

Date: 15 September 2026
Application Ref: 262044



WOKINGHAM BOROUGH COUNCIL

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REQUEST FOR SCREENING OPINION UNDER REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (AS AMENDED)

Application Number: 262044

Site Address: Land off Kirton's Farm Road Reading

Expiry Date: 17 September 2026

Proposal: Screening Opinion application for an Environmental Impact Assessment for the proposed removal of approximately 18,000m³ of imported soils and restoration and reprofiling of the land for future agricultural use, including associated enabling works and temporary construction access.

Dear Ms Emily Johnson,

I am writing to you with respect to your submission of details under regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. This relates to a request for a screening opinion for the above development received on 28 August 2026.

A review of the proposed development has been undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations). In accordance with regulation 11 of the Regulations, the Council is required to adopt an opinion as to whether the development is EIA development.

It is considered the proposal does not meet the criteria set out in Schedule 1 of the EIA Regulations.

The proposed development comprises the removal of approximately 18,000m³ of previously imported soils, associated enabling works and the restoration and reprofiling of the land to its original levels using indigenous material already present on site. The site extends to approximately 2.4 hectares and lies partly within the administrative areas of Wokingham Borough Council and West Berkshire Council.

The applicant considers that the proposal does not fall within any category of Schedule 2 development. The Local Planning Authority notes this position. However, given the scale of the earthworks, land reprofiling and associated operational development, consideration has been given as to whether the proposal could potentially fall within Schedule 2 of the EIA Regulations, particularly as an engineering operation.

The Local Planning Authority has not reached a definitive conclusion that the proposal falls within any specific Schedule 2 category. However, were it to be considered Schedule 2 development, it is necessary to assess whether it would be likely to have significant effects on the environment having regard to the selection criteria set out in Schedule 3 of the EIA Regulations.

Schedule 3 of the EIA Regulations sets out the selection criteria for determining whether a development is likely to have significant effects on the environment and therefore requires Environmental Impact Assessment. The criteria include the characteristics of the development, the location of the development and the type and characteristics of any potential impacts.

In considering the characteristics of the development, the proposal is limited to a site area of approximately 2.4 hectares and would be temporary in nature, with works anticipated to take approximately seven months. No permanent buildings, structures or operational infrastructure are proposed. The works comprise the removal of historically deposited soils and restoration of the land to a condition closer to its original landform.

Given the characteristics and location of the development, the temporary and restorative nature of the works, the absence of nationally significant environmental designations and the limited extent of any likely impacts, the proposal is not considered likely to give rise to significant effects on the environment.

Accordingly, even if the proposed development were to be considered Schedule 2 development, it is not considered to constitute EIA Development, and an Environmental Impact Assessment is therefore not required.

It is noted, however, that a number of planning matters will require detailed consideration through the planning application process, including ecology, flood risk, highways, archaeology, trees, contamination, landscape impact and construction management.

Yours sincerely

Development Management

MC

15.09.2026