

Mr Richard Irving
ID Planning
9 York Place
Leeds
LS1 2DS

James Crosbie
Head of Planning, Development
& Regulatory Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 191496/OUT

Direct: ☎ 0118 9372980

e-mail: stephen.vigar@reading.gov.uk

4 August 2021

Your contact is: **Steve Vigar, Planning**

Dear Mr Irving

Town and Country Planning (Environmental Impact Assessment) Regulations 2017

LPA Reference: 191496/OUT

Address: Meadway Precinct, Honey End Lane, RG30 4AB

Proposal: Outline planning application (Access only. Appearance, Landscaping, Layout and Scale Reserved for future consideration) for the redevelopment of the Meadway precinct including partial demolition, refurbishment and extension of existing retail units and creation of new retail premises within Use Classes A1, A2, A3, A4, A5, D1 and D2, 258 new residential dwellings (Use Class C3), new car park and servicing arrangements, bin stores, engineering operations including re-profiling of embankment and associated landscaping, re-location of public toilets within precinct (amended description).

The proposals have been considered in accordance with the regulations and national planning practice guidance including consideration of supporting documents currently submitted under application reference 191496/OUT. Consultation has been carried out under the application with the Council's Environmental Health, Natural Environment and Transport sections, and the Lead Flood Authority.

It is considered that the proposed development would not be likely to result in significant effects on the environment of the wider area that would be of more than local importance.

Therefore, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the Local Planning Authority hereby adopts a Screening Opinion to the effect that **an Environmental Statement is NOT required** to accompany the planning application for the development referred to above. The reasoning for this is contained in the attached form.

Please note that the advice contained within this letter is provided without prejudice to any future decision of the Borough Council in respect of application 191496/OUT.

Yours sincerely

SDV
Steve Vigar
Principal Planning Officer