

Date: 20 June 2025
Application: 251385



WBC Public Rights Of Way

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Public Rights Of Way,

Full Planning Approval Consultation

Application Number: 251385

Applicant: -

Site Address: Land Adjacent To Phoenix Park Nelson's Lane Reading RG10 0RR

Parish: St. Nicholas Hurst

Grid Reference: Easting - , Northing -

Type of Development: Minor All other developments

Proposal: Full application for erection of 2 no. masts with receiver antennae and associated infrastructure, parking and landscaping (temporary development).

Case Officer: Kieran Neumann

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 251385. 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:	Andrew Fletcher Public Rights of Way Consultant		
Service	WBC Public Rights Of Way	App No:	251385
Address:	Land Adjacent To Phoenix Park Nelson's Lane Reading RG10 0RR.		
Proposal:	Full application for erection of 2 no. masts with receiver antennae and associated infrastructure, parking and landscaping (temporary development).		
Type of Development:	Minor All other developments		
Site Visit Made:	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

The proposal does not directly impact public rights of way. The only impact appears to be the potential visual impact.

Three public rights of way exist in the wider vicinity of the site. The potential impact on each is examined in turn below.

St Nicholas Hurst Footpath 13

St Nicholas Hurst Footpath 13 is situated to the east of the proposed masts. The planning documents and photographs indicate that the new masts would be visible from the path, however as there are already pylons visible from the path currently, the addition of two masts would not appear to have a significant impact on the path. There is no impact from the proposed development on the public's ability to use the path, and it is considered the proposal will not constitute any significant detrimental impact to the public use of the path.

St Nicholas Hurst Footpath 14

St Nicholas Hurst Footpath 14 is situated to the west of the proposed masts. The planning documents and photographs indicate that the masts would be visible over the tree line, however these would be smaller than the closest pylon visible from the path. The pylons would continue to be the most prominent. Similar to

Footpath 13, the development does not appear to pose any significant impact to the public's ability to use the path, and it is considered the proposal will not constitute any significant detrimental impact to the public use of the path. The impact on the viewpoint from the path is not considered to be significant.

St Nicholas Hurst Byway 11

St Nicholas Hurst Byway 11 is situated to the north of the site, and runs in a generally north-south direction towards the proposed development.

No assessment has been undertaken as part of the planning documentation from this byway, however there appears to be significant screening from trees at the junction of this lane and Islandstone Lane. This screening appears to be quite dense and accordingly the proposed masts appear unlikely to cause any significant visual impact.

The development does not appear to pose any significant detrimental impact to the byway.

Conditions & Reasons (if required)

None

Date:	21.9.25	Signed:	Andrew Fletcher
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