

Charlotte Cook
Planning Associate
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Emma Gee
**Executive Director for Economic Growth
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Our Ref: PL/25/1521
Your Ref: 333100992 Rev V1

Direct: ☎ 07971 015688

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3rd December 2025

Your contact is: Mr Jonathan Markwell, Planning

Dear Ms Cook,

Planning Reference: PL/25/1521

Description of development: Request for a Screening Opinion under Regulation 6 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for the proposed development of a maximum of 102,500m² (Gross External Area) Class B8 (Storage or distribution) floorspace, and 7,500 m² (Gross External Area) Class B2 (General industrial) floorspace and associated works on land off Island Road, Reading.

Location: Land off Island Road, Reading, RG2

Information considered: Island Road, Reading Environmental Impact Assessment Screening Report by Stantec, Ref 333100992 Rev V1, dated October 2025, as received 23/10/2025

Screening opinion:

It is considered that the proposal does not fall within Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (hereafter referred to as the EIA Regulations 2017). The proposal falls within the description at paragraph 10(a) of Schedule 2 and exceeds the threshold of the areas of the development exceeding 5ha in column 2. Therefore **the Council considers the proposal to be 'Schedule 2 development' within the meaning of the EIA Regulations 2017.**

Accordingly, the Council has considered if the proposed development is likely to have significant effects on the environment. In determining such effects, the Council has taken into account the criteria for screening Schedule 2 development set out in Schedule 3 of the Regulations. These are the characteristics of the development, its location and the types and characteristics of the potential impact. Based upon the description of the development provided and the information provided in your submission received on 23/10/2025, the development could be considered to be likely to have significant effects on the environment by virtue of factors such as its nature, size and location. More specifically, this is owing to the nature of the location (in particular being within the setting of the Fobney Island Local Wildlife Site (LWS), the Kennet Valley Biodiversity Opportunity Area and the Kennet and Holy Brook Meadows Major Landscape Feature) and the potential effects on, in particular, the landscape and visual

environment, natural resources, pollution and nuisances (light, noise and vibrations), biodiversity (species and habitats), transport and access (the A33) and land uses.

Accordingly, in exercise of the powers conferred by Regulation 6 (6) (b) of the EIA Regulations 2017 (the timeframe having been agreed to be extended until 04/12/2025, as per correspondence originally on 24/10/2025 and subsequently on 31/10/2025, 10/11/2025 and 11/11/2025, the Council hereby considers that the proposed development described in your request and the documents submitted with it **is 'EIA development'**, within the meaning of the EIA Regulations 2017, and hence **a positive screening opinion is hereby adopted.**

Informatives

You are advised, by virtue of Part 2 Regulation 6 (10) (b) of the EIA Regulations 2017 that you have the option to make a request to the Secretary of State to issue a Screening Direction if you disagree with this Opinion.

Please note that this screening opinion is provided without prejudice to the formal decision of the Council on this or any other planning application which may subsequently be submitted.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer

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