



Active  
Travel  
England

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Your Ref: 250517  
Our Ref: ATE/25/00395/OUT  
Date: 11 March 2026

## Active Travel England Planning Response Detailed Response to an Application for Planning Permission

From: Planning & Development Division, Active Travel England

To: Wokingham Borough Council

**Application Ref:** 250517

**Site Address:** Land Off Basingstoke Road To the south and west of Spencers Wood, Padworth, Reading

**Description of development:** Hybrid planning application (part outline/ part detailed) comprising:

Outline planning permission is sought with all matters reserved for future determination, save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), sports pitch and changing facility, public open space and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping/car park.

Notice is hereby given that Active Travel England's formal recommendation is as follows:

- a. ~~**No Objection:** ATE has undertaken a detailed assessment of this application and is content with the submission.~~
- b. **Conditional approval:** ATE recommends approval of the application, subject to the agreement and implementation of planning conditions and/or obligations as set out in this response.
- c. ~~**Deferral:** ATE is not currently in a position to support this application and requests further assessment, evidence, revisions and/or dialogue as set out in this response.~~
- d. ~~**Refusal:** ATE recommends that the application be refused for the reasons set out in this response.~~

## **1.0 Background**

Active Travel England (ATE) welcomes the opportunity to comment on this further consultation.

ATE initially submitted a response dated 4 April 2025, in which it recommended deferral of the application pending the submission of additional information.

ATE was consulted again and issued a consultation response dated 30 June 2025. However, upon review of the submitted material at that time, it was not considered that the information provided was relevant to ATE's previous comments. Therefore, ATE maintained its position as set out in the response dated 4 April 2025.

ATE has now received a suite of revised documents, including a Transport Assessment Addendum which directly responds to ATE's previous comments. Taking this into account, alongside the revised plans, ATE is now issuing a response of conditional approval. Further context for this position is set out below.

## **2.0 Areas of Concern**

### **1.Trip Generation Analysis and Travel Plan Targets**

ATE welcomes the provision of further assessment in relation to the forecasting of active travel trips. The revised position is accepted.

It is noted that Wokingham Borough Council operates a MyJourney initiative. ATE therefore defers to the Local Highway Authority (LHA) to secure and deliver the Travel Plan requirements to their satisfaction.

### **2.Off-Site Transport Infrastructure**

Proposed Site Access Junction Roundabout Junction

It is considered that reasonable steps have been taken to improve this access with the introduction of improved crossing points and enhanced connectivity. Overall, ATE welcomes the principles of the proposed approach.

ATE notes that further detailed amendments may be required to satisfy the LHA. As such, ATE encourages proactive engagement between the applicant and the LHA to ensure that any remaining matters are resolved.

Proposed Site Access Priority Junction and Pedestrian/Cycle Access

As above, ATE welcomes the principles of the amended approach and defers to the LHA to resolve any more detailed operational and design matters.

### **4.Placemaking and Permeability**

As set out in previous responses, ATE considered it essential to secure all connections from the proposal site for pedestrians and cyclists to the satisfaction of the LHA and Local

Planning Authority (LPA). ATE has put forward wording for a planning condition should the LPA be minded to approve the proposals.

### 3.0 Recommended Planning Conditions

|            |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Condition: | Highway<br>General<br>Plan | <p><b>Condition:</b> No development shall commence until general arrangement plan(s) in accordance with submitted plan PROPOSED SITE ACCESS ROUNDABOUT JUNCTION 001 REVC and PROPOSED SITE ACCESS PRIORITY JUNCTION &amp; PED/CYCLE ACCESS 004 REV C to a scale of 1:250 showing works to the adopted highway have been submitted to and approved in writing by the Local Planning Authority. Where applicable indicating proposals for:</p> <ul style="list-style-type: none"> <li>• Existing levels of the finished highway tying into building threshold levels</li> <li>• Alterations to waiting restrictions or other Traffic Regulation Orders to enable the works</li> <li>• Signing, street furniture, street trees and pits</li> <li>• Structures on or adjacent to the highway</li> <li>• Extent of any stopping up, diversion or dedication of new highway (including all public rights of way shown on the definitive map and statement)</li> </ul> <p>Prior to occupation these works shall be completed to the satisfaction of the Highway Authority and then approved in writing by the Local Planning Authority.</p> <p>Reason: In the interests of public safety and to ensure that all road works associated with the proposed development are: planned; approved in good time (including any statutory processes); undertaken to a standard approved by the Local Planning Authority and are completed before occupation.</p> |
| Condition: | Access<br>points           | <p><b>Condition:</b> No development shall commence until details of the site access points for pedestrians and/or cyclists, including 'Potential access/egress for cyclists and pedestrians only' in accordance with Land use parameter plan (P23-2449_DE_012_B_1) have been submitted to and approved in writing by the Local Planning Authority. The development or any phase of the development, whichever is the sooner, shall not be occupied until the means of</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

access for pedestrians and/or cyclists for the development or phase of development have been constructed in accordance with the approved details which shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

#### **4.0 Next Steps**

ATE requests that the local planning authority shares this response with the applicant's agent.