured from the bottom of the boundary fence as indicated on the submitted south elevation, would have a maximum height of approximately 5 metres, and an eaves height of 2.85 metres. The side extension is deemed to be of a proportionate scale and has an unimposing design which ensures that the extension would have an acceptable impact upon the appearance of the host dwelling and wider character of the area.

#### Outbuilding:

Guidance in the Borough Design Guide (BDG) states that garages, to which an outbuilding most closely relates to, should not be sited in front gardens but should be to the side of rear of a dwelling. Additionally, the BDG states that garages should not project forward of the building line of a property.

The proposed outbuilding would be sited within the extended residential curtilage of the application site and would be of a modest, single storey scale. Whilst it is noted that the structure is positioned forward of the principal elevation of the host dwelling, its limited height, domestic form and contained siting ensure that it would not appear as a dominant or incongruous feature within the street scene. Accordingly, whilst the outbuilding's siting does not strictly follow the guidance in the Borough Design Guide regarding buildings forward of the principal elevation, the resulting visual impact is not considered harmful in this specific context. Additionally, the application site is located at the end of a cul-de-sac where there are reduced opportunities for wider views into the site and greater flexibility in the arrangement of built form compared to properties located along the main street frontage. As such, the siting of the outbuilding is specific to this plot and would not undermine the prevailing character or establish a harmful pattern of development within the wider area.

#### Garage Alterations:

The proposed garage conversion will see the roller shutter door being replaced with a window on the front elevation. Additionally, a new window is being inserted to the side elevation to serve the proposed home office. These changes to fenestration are minor, and as such the proposed garage conversion poses no harm to the character of the area.

The proposed extension to the garage will see a side/rear extension erected to infill the space behind the garage up to the boundary fence to provide a shed and a planter. This extension is single storey in nature, and of a proportionate scale and unimposing design that does not project above the boundary fence. As such, it is deemed that the proposed garage extension poses no harm to the character of the area.

### **Neighbouring Amenity:**

#### Side Extension:

The proposed single storey side extension would extend 3.3 metres from the side of the dwelling and retains a minimum separation distance of 0.9 metres to the boundary. Given the single storey nature of the extension, and as no windows are proposed on the side elevation, no concerns are raised with regards to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed single storey side extension is set 0.9 metres from the boundary and has an eaves height of 2.85 metres. This shows compliance with the guidance relating to overbearing, and as such the side extension poses no harm to neighbouring amenities.

Outbuilding:

The proposed outbuilding features windows facing west towards neighbouring properties, but given the single storey nature, there are no concerns relating to overlooking. The proposed outbuilding is set 1.8 metres from the nearest neighbouring boundary, and has a maximum height of 2.6 metres. The appropriate maximum height and separation distance to the boundary ensures that there would be no unacceptable levels of overbearing or loss of light.

Garage Alterations:

The proposed garage conversion will see a new window inserted on the side elevation, and a new window replacing the garage door. Given the single storey nature of the garage, no concerns are raised with regards to overlooking.

The proposed extension to the garage is single storey and infills the space to the rear of the garage. Whilst the extension is set right on the boundaries with neighbouring properties, it does not project above the height of the boundary fence. As such, the extension poses no harm to neighbouring amenities with regards to overbearing or loss of light.

**Residential Amenity Space:**

The proposal poses no adverse impact to the level and usability of the site's rear private amenity space for current and future occupiers.

**Highway Access and Parking Provision:**

Following the conversion of the garage, there would still be space for 2 no. parking spaces within the redline of the application site. Notably, the existing garage just falls short of the Council's standards, and as such it is not considered that the conversion would result in the loss of a full parking space. As such, the level of parking provision is considered acceptable and would not give rise to highway safety concerns or result in unacceptable on-street parking pressure.

**Flooding and Drainage:**

Policy CC09 of the Managing Development Delivery Local Plan requires development to appropriately manage flood risk, whilst Policy CC10 seeks to ensure that sustainable drainage methods are utilised to manage surface water runoff.

The proposed development includes the provision of surface water drainage associated with the extension. The submitted information confirms that surface water would be managed via an on-site soakaway system, in accordance with the drainage

hierarchy. The Council's Drainage Officer has been consulted on the application and has raised no objection to the proposal.

Given the scale of development and the nature of the proposed drainage strategy, it is not considered that the proposal would give rise to any increased risk of flooding within the site or elsewhere. Accordingly, the proposal is considered to comply with Policies CC09 and CC10 of the MDD Local Plan.

**Landscape and Trees:**

Policy CC03 of the Managing Development Delivery Local Plan seeks to protect and enhance green infrastructure, requiring development proposals to retain existing landscape features where possible and provide appropriate new landscaping.

The proposal involves the incorporation of an area of amenity land into the residential curtilage of the application site, which currently comprises unmanaged vegetation, including areas of bramble scrub and a hawthorn tree. Whilst this vegetation provides some limited visual and ecological value, the Landscape Officer notes that the existing condition of the land lacks any formal structure or high-quality landscaping. The proposal would result in the removal of some existing vegetation; however, this is considered acceptable in principle subject to the provision of an appropriate replacement landscaping scheme.

The submitted plans indicate that the site would be re-landscaped, including the introduction of new native hedgerow planting along the boundaries, which is supported by the Landscape Officer. Such planting would assist in softening the development, reinforcing boundary definition and providing an improved visual appearance when compared to the unmanaged condition of the land at present.

No objection has been raised by the Council's Landscape Officer to the proposed development, subject to a condition requiring the submission and approval of a detailed landscaping scheme. Following the receipt of revised plans, sufficient detail has been provided in respect of planting species, densities, hard and soft landscaping treatments, and ground level changes to demonstrate that the proposed landscaping is acceptable. The plans show the introduction of new native hedgerow planting and associated soft landscaping, which would enhance the appearance of the site and assist in integrating the development into its surroundings.

A condition will be imposed requiring the landscaping shown on the approved plans to be implemented and maintained, including the replacement of any plants that die, are removed or become seriously damaged or diseased within a 5-year period.

Overall, it is not considered that the proposal would result in any adverse harm to the character or appearance of the site or the wider area. The development is therefore considered to accord with Policy CC03 of the MDD Local Plan.

**Ecology:**

Policy CP7 of the Core Strategy and Policy TB23 of the MDD Local Plan seek to ensure that development proposals conserve and enhance biodiversity, including the protection of habitats and species.

The amenity land features an area of unmanaged vegetation, including bramble scrub and limited hedgerow planting, which offers some ecological value, particularly for nesting birds. The proposal would result in the removal of this vegetation; however, the submitted ecological information confirms that the existing habitat is of relatively low ecological quality and has been subject to degradation, with limited formal structure or management.

The proposed development includes the introduction of new native hedgerow planting and biodiversity enhancements, including bird and bat boxes, as well as measures to facilitate the movement of small mammals. These measures are supported by the Council's Ecology Officer, who considers that, subject to appropriate mitigation and enhancement, the proposal would provide an overall improvement in biodiversity value and foraging opportunities on site. Significant weight is afforded to the Ecology Officer's conclusion that the proposed replacement planting and enhancement measures would improve ecological functionality compared with the site's current condition.

With regard to protected species, the submitted information demonstrates that the site has negligible potential to support roosting bats, and this is accepted by the Ecology Officer. However, the existing vegetation may provide nesting habitat for birds, and therefore any clearance works must be undertaken outside of the bird nesting season or following appropriate ecological checks.

No objection has been raised by the Council's Ecology Officer, subject to conditions requiring compliance with the submitted ecological information, the implementation of proposed biodiversity enhancements, and the protection of nesting birds during construction.

Accordingly, subject to the imposition of these conditions, the proposal is considered to comply with Policies CP7 of the Core Strategy and TB23 of the MDD Local Plan, and would not result in unacceptable harm to biodiversity.

### **Conclusion:**

Whilst the proposal would result in the loss of a small area of land originally intended to form part of the wider landscaped framework of the development, the resulting harm is considered limited. Significant weight is afforded to the enclosed and inaccessible nature of the land, the absence of any meaningful public amenity function, the lack of objection from the Council's specialist consultees, and the proposed landscaping and biodiversity enhancements. Taking these matters together, the benefits and mitigating factors are considered to outweigh the limited harm identified.

### **The Public Sector Equality Duty (Equality Act 2010):**

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

**Community Infrastructure Levy (CIL):**

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

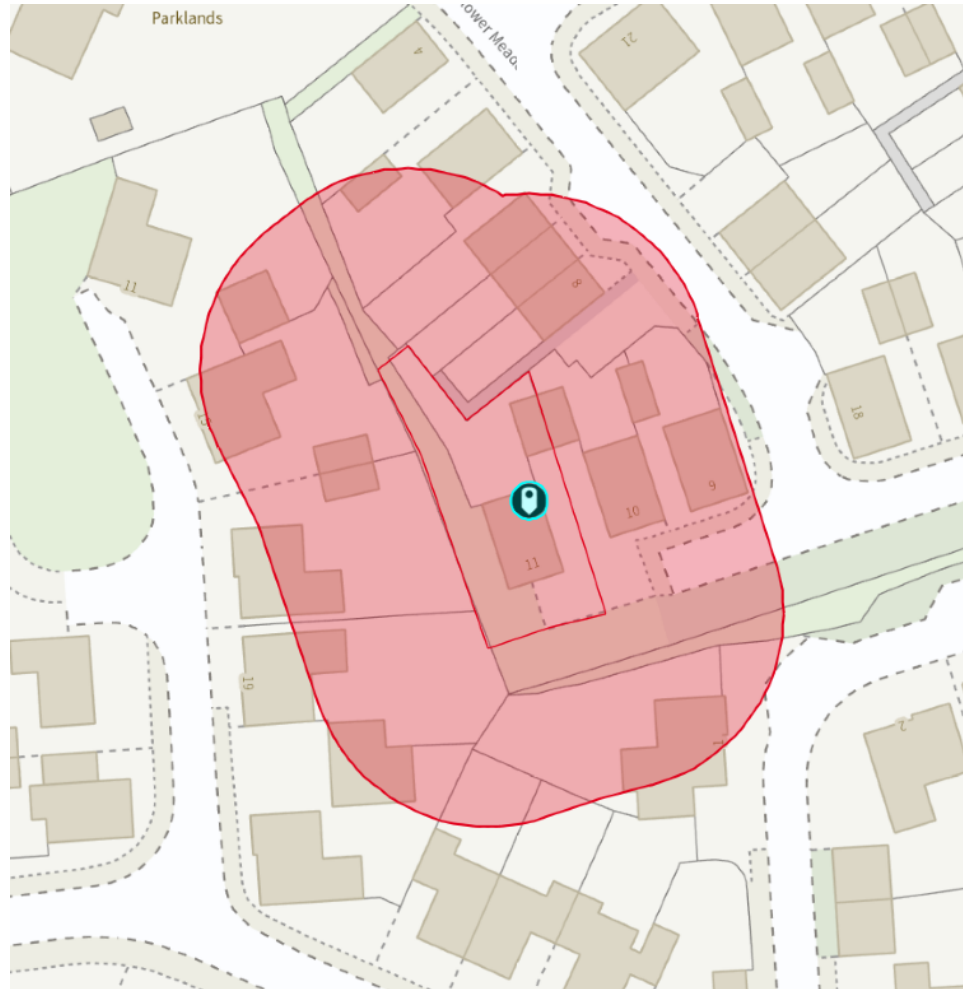
**RECOMMENDATION**

|                                    |              |
|------------------------------------|--------------|
| <b>Conditions agreed:</b>          | Yes          |
| <b>Recommendation:</b>             | Approve      |
| <b>Date:</b>                       | 31 July 2026 |
| <b>Earliest date for decision:</b> | 3 June 2026  |

|                                                           |                                                                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | 31/07/26                                                                          |

## PLANNING CONSTRAINTS/STATUS

### Near Me Report



No legend

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**Affordable Housing Thresholds | Total count: 4**

| # | NAME                                              |
|---|---------------------------------------------------|
| 1 | Within South of M4 Strategic Development Location |
| 2 | Within Modest or Limited Development Locations    |
| 3 | Within Modest or Limited Development Locations    |
| 4 | Within All Development Locations                  |

**Scale and Location of Development Proposals | Total count: 2**

| # | FEATURE_TYPE                 | NAME          |
|---|------------------------------|---------------|
| 1 | Countryside                  | Countryside   |
| 2 | Modest Development Locations | Spencers Wood |

**Strategic Development Locations | Total count: 1**

| # | FEATURE_TYPE                   | FEATURE_NAME |
|---|--------------------------------|--------------|
| 1 | Strategic Development Location | South of M4  |

**Thames Basin Heath SPA Mitigation Zones | Total count: 1**

| # | FEATURE_TYPE                                   | FEATURE_NAME               |
|---|------------------------------------------------|----------------------------|
| 1 | Special Protection Area Linear Mitigation Zone | 7km Linear Mitigation Zone |

**Major Nuclear Sites Consultation Zone | Total count: 1**

| # | FEATURE_TYPE | FEATURE_NAME | PLANNING_NOTE |
|---|--------------|--------------|---------------|
|---|--------------|--------------|---------------|

|   |                                        |                                                          |                   |
|---|----------------------------------------|----------------------------------------------------------|-------------------|
| 1 | Consultation Zone - Major Nuclear Site | AWE Burghfield - Detailed Emergency Planning Zone (DEPZ) | This is the DEPZ. |
|---|----------------------------------------|----------------------------------------------------------|-------------------|

### **Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1**

| # | Height Band                                 | Wind Turbine | Aviation |
|---|---------------------------------------------|--------------|----------|
| 1 | All works exceeding 150 metres (492.1 feet) | NO           | YES      |

### **Submitted Sites Live | Total count: 1**

| # | SITE_REF | LUPP                             | ADDRESS                     |
|---|----------|----------------------------------|-----------------------------|
| 1 | 5SH019   | Housing (C3 Planning Use Class). | Parklands, Basingstoke Road |

### **EA Groundwater Zones | Total count: 1**

| # | FEATURE_TYPE                   | FEATURE_NAME                    | CONSULT                                                                                                                          |
|---|--------------------------------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| 1 | Groundwater Consultation Zones | Groundwater Consultation Zone 3 | Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency |

### **Risk of Flooding from Surface Water | Total count: 1**

| # | FEATURE_TYPE                                 | FEATURE_NAME               |
|---|----------------------------------------------|----------------------------|
| 1 | Environment Agency Surface Water Flood Zones | 1 in 1000 year risk extent |

### **Bat Roost Habitat Suitability | Total count: 2**

| # | FEATURE_TYPE                                                                                | FEATURE_NAME | CONSULT                                    |
|---|---------------------------------------------------------------------------------------------|--------------|--------------------------------------------|
| 1 | Bat survey required for planning applications that involve roof modification or demolition. | GC930        | Ecology Officer, Green Infrastructure Team |

|   |                                                                                             |       |                                            |
|---|---------------------------------------------------------------------------------------------|-------|--------------------------------------------|
| 2 | Bat survey required for planning applications that involve roof modification or demolition. | GD930 | Ecology Officer, Green Infrastructure Team |
|---|---------------------------------------------------------------------------------------------|-------|--------------------------------------------|

#### **Great Crested Newt Impact Risk Zones | Total count: 1**

| # | FEATURE_TYPE                        | FEATURE_NAME | CONSULT                                                                                             |
|---|-------------------------------------|--------------|-----------------------------------------------------------------------------------------------------|
| 1 | Great Crested Newt Impact Risk Zone | Amber        | For Householder applications check HH Layer. Consult NatureSpace for all other types of development |

#### **SSSI Impact Risk Zones | Total count: 1**

| # | IRZURL                                                                                                                                                                                                                                                                              |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <a href="https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&amp;es=11404&amp;location=468808,165816%20(IRZ%20polygon%20centre)">https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&amp;es=11404&amp;location=468808,165816%20(IRZ%20polygon%20centre)</a> |

#### **Landscape Character Assessment 2019 | Total count: 1**

| # | FEATURE_TYPE                        | Name                                  |
|---|-------------------------------------|---------------------------------------|
| 1 | Landscape Character Assessment 2019 | Spencers Wood Settled and Farmed Clay |

#### **Wards | Total count: 1**

| # | NAME                              | Closest Approximate Distance |
|---|-----------------------------------|------------------------------|
| 1 | Spencers Wood & Swallowfield Ward | 0 m                          |

#### **Parishes | Total count: 1**

| # | NAME         | Closest Approximate Distance |
|---|--------------|------------------------------|
| 1 | Shinfield CP | 0 m                          |