

Date: 28 August 2026
Application: 262044



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Screening opinion Consultation

Application Number: 262044

Applicant: Prudential Assurance Company Ltd

Site Address: Land off Kirton's Farm Road, Reading

Parish: Shinfield

Grid Reference: Easting - 469697, Northing - 169721

Type of Development:

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.

Case Officer: Abi Peacock

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 262044. 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 **19 September 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	262044
Address:	Land off Kirton's Farm Road, Reading.		
Proposal:	Screening Opinion application for an Environmental Impact Assessment for the proposed removal of approximately 18,000m ³ of imported soils and restoration and reprofiling of the land for future agricultural use, including associated enabling works and temporary construction access.		
Type of Development:			
Site Visit Made:	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 site is mostly within flood zone 2, with small areas in the centre and eastern fringes within flood zone 3.

Arcadis letter dated 27/08/2026 states that:

The Site covers approximately 2.4ha site is 0.8ha within West Berkshire and 1.6ha within Wokingham, consisting mainly of disused scrubland with a landscape mix of grassland, bramble scrub, and tall vegetation all regularly maintained at a low height.

The development involves the removal of previously imported soils (approximately 18,000 m³) currently stored on part of the Site, followed by the restoration and reprofiling of the land to its original level and condition, for future agricultural use, as originally intended (using only indigenous material, placed elsewhere on the Site).

The development entails a temporary construction access from Kirton's Farm Road, careful removal of all previously imported soils, followed by regrading and levelling, to tie in to surrounding field levels and as close as possible to the original levels.

We note that Flood Risk Assessment (FRA) (30280066-AUK-XX-ZZ-TR-ZZ-0054-P001) was undertaken by Arcadis in July 2026 and has been submitted in support of the Planning Application. We will be reviewing that.

Conditions & Reasons (if required)			
Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.			
Date:	04/09/2026	Signed:	Boniface Ngu