

Date: 28 January 2025
Application: 250187



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Consultation from adjoining LA Consultation

Application Number: 250187

Applicant: Luke Benjamin

Site Address: Land At Goddards Farm, Reading Road, Sherfield-on-Loddon, Hampshire

Parish:

Grid Reference: Easting - 467712, Northing - 157285

Type of Development:

Proposal: Consultation from Basingstoke and Deane Borough Council for the following: Outline planning (including access and strategic landscaping for approval) for up to 130 market and affordable homes, a commercial and/or community building, public open space, off-site highway improvements plus access from Reading Road.

Case Officer: Mark Croucher

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 250187. 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	WBC Highways	App No:	250187
Address:	Land At Goddards Farm, Reading Road, Sherfield-on-Loddon, Hampshire.		
Proposal:	Consultation from Basingstoke and Deane Borough Council for the following: Outline planning (including access and strategic landscaping for approval) for up to 130 market and affordable homes, a commercial and/or community building, public open space, off-site highway improvements plus access from Reading Road.		
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 an outline application for 130 homes off Reading Road in Sherfield on Loddon in Basingstoke.
2. The site is some 8km from the Borough Boundary.
3. Due to the level of traffic generated travelling north into Wokingham, there would be no impact on the roads within the Borough.

Conditions & Reasons (if required)

Date:	4 th Feb 2025	Signed:	Gordon Adam
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