

CONSULTATION FROM ADJOINING LA **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 30 April 2025

Application Number: 250902

Location: Land to the West of Dukes Field Road, Riseley, Reading

Proposal: Consultation from Hart District Council for the following proposal: Erection of one 4 bedroom dwelling with associated access, parking refuse storage and landscaping.

Recommendation: Objections

Reasons

1. The proposal would have an impact on:

- 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 25.04.2025

REMEMBER - The earliest date for a decision on this application is: **30 April 2025**