

25253 250517 Land Off Basingstoke Road To the south and west of Spencers Wood

**For the attention of:** Development Management & Compliance, Wokingham Borough Council

**Site:** Land Off Basingstoke Road To the south and west of Spencers Wood

**Proposal:** 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)), GP Surgery (Use Class E(e)), sports pitch and changing facility, public open space and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping/car park. **(Additional Information submitted 20/05/2025)**

**Application Number:** 250517

**Our Reference:** #25253

Dear Sir or Madam,

Thank you for your email dated 19 June 2025 consulting us on additional information submitted to the above referenced planning application.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such National Highways works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

In the case of this development proposal, our interest is in the M4 and in particular M4 J11.

National Highways previously sent comments related to this application in our formal response dated 05 June 2025. In that response, we recommended that the application not be granted for a specified period, to allow time for the applicant to respond to our requests for information. Due to the trip generation expected from the proposal, we requested that further information regarding the capacity of and queueing at the M4 J11 off-slips be provided as a first step to us determining the impact of the proposal upon the SRN.

The additional documents submitted for review do not address our request for information, therefore there is no change to our formal response dated 05 June 2025 (attached for reference).

Regards

**Patrick Blake, Area 3 Spatial Planner**

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