

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	260457
Site Address:	Land to the South West of 1 Norton Road, Riseley, Wokingham, RG7 1SH
Expiry Date:	27 April 2026
Site Visit Date:	3 March 2026
Proposal: Full application for the proposed erection of 1no. 4 bedroom detached dwelling to include rooflights and 7no. dormers plus double carport, parking and access.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM9 - Protecting Health, Safety and Amenity DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements SS10 – Meeting our housing needs CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design

	C3 – Active travel C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging C6 – Technology and innovation in transport C7 – Digital infrastructure and communications technology C8 – Utilities H1 – Housing mix, density and standards H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity HC1 – Promoting healthy communities HC5 – Environmental protection HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Riseley Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
240471	Householder application for proposed two storey side extension, two storey rear extension, plus changes to fenestration, following demolition of existing outbuilding.	Approved 20/09/2024
250915	Application to vary condition 2 and 4 of planning consent 240471 proposed two storey side extension, two storey rear extension, plus changes to fenestration, following demolition of existing outbuilding. Condition 2 refers to drawing numbers and the variation is to update the plan. Condition 4 refers to a bat mitigation licence and the variation is to update the strategy. (part retrospective)	Approved 04/06/2025

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received

WBC Drainage – No objection subject to conditions
WBC Highways – No objection subject to conditions
WBC Landscape and Trees – No objection subject to conditions
WBC Ecology Newts – No objection subject to conditions
WBC Ecology – No objection subject to conditions
WBC Waste Services – No comments received
WBC Cleaner and Greener – No comments received
WBC Green Infrastructure – No objection
External
Thames Water Utilities Ltd – No comments received

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	5 neighbours have commented on this application in objection, and another neighbour has raised their concerns with the proposed development. The reasons for objections and the concerns are summarised below: • The application should be viewed in conjunction with the original application 090526. <i>Officer comments: Each application is assessed individually on their own merit against the development plan and any other material planning considerations.</i> • The loss of greenery will result in a substantial change on site that would impact the appearance of Basingstoke Road and Norton Road. <i>Officer comments: This will be assessed within the 'Character of the Area' section of the main report below.</i> • The proposed property is bigger and taller than other nearby properties and this will be overbearing and out of context compared to surrounding properties. <i>Officer comments: This will be assessed within the 'Character of the Area' and 'Neighbouring Amenity' sections of the main report below.</i> • The entrance to the new property is on the bend which is dangerous. <i>Officer comments: This is assessed within the 'Highways Access and Parking Provision' section of the main report below.</i> • Parking is likely to overflow onto Norton Road which will cause further issues. <i>Officer comments: This is assessed within the 'Highways Access and Parking Provision' section of the main report below.</i> • Such extensive development is not in keeping with the rural nature of Riseley, and conflicts with the Riseley Village Design Statement.

	<i>Officer comments: This is assessed within the 'Character of the Area' section of the main report below.</i>
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APPRAISAL

Site Description:

The application site is located within the residential area of Riseley and is within the existing curtilage of no. 1 Norton Road. The site occupies a corner plot at the junction of Norton Road and Basingstoke Road (B3349) and comprises part of the garden of the existing dwelling at no. 1 Norton Road.

Description of Development:

This application seeks permission for the proposed erection of a two storey, four-bedroom dwelling, along with the erection of a car port and cycle store.

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.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

MDD policy TB06 states that:

1. The Council will resist inappropriate development of residential gardens where development would cause harm to the local area.
2. Proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will only be granted planning permission where:
 - a) The proposal makes a positive contribution to the character of the area in terms of:
 - i. The relationship of the existing built form and spaces around buildings within the surrounding area;

- ii. A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and
- iii. Existing pattern of openings and boundary treatments on the site frontage
- iv. Providing appropriate hard and soft landscaping, particularly at site boundaries.
- v. Compatibility with the general building height within the surrounding area
- vi. The materials and elevational detail are of high quality, and where appropriate distinctive and/ or complementary
- b) The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking
- c) The proposal includes access, which meets appropriate highway standards
- d) The proposal does not lead to unacceptable tandem development
- e) The design and layout minimises exposure of existing private boundaries to public areas and avoids the need for additional physical security measures.

The surrounding area is characterised by a mixed and varied pattern of development, comprising bungalows, one-and-a-half storey dwellings and two-storey houses, including both detached and semi-detached properties of differing ages, architectural styles, and materials. The street scene is therefore relatively informal in character, with variations in plot widths, building lines and spacing between dwellings, and no single prevailing architectural style.

The proposed new dwelling would be set back approximately 6.5 metres from Norton Road, which would place it slightly forward of the building line of the neighbouring property No. 1 Norton Road which is set back by 8.8 metres. However, nearby properties, including Nos. 1 and 2 Norton Cottages, are set significantly closer to the road with an approximate 3.5 metre set back. As such, there is no clearly defined or consistent building line along this section of Norton Road, and the proposed siting would reflect the existing variation within the street. Furthermore, given the corner plot location, the dwelling would occupy a more visually prominent position, and its siting and orientation would provide an active frontage to both Norton Road and Basingstoke Road, reinforcing this corner relationship.

In terms of layout and plot pattern, the application site forms part of a notably large residential curtilage when compared to surrounding properties. The subdivision of this plot would result in two plots that are more consistent with those typically found within the area, whilst still providing sufficient space for appropriate setting, parking, landscaping and private amenity space. The proposal would therefore integrate with the existing rhythm of development and would not appear cramped or as an overdevelopment of the site.

In terms of size and scale, the proposed new dwelling is slightly larger than the host property No. 1 Norton Road. The proposed ridge height of approximately 7.5 metres is greater than that of No. 1 Norton Road (6.25 metres), however it would remain comfortably below that of Westbourne House (approximately 9.8 metres), and would

sit appropriately within the range of dwelling heights in the surrounding area. The design incorporates elements of one-and-a-half storey form, with accommodation within the roof space, together with dormer features, which serve to break up the overall bulk and mass of the building and reflect features found within the locality.

In terms of appearance, the proposed dwelling adopts a traditional design approach, incorporating brick as the primary facing material, with features such as pitched roofs, dormers and traditional detailing. Whilst final materials would be secured by condition, the overall design is considered to reflect the varied architectural character of the area and would be compatible with surrounding development.

The proposal also includes appropriate boundary treatments and landscaping, including hedge planting along the site frontage, which would reinforce the verdant character of the area and integrate the development into the street scene.

Overall, taking account of the varied character of the surrounding area, the informal layout and building line, and the range of dwelling types and scales present, the proposed development is considered to respond appropriately to its context. The proposal would not appear incongruous or overly dominant within the street scene and would therefore comply with Core Strategy Policies CP1 and CP3 and MDD policy TB06.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

Given the siting of the proposed new dwelling in relation to Lilydale, which is north of no. 1 Norton Road, there are no concerns that the fenestration on the rear elevation of the new dwelling would result in overlooking towards Lilydale.

There is a first-floor side window on the western elevation of no. 1 Norton Road that serves a bedroom. The views from this window would be across the rear garden and private amenity space of the new dwelling. However, the window doesn't directly overlook a habitable room, and the carport would partially obscure views of the rear garden. Additionally, as anyone moving into the new dwelling would be aware of this situation ('caveat emptor') so no significant harm to residential amenity is considered to occur, in this instance.

Loss of Light:

The proposed new dwelling is sited away from the boundaries with neighbouring properties, and as such raises no concerns with regards to loss of light. The proposed car port is sited closer to the boundary but is wholly aligned with no. 1 Norton Road, and as such the car port raises no concerns with regards to loss of light. Additionally, it is not deemed that the host dwelling, no. 1 Norton Road, would cause an adverse loss of light to the new dwelling.

Overbearing:

The proposed dwelling is sited on a corner plot and is set away from the host property no. 1 Norton Road. As such the new property raises no concerns with regards to overbearing. The proposed car port is aligned with the side of no. 1 Norton Road, and therefore it is not considered that it would have an overbearing impact.

Residential Amenity Space:

Internal:

Policy TB07 of the MDD and R17 of the Borough Design Guide SPD (BDG) require adequate internal space to ensure the layout and size achieves good internal amenity. Technical housing standards are the nationally described space standards that set out the requirement for the Gross Internal (floor) Area (GIA) of new dwellings at a defined level of occupancy, as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

According to the Technical Housing Standards, a two-storey, 4-bedroom, 5-person dwelling would require a GIA of 97m². Excluding the stairwell, the proposed dwelling would significantly exceed this standard, and therefore it is deemed that the dwelling would provide an acceptable level of living accommodation for the occupiers.

In terms of outlook, the proposed dwelling would have an outlook across the front and rear of the site and there is an appropriate amount of fenestration shown. It is considered that the habitable rooms inside the dwelling would receive appropriate levels of light throughout the day.

External:

R16 of the Borough Design Guide states that “new housing must provide easy access to some form of amenity space”. The size of a garden should relate to the house type and the proposed number of occupants. In addition, achieving a degree of privacy at the rear of the house, in particular in rear gardens, is a concern for many people. The Council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable.

For the new dwelling, the submitted site plan indicates that there would be a maximum garden depth in excess of 12.5 metres at the point where the garden extends back the most. Additionally, the garden is approximately 20 metres in width. As such, there are no concerns associated with the size of the private residential amenity space for the new dwelling.

For the host property, no. 1 Norton Road, very limited garden space would remain following the subdivision of the site. The garden would have an approximate depth of 5 metres and has a width of 14 metres. By virtue of the width, it is considered that there would be an appropriate amount of private rear amenity space for no. 1 Norton Road. Additionally, this garden size does not differ too much from the properties on the southern side of this section of Norton Road.

Whilst the reduction in private amenity space for No. 1 Norton Road represents a degree of conflict with Policy TB06 of the MDD and emerging Policy H12 of the Local Plan Update, this harm is limited and is outweighed by the efficient use of land within

settlement limits and the overall acceptability of the proposed layout and living conditions.

Highway Access and Parking Provision:

Traffic:

Having regard to the submitted speed survey data, recorded vehicle speeds and the professional advice of the Highway Authority, it is considered that the additional movements generated by a single dwelling would not result in a severe impact on the highway network in accordance with paragraph 115 of the NPPF.

Access:

A new access is proposed onto Norton Road which is a public highway. The recommended width for a dropped kerb is 3.6m and separate consent would be required from the Traffic Management team for the proposed width and location of the new dropped crossing.

The submitted highway technical note considered the proposed access. It identifies that Norton Road is a 30mph road with the proposed access being located near the bend which is just south of the junction of Norton Road and Basingstoke Road. The highway technical note summarises a speed survey undertaken in October 2025, and this identifies that most traffic along Norton Road is generated by the properties along here. Additionally, the 85-percentile speed were recorded as being 14mph eastbound and 15mph westbound.

The Council's Highways Officer has reviewed the visibility splays and finds them acceptable and has recommended that they are also secured via condition.

Parking:

The proposal is for a dwelling with 7 no. habitable rooms. Dwellings of this scale that are located within a 'Village' locality require a minimum of 3 no. car parking spaces in order to be in line with WBC Parking Standards. The carport is large enough to provide 2 no. parking spaces, and there is also space for 2 no. driveway parking spaces. As such, the Council's Highways Officer has no objection to the level of parking provided and has recommended a condition to ensure the parking spaces are maintained as approved.

Cycle parking has also been provided in the form of a cycle store, which is located to the rear of the garage. The cycle store provides space for 3 no. cycles and this is welcomed.

Landscape and Trees:

The Council's Landscape and Trees Officer was consulted on this application and they have no objection to the proposal. They have reviewed the submitted plans and the Planning Design & Access Statement which provides some detail on landscaping. However, to ensure appropriate landscaping and planting on site to soften the potential impacts of the development, the Landscape and Trees Officer has requested a condition for a landscaping scheme. Accordingly, this condition is recommended. Any such landscaping scheme should also clarify the intention for the grassy mound that is located near the western boundary of the application site.

Two further conditions are suggested by the Landscape and Trees Officer. One for the retention of existing trees, shrubs and hedges on site. And another to ensure that the proposed mitigation measures contained within the submitted AIA, and illustrated in the Tree Protection Plan, are adhered to. Accordingly, both conditions are recommended.

Ecology:

The application has been reviewed by the Council's Ecology Officer, who raises no objection subject to conditions. They have reviewed the submitted Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment, however, concerns are raised regarding the accuracy of the ecological baseline and the extent to which the submitted assessments reflect the historic ecological value of the site. The Ecology Officer advises that the site has been unmanaged for a considerable period and previously supported habitats of at least moderate distinctiveness, including scrub, trees and boundary hedgerows, the latter qualifying as Priority Habitat.

It is noted that significant vegetation clearance and degradation has occurred on the site during 2024 and 2025. The Ecology Officer considers that the ecological baseline should be based on the condition of the site prior to this clearance, and that the current submission underestimates the ecological value and potential impacts.

In respect of protected species, concerns are raised that insufficient information has been provided to fully assess impacts on bats, dormouse, breeding birds, hedgehogs and other notable species. In particular, the proposal could affect bat foraging and commuting routes associated with boundary vegetation, as well as dormouse populations recorded in the vicinity. The impact of lighting, habitat fragmentation and domestic predation has not been fully addressed.

The submitted Biodiversity Net Gain Assessment indicates a significant net loss of biodiversity units and confirms that the development cannot achieve the required minimum 10% net gain on site. As such, off-site habitat provision or the purchase of biodiversity credits would be required to ensure compliance with national policy and the statutory biodiversity net gain requirements.

The proposed layout would result in loss of habitat, including sections of hedgerow and trees, and the level of replacement planting and on-site mitigation is considered insufficient in isolation. However, subject to appropriate mitigation, compensation and enhancement secured by condition, the development could be made acceptable.

As such, the Ecology Officer recommends a number of conditions to secure biodiversity protection and enhancement, these include:

- Submission and approval of a Biodiversity Gain Plan, including accurate pre- and post-development biodiversity values and details of any off-site provision or credits
- Implementation of all mitigation, compensation and enhancement measures set out in the ecological reports
- Preparation and adherence to a Construction Environmental Management Plan (Biodiversity)
- Provision of a scheme of ecological enhancements, including bat and bird boxes, hedgehog permeability and habitat features

- Submission of a biodiversity-sensitive lighting strategy to prevent impacts on bats and other species

Subject to these measures, it is considered that the proposal can comply with the requirements of Core Strategy policies CP3 and CP7, and Managing Development Delivery policy TB23 in respect of ecology and biodiversity. Accordingly, these conditions are recommended.

Whilst significant weight is given to the identified loss of habitat and the uncertainty surrounding the ecological baseline, the imposition of conditions securing a Biodiversity Gain Plan, mitigation, compensation and enhancement measures (including off-site provision where necessary), alongside a Construction Environmental Management Plan, represents a proportionate and enforceable mechanism to address these impacts. On this basis, and applying the precautionary principle, the residual harm is considered capable of being mitigated to an acceptable level.

The Ecology Officer also proposed some conditions which are aligned with those put forward by the Landscape Officer, as these conditions are more landscape related, the wording of the Landscape Officer has been recommended. Additionally, the Ecology Officer recommended a condition restricting permitted development rights, to ensure implementation in accordance with the Biodiversity Gain Plan. As development must be implemented in accordance with the Biodiversity Gain Plan, a condition restricting permitted development rights to secure this is not deemed necessary or reasonable, accordingly it is not recommended.

Ecology Newts:

The application site falls within the amber impact risk zone for great crested newts. Within amber zones, there is suitable habitat and therefore great crested newts are likely to be present. As part of this application a Preliminary Ecological Appraisal has been submitted and this report states:

“The habitats on site provide no breeding habitat suitable for great crested newts or other amphibians. The grassland and hedgerow are habitats that provide some terrestrial opportunities for feeding and sheltering amphibians but are of low suitability in their current condition.”

“Some non-licensed precautions should be adopted during site works”

Based on the above, the Council's Ecology Newts consultant (NatureSpace) has suggested a condition to ensure the works are carried out in accordance with the recommendations of the Preliminary Ecological Appraisal. Accordingly, this condition is recommended.

Drainage:

The Council's Drainage Officer has identified that the application site is within Flood Zone 1 and is at a low risk from surface water flooding according to EA mapping. And that the proposal will result in an increase in the impermeable area on the site. Whilst the Drainage Officer has no objection to the principle of the development, they have recommended a condition requiring details of the drainage system of the site be submitted prior to works commencing. Accordingly, this condition is recommended.

Conclusion:

In the planning balance, the proposal would deliver an additional dwelling within settlement limits, making efficient use of land, and would not result in unacceptable impacts on character, highway safety or living conditions. Whilst some harm has been identified in respect of ecology and the reduction of garden land, these impacts are either limited or can be mitigated through planning conditions and legal agreement. Hence, for the reasons outlined above, the proposed new dwelling is acceptable subject to conditions and should be approved.

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

Conditions agreed:	Yes
Recommendation:	Approve
Date:	17 July 2026
Earliest date for decision:	23 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	17/07/26

The Conservation of Habitats and Species Regulations 2017

Screening Assessment and Appropriate Assessment

In the light of the “Sweetman Judgement” (People Over Wind and Sweetman v Coillte Teoranta, April 2018), the comments below comprise an Appropriate Assessment which includes advice on necessary avoidance and mitigation measures which is consistent with the advice provided to the Planning Inspectorate on such matters.

Summary of Response

WBC, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. An Appropriate Assessment has been carried out which includes regard to mitigation requirements.

This site is located less than **5km** (measured from the access road to the application site) from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

On commencement of the proposed development, a contribution (calculated on a per-bedroom basis) is to be paid to Wokingham Borough Council (WBC) towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in WBC’s Infrastructure Delivery Contributions Supplementary Planning Document (SPD).

The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures.

In this instance, the proposed development would result in a net increase of **1 no 4-bedroom dwelling** within 5km of the SPA which results in a total SANG contribution of **£3,546.86**.

The proposed development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of **£1,306.00**.

The total SPA related financial contribution for this proposal is **£4,852.86**. The applicant **must agree** to enter into a S106/s111 agreement to secure this contribution prior to occupation of each dwelling. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, policy CP8 of the Core Strategy, and the NPPF.

1. The Conservation of Habitats and Species Regulations (2017) as amended

In accordance with The Conservation of Habitats and Species Regulations (2017) as amended, Regulation 63, a competent authority (in this case Wokingham Borough Council (WBC)), before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which—

- a. is likely to have a significant effect on a European site...(either alone or in combination with other plans or projects), and
- b. is not directly connected with or necessary to the management of that site.

must make an appropriate assessment of the implications of the plan or project for that site in view of that site's conservation objectives.

A person applying for any such consent, permission or other authorisation must provide such information as WBC may reasonably require for the purposes of the assessment or to enable it to determine whether an appropriate assessment is required.

WBC must for the purposes of the assessment consult Natural England (NE) and have regard to any representations made by that body. It must also, if it considers it appropriate, take the opinion of the general public, and if it does so, it must take such steps for that purpose as it considers appropriate. In the light of the conclusions of the assessment, and subject to Regulation 64 (Considerations of overriding public interest), WBC may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site.

In considering whether a plan or project will adversely affect the integrity of the site, WBC must have regard to the manner in which it is proposed to be carried out or to any conditions or restrictions subject to which it proposes that the consent, permission or other authorisation should be given.

2. Stage 1 Screening for Likely Significant Effects

WBC accepts that this proposal is a 'plan or project' which is not directly connected with or necessary to the management of a European Site. The Thames Basin Heaths Special Protection Area (SPA) is a European designated site which affects the borough, and WBC must ensure that development does not result in an adverse impact on the SPA. The potential adverse effects on the integrity of the SPA include recreational activities from inside the SPA and air pollution from inside and outside the SPA.

At this stage WBC cannot rule out 'likely significance effects' on the SPA (alone or in combination with other plans or projects) because the proposal could undermine the Conservation Objectives of these sites. This is because the proposal lies within **5 km** of the SPA and:

- represents a net increase in dwellings within 400m - 5km of the Thames Basin Heaths Special Protection Area (SPA) which will lead to an increase in local population and a potential increase in recreational activity on the SPA

As the 'likely significance effects' cannot be ruled out at this stage an Appropriate Assessment must be undertaken.

3. Stage 2 Appropriate Assessment

Based on the information proposed by the applicant, WBC must decide whether or not an adverse effect on site integrity (alone or in combination with other plans or projects) can be ruled out. Mitigation may be able to be provided so that the proposal is altered to avoid or reduce impacts.

The following policies and guidance set out WBC's approach to relevant avoidance and mitigation measures which have been agreed with Natural England. For the majority of housing developments this will comprise the provision of (or contribution towards) Suitable Alternative Natural Greenspace (SANG) and a contribution towards the Strategic Access Management and Monitoring (SAMM) Project. Developers will be required to secure an appropriate financial contribution for the provision of SANG and to the SAMM project through an obligation in a s106 agreement.

For SDL development (and occasionally some other larger non SDL developments) within 5km of the SPA, SANG is required at a minimum of 8 ha per 1,000 new residents, constructed and delivered to Natural England's quality and quantity standards and a contribution towards pan SPA access management and monitoring (as advised by the Thames Basin Heaths Joint Strategic Partnership Board). For SDL development (and occasionally some other larger non SDL developments) between 5 and 7km, the proposals will need to be individually assessed but it is likely that SANG will be required on site in line with Natural England's quality and quantity standards, although the exact requirement will be agreed having regard to evidence supplied.

a. Policies and Guidance

For this proposal the following guidance and policies apply:

- South East Plan (May 2009) Policy NRM6 (Thames Basin Heaths Special Protection Area)
<http://webarchive.nationalarchives.gov.uk/20100528160926/http://www.gos.gov.uk/gos/planning/regionalPlanning/815640/>
- Wokingham Borough Core Strategy (2010) Policy CP8 (Thames Basin Heaths Special Protection Area) sets out the approach WBC will take in order to protect the TBH SPA <https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Final%20adopted%20Core%20Strategy%20inc.%20cover.pdf>
- Wokingham Borough Core Strategy (2010) Policy CP7 (Biodiversity) sets out the approach WBC will take in order to protect national and international nature conservation sites <https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Final%20adopted%20Core%20Strategy%20inc.%20cover.pdf>
- Wokingham Borough Managing Development Delivery Local Plan (2014) Policy TB23 (Biodiversity and Development)
<https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Adopted%20MDD.pdf>
- Infrastructure Delivery and Contributions SPD (2011)
<https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Adopted%20Infrastructure%20De~nd%20Contributions%20SPD.pdf>

The project as proposed would not adversely impact on the integrity of the SPA if avoidance and mitigation measures are provided as stipulated by these policies and guidance.

b. SPA Avoidance and Mitigation Measures

i) The provision of Suitable Alternative Natural Greenspace (SANG) and its ongoing maintenance in perpetuity.

In accordance with the development plan, the proposed development will be required to provide alternative land to attract new residents away from the SPA. The term given to this alternative land is Suitable Alternative Natural Greenspace (SANG).

As this development is not part of an SDL, the developer may make a payment contribution towards strategic SANGs in line with schedule below (most likely this will be at Rooks Nest Wood SANG although it is subject to SANGs capacity in the right location within Wokingham borough). An occupation restriction will be included in the Section 106 Agreement in order to ensure that the contribution has been made prior to occupation of the dwellings. This gives the certainty required to satisfy the Habitats Regulations in accordance with South East Plan Policy NRM6 (iii) and Core Strategy Policy CP8.

The development will result in a net increase of **1 no 4 bedroom dwelling**. The level of SANG payments are set out as follows:

No. of bedrooms	SANG Contribution 5km	Aggregate SANG Contribution
4 bedrooms	£3,546.86	£3,546.86
Total SANG Contribution		£3,546.86

ii. Strategic Access Management and Monitoring (SAMM) Contribution

The proposed development will also be required to make a contribution towards Strategic Access Management and Monitoring (SAMM). This project funds strategic visitor access management measures on the SPA to mitigate the effects of new development on it.

From 1st April 2023 SAMM contributions have been updated across the 11 Local Authorities affected by the Thames Basin Heaths Special Protection Area. Following engagement with Natural England, the Joint Strategic Partnership Board agreed this change is necessary to ensure sufficient income is raised to cover the costs of the SAMM project in perpetuity. Without this change the SAMM project would be at risk of being unable to deliver the objectives of the SAMM project, and therefore secure positive outcomes for the SPA

The level of contributions are calculated on a per bedroom basis. The application for this development is for **1 no 4 bedroom dwelling**. The level of SAMM payments are calculated as follows:

No. of bedrooms	SAMM Contribution 5km	Aggregate SAMM Contribution
4 bedrooms	£1,306.00	£1,306.00
Total SAMM Contribution		£1,306.00

Prior to the permission being granted the applicant must enter into a Section 106 Agreement based upon the above measures.

4. Conclusion

An Appropriate Assessment has been carried out for this development in accordance with the Habitats Regulations 2017. Without any appropriate avoidance and mitigation measures the Appropriate Assessment concludes that the development is likely to have a

significant effect upon the integrity of the SPA with the result that WBC would be required to refuse a planning application.

Provided that the applicant is prepared to make a financial contribution (see above) towards the costs of SPA avoidance and mitigation measures, the application will be in accordance with the SPA mitigation requirements as set out in the relevant policies above.

WBC is convinced, following consultation with Natural England, that the above measures will prevent an adverse effect on the integrity of the SPA. Pursuant to Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 63(5) of the Conservation of Habitats and Species Regulations (2017) as amended, and permission may be granted.

Date:

17/07/26

Signed:

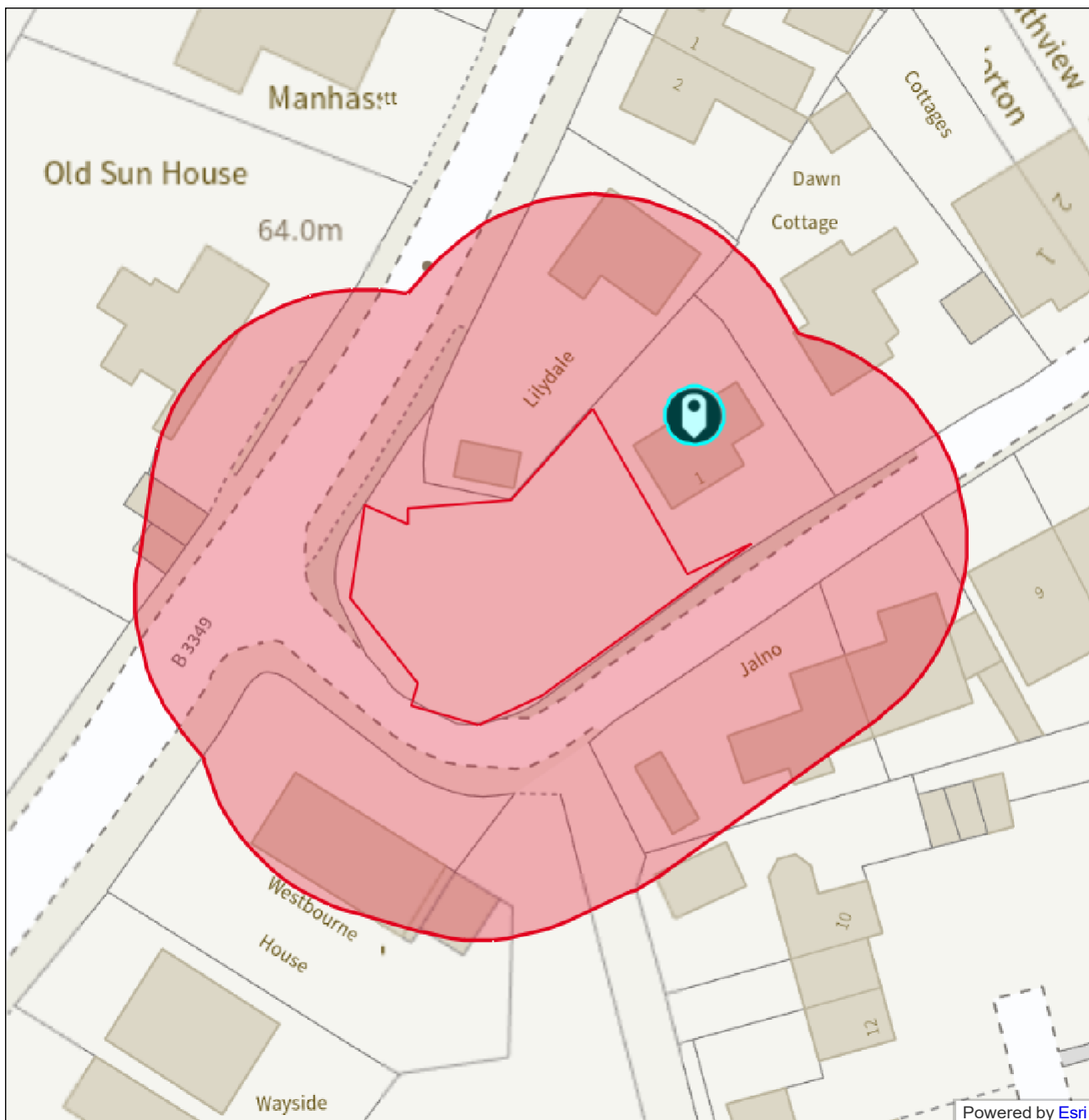


Near Me Report

Area of Interest (AOI) Information

Area: 3,853.15 m²

Date: Tue Feb 24 2026 17:49:21 GMT+0000 (Greenwich Mean Time)



No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Limited Development Locations	Riseley

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Aerodrome Safeguarding: Odiham Consultation Zone | Total count: 2

#	CRITERIA
1	Consultation required for any building structure or works exceeding 91.4m in height above ground level
2	Consultation required for developments that involve flying activities including gliding, micro-light aircraft and hang-gliding sites

Historic Flooding Points Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Historic Flood Point	Yo's Field

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	GW1149	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	GY1149	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	GY1150	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	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0121000322302-es=11401&location=472118,163630%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Riseley Farmed Clay Lowland

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Spencers Wood & Swallowfield Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Swallowfield CP	0 m