

Date: 4 March 2026
Application: 260532



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Consultation from adjoining LA Consultation

Application Number: 260532

Applicant: Michael Butler

Site Address: Brook Farm, Beech Hill Road, Spencers Wood, Reading, RG7 1HX

Parish: Shinfield

Grid Reference: Easting - 470090, Northing - 165531

Type of Development:

Proposal: Consultation from West Berkshire District Council for the following proposal - Section 73 application to vary condition 2 (Approved Plans) of approved 23101056/FUL.

Case Officer: Tariq Bailey-Biggs

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 260532. 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 requested from the case officer.

Your observations are required in respect of this application by **25 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260532
Address:	Brook Farm, Beech Hill Road, Spencers Wood, Reading, RG7 1HX.		
Proposal:	Consultation from West Berkshire District Council for the following proposal - Section 73 application to vary condition 2 (Approved Plans) of approved 23101056/FUL.		
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

The application site and majority of the access road is within West Berks control who will need to assess the proposal on that basis.

The proposed variation has no changes on the access arrangement and trip generation, and no highway impact is therefore expected. The Highways have no comments for this proposal.

Conditions & Reasons (if required)

Date:	6/3/2026	Signed:	JP
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