

Date: 13 March 2025
Application: 250577



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear SDL Highways,

Screening opinion Consultation

Application Number: 250577

Applicant: Bloor Homes

Site Address: Land East and West of Hyde End Road, Shinfield

Parish: Shinfield

Grid Reference: Easting - 473221, Northing - 167241

Type of Development:

Proposal: Screening Opinion application for an Environmental Impact Assessment for a proposed residential development consisting of up to 210 dwellings.

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 250577. 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	SDL Highways	App No:	250577
Address:	Land East and West of Hyde End Road, Shinfield.		
Proposal:	Screening Opinion application for an Environmental Impact Assessment for a proposed residential development consisting of up to 210 dwellings.		
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. Highways understands that this is a scoping opinion for an EIA for up to 210 dwellings.
2. An Environmental Screening Assessment Report has been submitted which is welcome.
3. The impacts of any construction traffic will be managed through the Construction Environmental Management Plan (CeMP) which would be secured if approval is granted. This is a short-term impact only during the construction period.
4. Due to the proposed size of the development a full Transport Assessment would need to be submitted in support of any planning application.
5. The use of the Borough's strategic highway model as already been undertaken to assess the impacts of this development and output would need to be included in the transport assessment.
6. There would be a need to look at sustainable access to the site and whether or not there would be any prevention of sustainable access being provided. This would be covered in the transport assessment.
7. Highways therefore have no comments to make on the submitted document.

Conditions & Reasons (if required)

Date:	25 th March 2025	Signed:	Gordon Adam
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