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Our Ref: PL/26/1185

Your Ref: 262054

Via email only to: planning.enquiries@wokingham.gov.uk

29/09/2026

Your contact is: Jonathan Markwell, Planning

Dear Sir/Madam

Consultation on your application no: 262054

Application Type: Adjoining Authority Consultation

Location: KIRTONS FARM ROAD, PINGEWOOD, RG30 3UH

Proposal: Request for observations by Reading Borough Council on Wokingham Borough Council application (WBC Ref 262054) for the proposed removal of previously imported soils currently stored on part of the Site, including required enabling works and vegetation clearance, followed by the restoration and reprofiling of the land to its original level using only indigenous material placed elsewhere on the Site.

Applicant: M&G Real Estate

I refer to the consultation of the above application which was received on 03/09/2026. It is noted that the public consultation on this application ends on 01/10/2026.

Reading Borough would welcome the following **comments** being taken into account as part of the determination of this application by Wokingham Borough Council:

- Emergency Planning

The application site is located within the Detailed Emergency Planning Zone in relation to AWE Burghfield. However, the submission does not appear to reference this. Bearing in mind the submission references a seven-month removal of soils construction period, it could be necessary for an emergency plan for the construction phase of the development to be secured. This would potentially ensure that the development does not adversely affect the AWE Off-Site Emergency Response Plan, in accordance with Policy OU2 of the Reading Borough Local Plan 2019 (together with separate Wokingham and West Berkshire policies on such matters). It is sought for this comment to be taken into consideration as part of your decision-making process.

- Environmental Protection

Although it appears unlikely that the proposals would impact on Reading Borough (particularly as no contamination risks have been identified), the following query is nevertheless raised based on the information submitted. More specifically, the original soils to be used for the reprofiling are said to be

acceptable in terms of contamination risk, however there does not appear to have been any investigation carried out regarding these indigenous soils. Accordingly, there is an unclear basis for the conclusion reached. It is noted that a Soil Characterisation Report has been submitted subsequent to the validation of the application (uploaded to the Wokingham website on 08/09/2026), but this relates to imported soils and so does not respond to the query above. It is sought for this comment to be taken into consideration as part of your decision-making process.

In other respects, it is confirmed that Reading Borough has no objection to the proposals, from the perspective of the potential impact of the proposals on Reading Borough. More specifically, it is confirmed:

- Transport

The Reading Borough Council Highway Authority notes that the proposal will have a negligible impact on the Highway network within Reading and therefore the application is deemed acceptable by the Highway Authority.

- Visual amenity

Based on the information submitted, it is considered that the proposals would not adversely impact on visual amenity within Reading Borough.

Naturally, it will be for Wokingham Borough Council to consider and assesses the application in full against your adopted local plan policies (and those of West Berkshire Council too, bearing in mind part of the application site is within West Berkshire) and national policy and guidance.

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

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

Yours faithfully,

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer
jonathan.markwell@reading.gov.uk

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