

Date: 30 December 2024
Application: 243226



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Screening opinion Consultation

Application Number: 243226

Applicant: Cooper Estates Strategic Land Limited

Site Address: Land west of Stanbury House, Basingstoke Road, Spencers Wood, Reading, RG7 1AJ

Parish: Shinfield

Grid Reference: Easting - 471273, Northing - 166784

Type of Development:

Proposal: Screening Opinion application for an Environmental Impact Assessment for the proposed development of up to 63 dwellings with associated access and landscaping.

Case Officer: Connie Davis

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 243226. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Gordon Adam Development Control		
Service	WBC Highways	App No:	243226
Address:	Land west of Stanbury House, Basingstoke Road, Spencers Wood, Reading, RG7 1AJ.		
Proposal:	Screening Opinion application for an Environmental Impact Assessment for the proposed development of up to 63 dwellings with associated access and landscaping.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

1. Traffic from this proposed development is unlikely to have an impact on the wider highway network.
2. Under local and national guidance improvements to walking and cycling would need to be included in any planning application. These and the use of travel plan/MyJourney would assist in reducing car use.
3. The construction traffic would be controlled through the CeMP and would only have an impact through the length of the construction period.
4. A transport assessment would need to be submitted in support of any planning application submission.
5. Highways is therefore of the opinion that traffic would not need to be included in any EIA.

Conditions & Reasons (if required)

Date:	9 th Jan 2025	Signed:	Gordon Adam
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