

**Date:** 5 February 2025  
**Application:** 250187



**WOKINGHAM  
BOROUGH COUNCIL**

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Basingstoke and Deane Borough Council  
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Dear Luke Benjamin,

**ADJOINING LOCAL AUTHORITY CONSULTATION RESPONSE**

**Application Number:** 250187

**Site Address:** Land At Goddards Farm, Reading Road, Sherfield-on-Loddon, Hampshire

**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.

I refer to your consultation request registered on 27 January 2025. I can confirm that the Local Planning Authority **objects** to the proposal for the reasons detailed below:

1. 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.

I trust that these will be taken into account when determining the proposal.

Yours sincerely,

*MHead*

Marcia Head  
Head of Development Management - Place & Growth