

LAND EAST OF LODGE ROAD – SCREENING OPINION UPDATE

Following correspondence with the Operational Manager- Development Management Place and Growth, Wokingham Borough Council have confirmed that “for this type of project the indicative criteria for Environmental Impact Assessment (EIA) development states:

Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed: (i) area of the scheme is more than 5 hectares; or (ii) it would provide a total of more than 10,000m² of new commercial floorspace; or (iii) the development would have significant urbanising effects in a previously non-urbanised area (eg a new development of more than 1,000 dwellings).

WBC has (not least of all because of this high threshold) determined under delegated powers that the proposal would not be Environmental Impact Assessment development.”

The Society was informed of this decision by WBC on 22nd September 2021 and was concerned that this decision had been made whilst it appeared the public consultation period for this application had not ended. This was taken up with WBC and if you too were confused you hopefully will find their response reassuring;

There is no requirement for public consultation on a Screening Opinion

(The WBC Planning website has standard boxes which auto fill when any application is validated so consultation begins and consultation ends appears on their website for every type of submission they deal with, even applications such as this which do not require public consultation.)