

Marc Pullen
South Oxfordshire District Council
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Our Ref: 220623/ADJ
Your Ref: P22/S1511/FUL

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15th July 2022

Via email only to: registration@southandvale.gov.uk

Your contact is: Matt Burns, Planning & Building Control

Dear Marc

Consultation on Application ref. P22/S1511/FUL

Application Type: Adjacent Authority Consultation

At: Land at Reading Abbey Rugby Football Club Peppard Road Emmer Green RG4 8XA

For: Removal of existing outbuildings and erection of a children's day nursery (use class E), including associated parking / servicing, bin storage, outdoor play area and landscaping

Thank you for your notification letter dated 27th April 2022 seeking observations on the above planning application.

I can confirm that the Local Planning Authority (LPA) raises no overall objection to the proposal, from the perspective of the potential impacts on Reading Borough. However, the LPA does query whether the application site is in a sustainable location for a new children's day nursery.

From a Transport perspective the transport statement submitted with the application is based on TRICS data, census data and data from comparable sites and it considered to satisfactorily demonstrate that the proposals would not have an adverse impact on the local road network or highway safety.

Naturally, it would be expected that South Oxfordshire District Council considers and assesses the application in full against your adopted local plan policies and national policy and guidance.

At this stage, Reading Borough Council has no other comments to make on this out of district consultation.

If you have any questions, please do not hesitate to contact me.

Kind regards,

Matt Burns

Matt Burns
Principal Planner