



Planning Inspectorate

Environmental Services
Operations Group 3
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: Environmentalservices@planninginspectorate.gov.uk

Wokingham Borough Council
Shute End
Wokingham
RG40 1BN

Your Ref: 243099

Our Ref: APP/X0360/W/25/3371069

Date: 17 December 2025

Sent by email:
planning.appeals@wokingham.gov.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Appeal by: Dandara Southern Ltd and Elstree Land Ltd

Site Address: Land North of Reading Road, Arborfield

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed, namely, the outline application for up to 111 dwellings, with associated works, parking, landscaping and publicly accessible open space, with access from Reading Road, falls within the description at 10(b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The proposed development is located within the Zone of Influence (Zoi) of Thames Basin Heaths Special Protection Area (SPA) and has potential to adversely impact this designated site through increased recreational disturbance. Mitigation is available in the form of a financial contribution towards the Suitable Alternative Natural Greenspaces (SANGs) and the Strategic Access Management and Monitoring (SAMM). Provided this, or the equivalent, mitigation measures are secured, significant effects are not likely to occur.

Considering the nature, scale and location of the proposed development and nature of the receiving environment, whilst there may be some impact on the surrounding area and nearby designated sensitive areas as a result of this development, it would not be of a scale and nature likely to result in significant environmental effects.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours faithfully,

Dimithra Dayaratne

Dimithra Dayaratne
Associated Environmental Advisor
(Signed with the authority of the Secretary of State)

cc: Mr A. Constantinou (Appellant's Agent)

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