

To all members of Planning & Highways Committee

Notice is hereby given and you are summoned to attend a meeting of the Planning and Highways Committee on Wednesday 18th March 2026, at the School Green Centre, RG2 9EH, commencing 19:30. *This meeting has been rescheduled from 11th March.*



Bruce Winton
Chief Executive and Clerk to the Parish Council
13th March 2026

Members: Cllrs Boyer, Hoyle, Jahromi, James, Masseron and Peer (Chair)

Agenda

23. Public Questions

- 23.1 To **RECEIVE** and **CONSIDER** public questions
- 23.2 To **RECEIVE** and **DISCUSS** potential improvements to local bus services with Wokingham Borough Council Community Transport Manager

24. Apologies and declaration of members' interests

- 24.1 To **RECEIVE** and **CONSIDER** approval of apologies for absence
- 24.2 To **RECEIVE** members' declarations of interest, and any related person interest in respect of the agenda

25. Minutes of the previous meeting

- 25.1 To **RECEIVE** and **APPROVE** the minutes of the Planning and Highways Committee held on 11th February 2026 as a correct record of the meeting and to authorise the Chair to sign the same*
- 25.2 To **CONSIDER** matters arising from the minutes of the meeting held on 11th February 2026

26. Schedule of Deposited Plans

- 26.1 Planning applications are being reviewed weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received
- 26.2 To **RECEIVE** and **CONSIDER** the draft response to PA252498 Loddon Garden Village**
- 26.3 To **RECEIVE** and **NOTE** the decision of Wokingham Borough Council Planning Committee to approve the following two applications:-
 - PA242484 - Land to North of Arborfield Road – 191 dwellings
 - PA252138 - Land East and West of Hyde End Road – 183 dwellings

- 26.4 To **RECEIVE** and **CONSIDER** PA250517 Land off Basingstoke Road to the South and West of Spencers Wood*

27. Appeals

- 27.1 To **RECEIVE** and **CONSIDER** planning inspectorate appeals relating to Shinfield Parish*

28. Enforcement Notices

- 28.1 To **RECEIVE** and **NOTE** the Closed Enforcements tables for February 2026* (for information only)
- 28.2 To **RECEIVE** and **NOTE** the Outstanding Enforcements tables for February 2026* (for information only)

29. Highways, Street Lighting and Footpath Matters

- 29.1 To **RECEIVE** and **CONSIDER** a verbal update on Footpath 12
- 29.2 To **RECEIVE** and **NOTE** a verbal update on the footpath from Lailey Path to Shinfield Infant and Nursery School – PA253135
- 29.3 To **RECEIVE** and **CONSIDER** Wokingham Borough Council's briefing note on Putting People First on our Streets - Safer Speed Limits Programme*
- 29.4 To **RECEIVE** and **CONSIDER** bus improvements
- 29.5 To **RECEIVE** and **CONSIDER** a verbal report on any other Highways, Street Lighting and Footpath Matters

30. Renewal of Neighbourhood Development Plan

- 30.1 To **RECEIVE** and **CONSIDER** a verbal update from the Neighbourhood Plan Renewal Working Party
- 30.2 To **RECEIVE** and **CONSIDER** a verbal update on registering Assets of Community Value

31. Monitoring Officer

- 31.1 To **RECEIVE** and **CONSIDER** an update on the appointment of a monitoring officer

32. Correspondence

- 32.1 To **RECEIVE** and **NOTE** a public consultation for a Proposed solar farm on land adjoining Fullers Lane, Grazeley, Reading, RG7 1LR*
- 32.2 To **RECEIVE** and **NOTE** and invitation to Hatch Farm Land / Loddon Garden Village workshop*

33. Future Meetings

- 33.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 8th April 2026

*** indicates papers attached**

**** indicates papers to follow**

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 11th February 2026
At School Green Centre commencing at 19:30

Present: Cllrs Boyer (Vice Chair), Hoyle, James and Masseron

Attending: B Winton (Clerk)
S Herring (Deputy Clerk)

2 members of the public

26/PC/12

Public Questions

12.1 Loddon Garden Village planning application

A member of the public expressed concerns regarding the potential impact on traffic in and around Shinfield in relation to the Loddon Garden Village planning application. The additional housing and schools could gridlock the whole of the parish without consideration for new infrastructure or roads. He reported that GP appointments would go from low to non-existent among other things. He requested that Shinfield Parish Council (SPC) included steps to mitigate the problem in their response to the planning application.

The Clerk explained that SPC had received an extension to respond to the Planning Application and had commissioned consultants to draft a response. The Committee had submitted a long list of considerations to the consultant including concerns over traffic and pushing for extensions of 20mph zones.

ACTION – Clerk to invite the member of public to join the Traffic Working Party

19:47 *One member of the public left the meeting*

12.2 Car park at the end of Hyde End Lane

BCllr Johnson had submitted a question on behalf of a resident prior to the meeting reporting that the car park sign on Hyde End Lane opposite the car park for users of Mays Farm Meadow SANG had been whitewashed, obscured with a white permanent paint.

The Clerk had contacted the University of Reading (UoR) who had immediately responded and reinstated the sign to its original condition.

26/PC/13

Apologies and declarations of Members' Interest

13.1 Receive and consider approval of apologies for absence

Apologies had been received from Cllrs Jahromi and Peer

13.2 There were no declarations of members' interests

26/PC/14

Minutes of the Previous Meeting

14.1 The minutes of the Planning and Highways Committee held on 14th January 2026 were approved and signed as such by Cllr Boyer.

Proposed: Cllr James
Seconded: Cllr Hoyle
Approved: 3 Approved, 1 Abstention

14.2 Actions and Matters Arising from the meeting held on 14th January 2025

25/PC/118.2

25/PC/122.3 Clerk to seek clarification from Wokingham Borough Council (WBC) that the 20mph speed limit would remain outside Grazeley C of E Primary School.

The Clerk reported that the 20mph speed limit would be retained outside of Grazeley C of E Primary School.

26/PC/4

Clerk to inform ET Planning of the additional comments SPC would request to be included in the response to PA252498 – Loddon Garden Village

This had been done and was also on the agenda – see minute 15.3.

26/PC/7.1

Clerk to follow up with BCllr Betteridge on outstanding highways and footpath issues.

BCllr Betteridge had promised a meeting with the team but no dates had been forthcoming. The Clerk had now requested a meeting with BCllr Betteridge to try and progress these items.

ACTION – Clerk to follow up dates for a meeting with BCllr Betteridge

26/PC/7.3 Junction of Beke Avenue and Westall Street

- Clerk to raise this issue with BCllr Betteridge at the next meeting regarding traffic issues within the Parish

See minute 26/PC/7.1 above

- Clerk to arrange for awareness to be raised via social media

This had been done.

- Cllr Rance offered to ask a Ward question with WBC in her capacity as BCllr

BCllr Rance advised that due to time constraints at the Wokingham Borough Council (WBC) Full Council meeting she had been unable to ask a question.

This item was on the agenda - see minute 18.4

26/PC/8.1 Clerk to send out invitations for the next meeting of the Neighbourhood Development Working Party

This had been done.

26/PC/8.2 Clerk to apply for Assets of Community Value for the Manor Ground Pavilion and land; and High Copse Pavilion

This was on the agenda – see minute 19.2

26/PC/9.1 Clerk to draft requirements for a monitoring officer to act on behalf of SPC

This was on the agenda – see minute 20.1

26/PC/10.2 Clerk to notify the Enforcement & Safety Team, WBC that SPC supported the renewal of the Public Space Protection Order

This had been done.

26/PC/15 **Schedule of Deposited Plans**

- 15.1 Planning applications were circulated to members weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received.

15.2 Weekly responses to planning applications

The Clerk advised that currently only Cllr Boyer and Cllr Peer regularly responded to the weekly planning application email. These items in the past would have been considered at committee meetings where it could be confirmed that a quorum supported the council response. It was suggested that there was no desire to return to the previous approach but we did need to ensure that a collective view of the planning applications was reflected in the responses.

It was therefore proposed that at least 3 members of the committee submit a response prior to officers submitting a Shinfield Parish Council response on the WBC planning portal. This is in line with decisions taken at all meetings where a quorum of 3 members is required. If we did not receive at least three responses, then the application(s) would be recirculated.

Members **AGREED** that at least 3 members of the Planning and Highways Committee respond to the weekly Planning Application email.

15.3 Loddon Garden Village – Planning Application 252498

ET Planning had secured a formal extension to respond to the planning application to 20th March 2026. Comments made by the Committee had been forward to the consultants for inclusion in the report. ET Planning would have their report ready for consideration by the committee at their meeting in March.

ACTION –

- Clerk to circulate the draft report from ET Planning, once received, to members of the committee
- Clerk to send the final report to Nigel Frankland, University of Reading (UoR)
- Clerk to arrange for the response to be published in the Shinfield Parish Council (SPC) electronic newsletter
- Deputy Clerk to add to the agenda of the next Planning and Highways Committee meeting
- Deputy Clerk to add to the agenda of Full Council meeting to be held in March

26/PC/16

Appeals

16.1 Planning inspectorate appeals relating to Shinfield Parish

There had been no new cases in January.

ACTION – Clerk to amend the monthly planning inspectorate appeals report to cover the last years only, therefore 2023/2024 financial years onwards.

Enforcement Notices

WBC had introduced a new system 'Planning Applications and Enforcement Investigations Dashboard' where live updates could be obtained on a daily basis. The format of the enforcement tables has been taken from the new system.

ACTION – Clerk to share the link to the dashboard to members of the Committee.

17.1 Closed Enforcements tables for January 2026

This month there were

- 5 cases deemed no breach
- 1 cases voluntary compliance
- 1 had applications submitted
- 3 cases - other

Members **NOTED** the Closed Enforcement Tables

17.2 Outstanding Enforcements tables for end January 2026

It was noted that there were now 5 live enforcement notices for Bismillah House

- Storage of vehicles – investigation ongoing
 - Construction of extended area of hard standing – investigation ongoing
 - Tree works application 223088 replanting not undertaken – investigation on going
- NEW for this month
- Refusal of PA 252180
 - Refusal of PA 252320

Additional

- 7 new cases
- 2 relate to Shire Hall site

Cllr Boyer reported that he had attended a meeting with the developers of the Shire Hall site. Demolition was complete and the start of build was expected at the end of February 2026.

Members **NOTED** the outstanding Enforcement tables

18.1 A verbal report on Highways, Street Lighting and Footpath matters

Footpath 12

Cllr Masseron had submitted some cost estimates for upgrading Footpath 12 that detailed various construction options. These were for information at this stage. Andy Glencross, WBC had visited the site. From the cost estimates it was considered that items numbered 2 and 5 would be the most desirable; this would upgrade the path with the installation of street lighting. Funding was undetermined at this stage.

A section of the path was owned by Vistry and it was understood that they still intended to build 7 houses on the site in 2026. The path was part of their planning application. Vistry could be approached to upgrade the path early in the development.

Cllr Masseron reported that the area around the large tree that had previously had fire damage was still attracting anti-social behaviour and suggested the installation of CCTV to act as a deterrent.

Debris needed to be cleared from the site.

ACTION – Clerk to investigate options and costs for installing CCTV on footpath 12

18.2 An update on the footpath from Lailey Path to Shinfield Infant and Nursery School

The Clerk had received an update from Jess Edwards, Transport Planning, Wokingham Borough Council (WBC):-

- The planning application and Certificate of Lawfulness had been validated and was expected to be determined by 25th March 2026.
- The Full Planning Application was application number 253139.
- The Certificate of Lawfulness was application number 253135.
- They were working with the Legal team and consultants to get a plan that meets the requirements of HM Land Registry regarding the land ownership information.
- Liaising with colleagues who would deliver the scheme, but we do not have a date for works at this time.

18.3 Other Highways, Street Lighting and Footpath Matters

WBC consultation on bus services

WBC had put out a consultation on buses that included the number 3 and 600 bus routes. They had written to the clerk requesting a contribution towards funding.

ACTION –

- Clerk to obtain more detailed information relating to the request for a contribution towards funding
- Clerk to add to the agenda of the Finance and General Purposes Committee
- Clerk to arrange for awareness with residents by publishing in the newsletter and on social media encouraging responses to the consultation

Woodcote Lane

Cllr Masseron reported that the ground had been restored and was now a safe walking option.

Cycleway from Spencers Wood to Lidl

Signage for the proposed cycleway from Spencers Wood via Lidl and Church Lane could not proceed as the houses had been built too close to the path. This matter would be raised with BCllr Betteridge with a request for a road audit of Shinfield West. This could have an impact on the Loddon Garden Village planning application.

ACTION – Clerk to raise the issue of signage of the cycleway from Spencers Wood via Lidl to Church Lane at the meeting with BCllr Betteridge

18.4 Report of accidents at the Junction of Beke Avenue and Westall Street.

Wokingham Borough Council (WBC) had been made aware of the lack of signage and road markings at this junction that appeared to be contributing to a number of road traffic accidents. WBC would encourage the developers to install more signage.

18.5 Lighting requirements on Cutbush Lane

The Clerk showed members a visual map of the street lighting on Cutbush Lane and highlighted the lighting gap in question.

ACTION – Clerk to request WBC to install an additional streetlight on Cutbush Lane

26/PC/19**Renewal of Neighbourhood Development Plan (SPNDP)**

- 19.1 A verbal update from the Neighbourhood Plan Renewal Working Party.

There was no update to provide since the last meeting.

- 19.2 A verbal update on registering Assets of Community Value (ACV)

The Clerk reported that he had drafted the application for the Manor Ground and would be drafting the one for High Copse before the next meeting.

Millworth Lane and the School Green Centre would be done at a later date subject to a response from the University of Reading regarding land acquisition.

ACTION – Clerk to submit the requests for Assets of Community Value for the Manor Ground Pavilion and land; and High Copse Pavilion

26/PC/20**Monitoring Officer**

- 20.1 The Clerk had been liaising with other local parish councils who were keen to jointly appoint a monitoring officer for the proposed Loddon Garden Valley planning application. A draft outline of responsibilities was under consideration.

The Committee did not feel that Shinfield Parish Council required their own monitoring officer as the majority of development in the area had been completed.

26/PC/21**Correspondence**

- 21.1 Natural History Museum (NHM)

The Clerk reported he had attended a meeting of the NHM Engagement Working Party which had not met for almost a year. They provided an update on landscaping which was progressing as previously presented to the Planning and Highways Committee. They were running a public art process for their site but are in the early stages.

External construction is on schedule despite the weather, and they hoped to be weather proof by end of April 2026 and to host the next working party meeting on site.

Cllr Fernandes had been appointed as the official representative so there was now a vacancy for this position. Cllr Boyer and the Clerk would take on the role for the time being. This role could be delegated to the Community Engagement Officer once appointed.

Members NOTED the update.

21.2 Notification Part 2 Hearings for the Local Plan Update 2023-40

Members NOTED the Notification Part 2 Hearings for the Local Plan Update 2023-40

21.3 Sonning Neighbourhood Plan Consultation

Members NOTED the Sonning Neighbourhood Plan Consultation

25/PC/22

Date of the next meeting

22.1 The date of the next meeting will be Wednesday, 11th March 2026

The meeting ended at 20:42

List of actions

26/PC/12.1	Clerk to invite the member of public to join the Traffic Working Party	Clerk
26/PC/14.2		
26/PC/7.1	Clerk to follow up dates for a meeting with BCllr Betteridge to discuss outstanding highways and footpath issues	Clerk
26/PC/15.3	➤ Clerk to circulate the draft report from ET Planning, once received, to members of the committee	Clerk
	➤ Clerk to send the final report to Nigel Frankland, University of Reading (UoR)	Clerk
	➤ Clerk to arrange for the response to be published in the Shinfield Parish Council (SPC) electronic newsletter	Clerk
	➤ Deputy Clerk to add to the agenda of the next Planning and Highways Committee meeting	Deputy Clerk
	➤ Deputy Clerk to add to the agenda of Full Council meeting to be held in March	Deputy Clerk
26/PC/16.1	Clerk to amend the monthly planning inspectorate appeals report to cover the last years only, therefore 2023/2024 financial years onwards.	Clerk
26/PC/17.1	Clerk to share the link to the Planning Applications and Enforcement Investigations Dashboard to members of the Committee	Clerk
26/PC/18.1	Clerk to investigate options and costs for installing CCTV on footpath 12	Clerk
26/PC/18.3	WBC consultation on bus services	
	➤ Clerk to obtain more detailed information relating to the request for a contribution towards funding	Clerk
	➤ Clerk to add to the agenda of the Finance and General Purposes Committee	Clerk
	➤ Clerk to arrange for awareness with residents by publishing in the newsletter and on social media encouraging responses to the consultation	Clerk
	Cycleway from Spencers Wood to Lidl	
	Clerk to raise the issue of signage of the cycleway from Spencers Wood via Lidl to Church Lane at the meeting with BCllr Betteridge	Clerk
26/PC/18.5	Clerk to request WBC to install an additional streetlight on Cutbush Lane	Clerk
26/PC/19.2	Clerk to submit the requests for Assets of Community Value for the Manor Ground Pavilion and land; and High Copse Pavilion	Clerk

Planning Application 250517

Land off Basingstoke Road, Shinfield – proposed development of up to 420 dwellings

Responses by Shinfield Parish Council

- Original response submitted on 23rd April 2025
- Proposed response to revised plans to be submitted in March 2026

Co-pilot analysis states that the “Overall Relationship Between the Two Documents are not contradictory; they are complementary and sequential:

- April 2025 response = detailed foundational objection and evidence bank
- March 2026 response = refined, policy-focused objection responding to revised plans and appeal context

In practical terms:

- The April 2025 response supports *why* the scheme is unacceptable
- The March 2026 proposed response supports *why refusal remains justified now*”

FAO Case Officer
Wokingham Borough Council
Shute End
Wokingham, Berkshire
RG40 1BN

Planning Reference: 250517
Date: 23rd April 2025

Dear Sir/Madam,

Objection from Shinfield Parish Council.

Application Reference 250517: Land off Basingstoke Road & to the south and west of Spencers Wood.

Outline Planning Application for 420 dwellings and a range of other uses.

Shinfield Parish Council **strongly objects** to application reference 250517, submitted at land off Basingstoke Road, to the south and west of Spencers Wood.

The application seeks outline planning permission for the development of up to 420 dwellings (Use Class C3), an 80-bed care home (Use Class C2), 1 ha of employment land (Use Class E(g)), a primary school (Use Class F1), a local centre (Use Classes E(a), (b), (c), (f)), a GP surgery (Use Class E(e)), sports pitches and changing facilities, public open space, SANG provision, and associated infrastructure.

This application is speculative, with insufficient justification and significant shortcomings in its planning rationale. Before discussing fundamental issues with the planning case itself, we firstly wish to highlight procedural shortcomings with the submission, namely:

- There were only 31 responses received during the applicant's consultation. 6000 surveys were sent out.

The planning application was submitted just 7¹ working days after receiving the formal pre-application response giving the applicant very little opportunity to amend the scheme following the nuances of a formal written response.

- Key documents are missing from the submission, including a Minerals Resource Assessment (acknowledged in Paragraph 5.15.2 of the Planning Statements), Draft Onsite Emergency Plan and a Care Needs Assessment. Additionally, the Heritage Assessment appears to be based on incorrect plans (this is discussed latter in the document).
- The Planning Statement fails to demonstrate any meaningful changes to the proposal based on community or council input. There is also limited consideration given to the Shinfield Neighbourhood Plan.
- The Landscape and Visual Impact Assessment (LVIA) does not consider the Shinfield Neighbourhood Plan (Paragraph 5.4.21 of the Environmental Statement) albeit the key views are outlined within Appendix E rather than specific policies.
- There is no detailed outcome from the pre-application process, nor is there clarity on how feedback from Shinfield Parish Council influenced the plans.
- Submitting the planning application prior to a meeting with the Joint Emergency Plan Unit (as confirmed in Paragraph 4.4.2 of the Planning Statement) seems unwise given the location of the site within the DEPZ and the council's policies on development in this location.

Moving onto the substance of the applicants planning case, we object to the proposed development for the following reasons (with accompanying policy references), which will be explored in detail in this letter:

- The scale of development on land outside the settlement boundary (Policy CC02, TB21, Policy 1 & Policy 2).

¹ The Pre-app response was received on the 21st February 2025 according to Paragraph 4.1.1 of the Planning Statement and the planning application was received on the 4th March 2025 according to the planning portal.

- The scale of development on land inside the DEPZ (Policy TB04).

The introduction of shops and a doctor's surgery will bring people into the DEPZ (Policy TB04).

- The mass, layout, and height of the proposals (Policies CP3, CP9, CP11, CC03 and Policy 2 of the Neighbourhood Plan).
- Excessive urbanisation of the small village (Policy TB26 as well as Policy 1 and Policy 2 of the Neighbourhood Plan).
- Inadequate access arrangements onto Basingstoke Road (Policy CP6).
- Lack of public transport provision (Policy CP6).
- Lack of footpaths and effective cycle routes (Policy CP4).
- Loss of agricultural land and harm to the rural environment (Policy CP1).
- Detrimental impact on heritage assets (Policy CP3).
- Conflicts with the Joint Minerals and Waste Plans.
- Potential competition with the town centre (Policy TB16).
- Insufficient justification for the need for care provision (Policy TB09).
- The development programme isn't clear in the parameter plan.

Planning Policy Context

Paragraph 15 of the National Planning Policy Framework (NPPF) requires the planning system to be plan-led, whereby plans should provide a positive vision for the

future of each area, a framework for addressing housing needs and other priorities.

In this instance, the development plan (defined in Section 38 of the Planning and Compulsory Purchase Act 2004) comprises the adopted Wokingham Borough Core Strategy (2010), the Managing Development Delivery Local Plan (2014), the Shinfield Parish Neighbourhood Plan (2017), Central and Eastern Berkshire Joint Minerals & Waste Plan (2023) and the partially revoked South East Plan (Policy NRM6 Only).

Paragraph 232 of the NPPF confirms that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Footnote 2 of the NPPF also confirms that made Neighbourhood Plans are part of the Development Plan.

Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

Core Strategy (2010)

The relevant policies are:

- Policy CP1 (Sustainable development) states that planning permission will be granted for development proposals that avoid areas of best and most versatile agricultural land.
- Policy CP2 (Inclusive communities) focuses on addressing the needs of communities, including older people. It ensures that new developments contribute to the creation of sustainable and inclusive communities, with particular emphasis on meeting long-term needs. Planning permission will be granted for proposals that specifically address the needs of an ageing population, particularly in the areas of housing, health, and wellbeing.
- Policy CP3 (General Principles for development) says that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout,

built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life; the policy says the DAS should respond to the key criteria.

- Policy CP4 (Infrastructure Requirements) says planning permission will not be granted unless appropriate arrangements for the improvement or provision of infrastructure, services, community and other facilities required for the development taking account of the cumulative impact of schemes are agreed.
- Policy CP6 (Managing Travel Demand) sets out seven criteria for successful schemes;
- Policy CP9 (Scale and Location of Development Proposals) classifies Spencers Wood as a modest development location. The policy says that the scale of development proposals in Wokingham borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility.
- Policy CP11 (Proposals outside development limits including countryside) constrains development in the countryside and sets out criteria when its acceptable.
- Policy CP13 (Town centres and shopping) says that new retail centres that will not impact upon existing retail centres may be designated through the Local Development Framework.

Managing Development Delivery Local Plan (2014)

The key policies are:

- Policy CC02 (Development Limits) says that planning permission for proposals at the edge of settlements will only be granted where they can demonstrate that the development, including boundary treatments, is within development limits and respects the transition between the built up area and the open countryside by

taking account of the character of the adjacent countryside and landscape.

- Policy CC03 (Green Infrastructure, Trees and Landscaping) says development proposals should demonstrate how they have considered and achieved the key criteria within scheme proposals.
- Policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) says development will only be permitted where the applicant demonstrates that the increase in the number of people living, working, shopping and/or visiting the proposal (including at different times of the day) can be safely accommodated having regard to the needs of “Blue light” services and the emergency off-site plan for the Atomic Weapons Establishment site at Burghfield.
- Policy TB09 (Residential accommodation for vulnerable groups) is supportive of accommodation for vulnerable groups that provide for peoples’ needs over a lifetime.
- Policy TB16 (Development for Town Centre Uses) says that proposals for retail uses including extensions of 500 sq m (gross) or above outside the primary shopping areas defined on the Policies Map or for all other main town centre uses outside the defined Wokingham major town centre or the small town/district centres or local centres will be required to satisfy the sequential test.
- Policy TB21 (Landscape Character) states that proposals must demonstrate how they have addressed the requirements of the Council’s Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues.
- Policy TB24 (Designated Heritage Assets [Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas]) requires works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.

- Policy TB25 (Archaeology) says that applicants will need to provide a detailed assessment of the impact on archaeological remains.

Shinfield Neighbourhood Plan (2017)

In terms of this outline planning application, the key policies are:

- Policy 1 (Location of Development) states that development adjacent to the Development Limits will only be supported where the benefits of the development outweigh its adverse impacts.
- Policy 2 (General Design Principles) states that development needs to be in “compatibility with the scale and features of existing buildings in the locality.”
- Policy 4 (Accessibility and Highways Safety) confirms that all development proposals should demonstrate appropriate levels of accessibility and highway safety.

Joint Minerals and Waste Plan (2023)

The constraints map confirms that part of the site is within a Minerals Safeguarding Area.

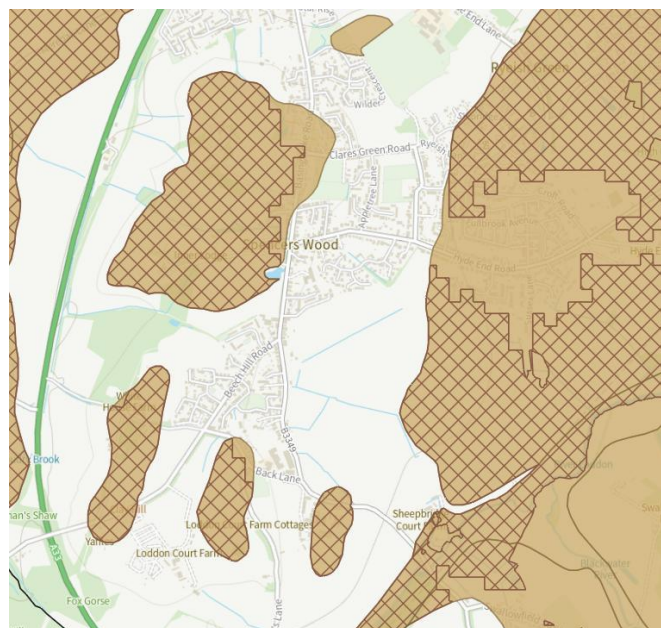


Figure 1: Constraints Map showing the location of the Minerals Safeguarding Area.

Policy M2 (Safeguarding sand and gravel resources) confirms that sharp sand and

gravel and soft sand resources of economic importance, and around active mineral workings, are safeguarded against unnecessary sterilisation by non-minerals development.

Policy M2 sets out the requirements Minerals Resource Assessment. These are:

- Prior extraction, where practical and environmentally feasible, is maximised, taking into account site constraints and phasing of development; or
- It can be demonstrated that the mineral resources will not be permanently sterilised; or
- It would be inappropriate to extract mineral resources in that location, with regard to other policies in the wider Local Plans.

Emerging Local Plan

Wokingham submitted their emerging local plan to central Government on the 28th February 2025. As very little information is currently known about the view of the Government Inspector regarding the local plan, it's difficult to assign weight to policies within the local plan, however it should be noted that one key change is that the site transects a "Valued Landscape" where development is restricted (Policy NE6).

Additionally, the Statement of Common Ground between Wokingham Borough Council and Reading Borough Council (Dated March 2025) confirms the council's position not to allocate sites with the AWE consultation zone (Paragraph 4.34 – 4.37).

Housing and Economic Land Availability Assessment Report September 2024 (PDF)

The site was considered for housing in the council's Housing and Economic Land Availability Assessment (Site Reference: 5SH013).

The site assessment confirms that the development would not be in line with the borough's current planning framework due to the impact on emergency planning (Excluded at Stage 2A).

Scale of development in the countryside

The site is located within designated countryside, outside the defined settlement limits in both the adopted and emerging local plans. Development in these areas is constrained by Policy CP11 and Policy CC02, which aim to protect the separate identities of settlements and preserve the quality of the environment. As such, proposals for development outside these limits are generally not permitted.

Policy 1 of the Neighbourhood Plan specifies that for the principle of development to be acceptable, the benefits must outweigh the harm. Policy 2 (General Design Principles) further requires that development be compatible with the scale and features of existing buildings in the locality. The latter policy is particularly relevant in this case as the development is incongruent to the existing settlement.

Whilst the Council is unable to demonstrate an adequate housing land supply, the Parish Council contends that, in this instance, the potential impact on heritage assets means that the "tilted balance" should not apply.

Furthermore, we believe the proposal conflicts with Paragraphs 187 and 135 of the National Planning Policy Framework (NPPF). The development would alter the nature of the settlement, affecting people's shopping and living arrangements. Although this is an outline application, it is clear that any development of this scale would not be sympathetic to the rural character of the area.

Spencers Wood's rural character is, in part, defined by the surrounding open countryside. This open countryside enhances the settlement's rural identity and distinguishes it from other nearby areas.

The NPPF acknowledges the intrinsic character and beauty of the countryside, as well as the wider benefits derived from natural capital and ecosystem services. These include the economic and other advantages of the best and most versatile agricultural land, and the value of trees and woodland (Paragraph 187). This proposal is in direct conflict with these principles.

The proposal would also result in an unsustainable pattern of development by creating a large, unplanned housing estate on a greenfield site outside settlement limits. Therefore, the proposals are harmful. The proposals are contrary to policies CC02, TB21 as well as Policy 1 & Policy 2 of the Neighbourhood Plan.

As a result, the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF as a whole.

Heritage

Spencers Wood is a modest development location with origins dating back to the 1500s. The map below, produced by Historic England, illustrates the proximity of heritage assets close to the site.

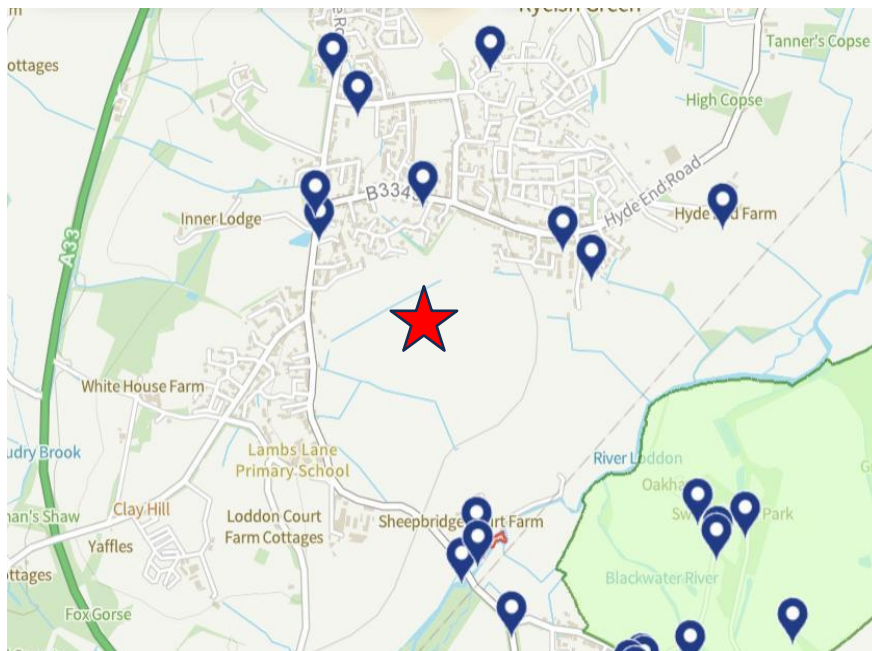


Figure 2: The location of heritage assets surrounding the site. The site is labelled with a star.

The designated assets include: Swallowfield Park, Swallowfield Park and Stable Block, Sheepbridge Court. These designated heritage assets are rural in nature, as is their setting, and the proposed development will have clear impacts on them. In addition to the listed buildings, there are also non-designated heritage assets that will be affected by the proposal.

While it is noted that a heritage report has been submitted alongside the application, we disagree with its conclusions regarding the overall level of harm. Our objection to the Heritage Assessment lies in the weight it assigns to the harm caused by the proposal. We believe this is partly due to the categorisation of the proposed development within the Heritage Statement.

Paragraph 5.3 of the Heritage Assessment, in particular, states that the buildings are limited to a height of 2.5 storeys, with the exception of the school. The parameter plan shows there are significant numbers of buildings that are three storeys in height.

The prevailing building height in the village is currently 2 storeys and as a result this will have an urbanising effect on the settlement as a whole, and as a result the heritage assets within the settlement.

The Planning Statement acknowledges that harm will be caused by the proposal, but this harm is understated in the planning balance. We believe this application will have the following implications:

- Harm to the setting of a significant number of designated and non-designated heritage assets, which are distributed throughout the rural landscape in close proximity to the site.
- Harm to the special character and appearance of the area.
- Harm to the rural setting of properties located near the site.

The applicant has not conducted an Alternative Sites Assessment to demonstrate that there are other sites within the borough that could deliver the required housing without leading to harm to heritage assets.

Therefore, the proposal conflicts with Policy CP3, Policy TB24 and Chapter 16 of the National Planning Policy Framework (NPPF). As heritage harm has been identified, footnote 7 of the NPPF is triggered, meaning that the 'tilted balance' in paragraph 11 is disengaged. Consequently, the applicant's arguments related to a lack of housing land supply and the engagement of the tilted balance should be dismissed.

Agricultural Land Classification

The Agricultural Land Classification (ALC) provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. The ALC system classifies land into five grades with 1 being the best and 5 being the worst.

The highest grade goes to land that:

- gives a high yield or output
- has the widest range and versatility of use
- produces the most consistent yield
- requires less input

The best and most versatile (BMV) agricultural land is graded 1 to 3a². The proposed development is located on Grade 3 land which is good to moderate quality agricultural land and therefore BMV. Planning Practice Guidance Paragraph: 001 Reference ID: 8-001-20190721 requires that planning policies and decisions should take account of the economic and other benefits of the best and most versatile agricultural land. However a significant amount of best and most versatile agricultural land would be lost due to the proposed development, and this is unacceptable.

The scale of development on land inside the DEPZ

The existing and emerging Local Plan constrain development within the DEPZ.

Policy TB04 states that development will only be permitted where the applicant demonstrates that the increase in the number of people living, working, shopping and/or visiting the proposal (including at different times of the day) can be safely accommodated having regard to the needs of “Blue light” services and the emergency off-site plan for the Atomic Weapons Establishment site at Burghfield.

The application seeks outline planning permission for the development of up to 420

² <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-developing-proposals-on-agricultural-land> [assessing-](#)

dwelling (Use Class C3), an 80-bed care home (Use Class C2), 1 ha of employment land (Use Class E(g)), a primary school (Use Class F1), a local centre (Use Classes E(a), (b), (c), (f)), a GP surgery (Use Class E(e)), sports pitches and changing facilities, public open space, SANG provision, and associated infrastructure.

Assuming an average occupancy of 2.4 people per dwelling (as per Office for National Statistics calculations based on the 2021 Census data) would mean that the development would bring 1,008 additional residents into the DEPZ, alongside permanent residents and staff relating to an 80 bed care home³. This would be added to additional visits to the DEPZ related to 1 ha of employment land (Use Class E(g)), a primary school (Use Class F1), a local centre (Use Classes E(a), (b), (c), (f)), a GP surgery (Use Class E(e)), sports pitches and changing facilities, public open space and SANG provision.

Given that this development dramatically increases the number of people within the DEPZ (shopping, visiting etc), there is no emergency plan to deal with these numbers and the West Berkshire Emergency Planning Team pre-app hasn't taken place. As such, the proposal would be contrary to the requirements of Policy TB04 of the MDD Local Plan and section 8 of the NPPF.

This was recently tested in the Hollies Planning Appeal (APP/W0340/W/22/3312261) where the inspector accepted that the OSEP is not 'infinitely scalable and that incremental, unplanned development could, over time, erode the effective management of the land use planning consultation zones and be detrimental to public safety.'

In this instance we believe a major development such as this should be considered during the local plan process rather than a speculative development.

The mass, layout, and height of the proposals

The parameter plans conflict with Policies CP3, CP9, CP11 and Policy CC03. The excessive urbanisation of the smaller settlement would have a significant impact on the

³ The Planning Statement for the Care Home in Evendons Lane (Planning Reference: 321351) estimates that this 64 bedroom care home creates 50 FTE jobs. With an 80 bedroom care home it is assumed that there will be a minimum of 25 members of staff (1:3 ratio).

character of the area.

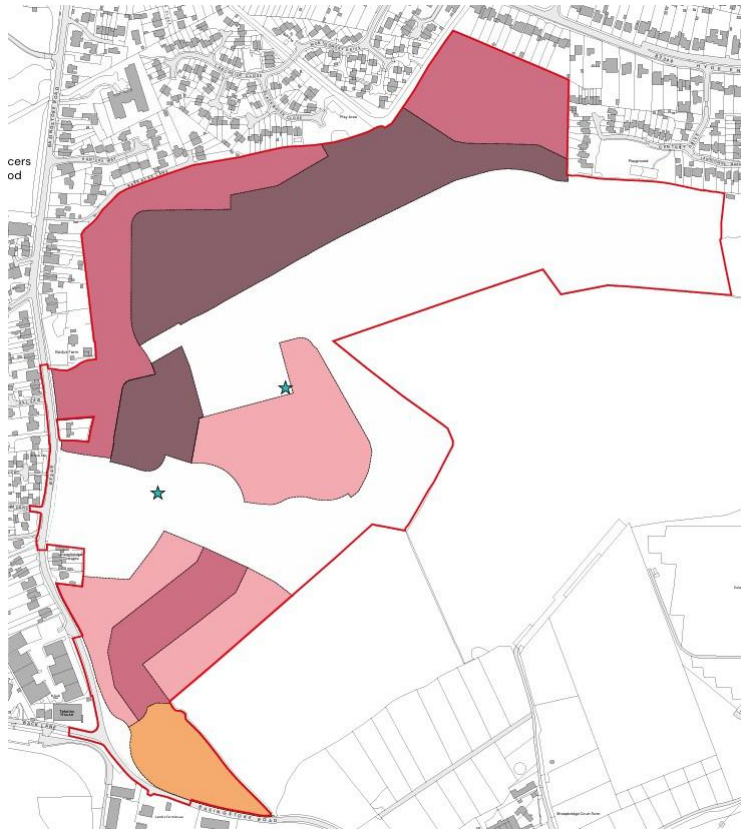


Figure 3: Parameter Plan showing the height of the buildings

Under the proposed plans, new properties could be built directly adjacent to the existing housing in Spencers Wood, with little consideration for separation distances.

The Building Heights Parameters Plan misses the opportunity to locate the northern dwellings away from existing residences. The creation of the SANG to the south of the housing in the proposal, and the desire to maintain key site lines appears to have squeezed development to the north of the site.

In some cases, these new buildings are not only taller but considerably taller than the existing dwellings. This would effectively urbanise the area, rather than preserving the countryside setting, which is contrary to the principles of the development plan policies and Paragraph 135 of the NPPF.

The scale of this development, is by its very nature unacceptable. However, to mitigate the impact of the proposed development on neighbouring properties, the parameter

plans should include an expanded landscape buffer, which would prevent new developments from backing directly onto existing homes. This buffer should be larger than the landscape features outlined in the indicative masterplan.

At a minimum, the parameter plan should also include the various landscape buffers (E.g. Land to the South of Body's Farm) that are shown on the indicative plans. This will ensure that the development can be controlled in line with the original application

Furthermore, the height of any new buildings should be restricted to a **maximum of two storeys**, ensuring compatibility with the scale of existing properties in Spencers Wood. Three storey buildings are completely unacceptable given the prevailing character of Spencers Wood. The overall development density should also be reduced to maintain the rural character of the settlement, minimising any urbanising effect. None of the above has been taken into account by the applicant,

Inadequate access arrangements onto Basingstoke Road

The Parish Council are very concerned with the access arrangements to the development (Confirmed in Paragraph 4.3.1) and are not satisfied with the plans that the council has submitted.

The Parish Council are particularly concerned about safety issues in relation to the roundabouts accessing the site; the key concerns are:

- Back Lane is the primary access to Lambs Lane School and additional traffic routing into/out of this is a safety issue whilst the school remains in use.
- The Basingstoke Road southbound from this position has restricted vision due to the left hand bend, and has a single footpath with restricted width.

Officers should assess whether the development meets the seven criteria within Policy CP6 (Managing Travel Demand). These are:

- a) Provide for sustainable forms of transport to allow choice;

- b) Are located where there are or will be at the time of development choices in the mode of transport available and which minimise the distance people need to travel;
- c) Improve the existing infrastructure network, including road, rail and public transport, enhance facilities for pedestrians and cyclists, including provision for those with reduced mobility, and other users;
- d) Provide appropriate vehicular parking, having regard to car ownership;
- e) Mitigate any adverse effects upon the local and strategic transport network that arise from the development proposed;
- f) Enhance road safety; and
- g) Do not cause highway problems or lead to traffic related environmental problems.

We think the proposal potentially conflicts with criteria a, c and e, f & g.

In line with Paragraph 116 of the NPPF we request that there is an independent assessment of the impact of the scheme on highway safety grounds as well as an assessment of the residual impact of the cumulative impact on the road network as a result of these proposals.

Until this assessment is carried out, we object on the basis of road safety and conflict with Paragraph 116 of the NPPF.

Lack of public transport provision

A key criteria of Policy CP6 is the location of the site and whether its sustainable.

The Parish Council are concerned with the lack of public transport provision in this location. They believe there are a lack of footpaths and effective cycle routes (Policy CP4), particularly to Swallowfield.

Conflicts with the Joint Minerals and Waste Plans

The applicant's planning statement doesn't fully consider and respond to the site's designation, within a Minerals Safeguarding Area. This is surprising given the prominence the council gives to this, on the Constraints Map, and local validation list ([Useful documents to check](#)) as well as paragraph 224 of the NPPF.

The Planning Statement merely states that a plan will be 'submitted during the period of determination of the application (Paragraph 5.15.2).' Whilst the lack of a minerals safeguarding plan, might be a technical issue, the application appears to have not fully considered minerals and waste from the outset. The applicant should withdraw the application.

In the absence of a Minerals Resource Assessment, there is conflict with the Joint Minerals and Waste Plans (2023).

Insufficient justification for the need for care provision.

A key strand of Wokingham's development plan is that homes should meet housing needs. This is implicit within Policies CP2 and TB09, which refer to addressing housing needs across key groups.

This proposal does not include a Care Needs Assessment, which would consider whether there is a need for care provision within 5 km of the site. Such reports are commonplace and have been included in the outline planning application for Evendons Lane.

As this site is located on the edge of the borough, the applicant must also consider the need for care within both Reading Borough Council and Wokingham Borough Council. In this instance a review of the demand in the area controlled by Reading Borough Council seems particularly relevant.

Given that the applicant has not provided details of a care provider, this proposal seems highly speculative and may not actually be delivered.

Delivering a High Quality Development

Policy CP3 sets out the requirements of all new developments. The key areas of concern are:

- The parameter plans create a large developable area which doesn't identify the roads and accompanying landscape features. While it is accepted that these matters maybe consideration for a Reserved Matters Application there are key challenges with the emerging layout including the position of the proposed in relation to the existing properties.

While it is recognised the council's five year housing land supply possible, the scale of development on land outside the settlement boundary is considered disproportionate.

- Excessive urbanisation of the small village – This development will lead to taller buildings which is out of character compared to the existing settlement. The majority of the development 2.5 to 3 storey. The parameter plan doesn't control the height of this.
- The commercial units are out of keeping with countryside village location. The Parish Council dispute the need for Industrial Units in this location.
- The Employment Land Assessment outlines a general view about the need for land for employment purposes. Analysis of current and pending applications should be undertaken to establish whether there is a need for this type of proposal in this location. Our search confirmed a live planning application in Shinfield Park (Planning Reference: 250415) as well as approved scheme in Mulberry Business Park (Planning Reference: 240575) which increased the supply of Employment land by 95 sqm.
- The Parish Council has concerns regarding the network of footpaths, the proximity of the buildings to the existing houses and the connection to Swallowfield. The

Parish Council is concerned with the limited paths and lack of cycling provision.

- The plans for the additional services lack credibility; The proposal for a new school, for example, don't appear to have been agreed with the existing school. The statement for community involvement is also silent on consultation other public service organisations. The applicant relies on these as perceived benefits but unless they are phased to be delivered early in the programme they will not be delivered. The Outline application therefore needs to include a phasing plan which sets out when the key parcels of land will be delivered.

Planning Balance

Given the council advised the applicant that this proposal is not acceptable in May 2023 (Paragraph 3.28) we believe this scheme should be refused without delay.

As heritage harm has been identified, footnote 7 of the NPPF is triggered which means that the 'tilted balance' of paragraph 11 is disengaged (the applicants arguments relating to lack of housing land supply and the titled balance being engaged should therefore be dismissed).

The proposed development is not only speculative but also poses significant risks to the local area, environment, and heritage. The concerns outlined above, including the development's conflict with established planning policies, the adverse impacts on the rural character and strategic gaps, and the overwhelming opposition from residents, underscore the unsuitability of this proposal.

We urge the planning authority to recognise the importance of adhering to the 'plan-led system' as emphasised in the National Planning Policy Framework and to consider the long-term implications of this development on Sherfield-on-Loddon. **As such, we respectfully request that application reference 250517 be refused.**

Yours sincerely,

Shinfield Parish Council

SHINFIELD PARISH COUNCIL

OBJECTION TO PLANNING APPLICATION 250517 – response to revised plans Land off Basingstoke Road, Shinfield – Proposed Development of up to 420 Dwellings

Shinfield Parish Council strongly objects to planning application 250517 for the development of up to 420 dwellings on land off Basingstoke Road.

The Parish Council considers that the proposal conflicts with the statutory Development Plan, fails to satisfy key provisions of the National Planning Policy Framework (NPPF), would significantly increase the population within the Detailed Emergency Planning Zone (DEPZ) associated with the nuclear installation at Burghfield, and would materially worsen existing transport congestion affecting the Shinfield and M4 Junction 11 corridor.

The Council also notes that a recent planning appeal decision relating to development proposals in the same locality (APP/X0360/W/24/3354607) considered many of these issues in detail and provides a highly relevant material consideration.

For the reasons set out below, Shinfield Parish Council respectfully submits that planning permission should be refused.

1. Statutory Development Plan Conflict

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The proposal conflicts with a number of policies within the development plan for the area administered by Wokingham Borough Council, including the Core Strategy, the Managing Development Delivery Local Plan, and the Shinfield Neighbourhood Plan.

Core Strategy Policy CP1 – Sustainable Development

Policy CP1 requires development to contribute to sustainable communities while protecting environmental assets and ensuring that infrastructure capacity is available to support development.

The Parish Council considers that the proposal would place significant additional pressure on transport infrastructure, local services, and emergency planning arrangements in an area that has already experienced substantial housing growth.

Core Strategy Policy CP3 – General Principles for Development

Policy CP3 requires development to be appropriate in scale, character and impact, and to avoid unacceptable impacts on neighbouring uses and infrastructure.

The scale of the proposed development would extend built form significantly beyond the existing settlement edge and would introduce a large residential population into an area where infrastructure and safety constraints are already significant.

Core Strategy Policy CP6 – Managing Travel Demand

Policy CP6 requires development to minimise reliance on private vehicles and encourage sustainable travel.

Given the location of the site and the existing congestion on the surrounding road network, the Parish Council considers that the majority of journeys generated by the development would be made by private car.

Core Strategy Policy CP11 – Proposals Affecting the Transport Network

Policy CP11 requires development proposals to demonstrate that the transport network can safely accommodate the additional demand generated.

The Parish Council considers that the surrounding road network is already under significant pressure and that the proposed development would materially worsen existing congestion.

Managing Development Delivery Local Plan Policy TB21 – Transport Assessments

Policy TB21 requires development proposals to demonstrate that the transport impacts of development are acceptable and that mitigation measures are sufficient.

The Parish Council does not consider that the application adequately demonstrates that the impacts of a development of this scale can be satisfactorily mitigated.

2. Conflict with the Shinfield Neighbourhood Plan

The Shinfield Neighbourhood Plan forms part of the statutory Development Plan.

Policy SNP1 – Managing Growth

This policy seeks to ensure that development is delivered in a coordinated and sustainable manner with appropriate infrastructure provision.

The proposed development represents additional large-scale housing beyond the planned framework for growth in Shinfield.

Policy SNP2 – Settlement Character and Identity

The proposal would extend built development further into open land and would erode the existing rural transition between Shinfield and the surrounding countryside.

Policy SNP6 – Transport and Movement

This policy seeks to ensure that development does not worsen traffic congestion or compromise highway safety.

The Parish Council considers that the proposal fails to demonstrate that the local transport network can accommodate the scale of development proposed.

3. Landscape and Countryside Harm

The application site lies outside the defined settlement boundary and currently forms part of the open countryside that contributes to the rural setting of Shinfield.

The National Planning Policy Framework emphasises the importance of recognising the intrinsic character and beauty of the countryside.

The open land south of Shinfield performs an important role in maintaining the visual separation between settlements and providing a rural setting to the village.

Development of the scale proposed would result in:

- significant encroachment into open countryside
- erosion of the existing settlement edge
- urbanisation of currently undeveloped land
- loss of the rural transition between settlement and countryside

Planning inspectors consistently attach significant weight to the protection of the countryside where development would extend built form beyond established settlement boundaries.

The Parish Council considers that the development would represent a substantial urban extension into the countryside and would therefore cause clear harm to the character and appearance of the area.

This harm weighs significantly against the proposal in the overall planning balance.

4. National Planning Policy Framework

The proposal conflicts with key provisions of the National Planning Policy Framework.

Paragraph 8 – Sustainable Development

Sustainable development requires the integration of economic, social and environmental objectives.

The Parish Council considers that the proposal fails to achieve this balance, particularly in relation to environmental protection, infrastructure capacity, and safety considerations.

Paragraph 109 – Transport Impacts

Development should only be refused on highways grounds where the residual cumulative impacts on the road network would be severe.

Given the existing congestion affecting the Basingstoke Road corridor and M4 Junction 11, the Parish Council considers that the cumulative impacts of this development would be severe.

Paragraph 174 – Recognising the Intrinsic Character of the Countryside

Planning decisions should recognise the intrinsic character and beauty of the countryside.

The proposed development would result in the loss of open countryside and would undermine the rural setting of Shinfield.

5. Detailed Emergency Planning Zone – Precautionary Principle

The site lies within the Detailed Emergency Planning Zone associated with the nuclear installation operated by the Atomic Weapons Establishment at Burghfield.

The purpose of the DEPZ is to ensure that emergency planning arrangements can protect the public in the unlikely event of a major incident.

Increasing residential populations within the DEPZ is therefore a matter that must be approached with particular caution.

Development proposals that significantly increase population within nuclear consultation zones are typically assessed using a precautionary approach in order to ensure that emergency response capability is not compromised.

Increasing residential populations within the DEPZ increases the number of people who could potentially be affected in the event of a major incident and increases the complexity of evacuation and emergency response planning.

The Parish Council considers that the proposed development would introduce a substantial additional population into the DEPZ and therefore increase the potential consequences of a major incident.

6. Transport Impacts – Basingstoke Road and M4 Junction 11 Corridor

Traffic congestion is already a major issue affecting residents of Shinfield and the surrounding area.

The Basingstoke Road corridor provides a key connection between Shinfield, Spencers Wood and Reading and links to the strategic road network at M4 Junction 11.

The area has already experienced substantial housing growth through the South of the M4 Strategic Development Location.

Existing congestion affects:

- Basingstoke Road
- Shinfield Road
- Church Lane
- Hyde End Road
- the Mere oak interchange
- approaches to M4 Junction 11

Residents frequently experience significant delays during peak periods, and the corridor already operates close to capacity.

A development of up to 420 dwellings would generate a substantial number of additional vehicle movements and would place further pressure on this already constrained network.

The Parish Council considers that the cumulative impacts of the proposal would therefore be severe in NPPF terms.

7. Relevance of the Secretary of State Appeal Decision APP/X0360/W/24/3354607

Shinfield Parish Council considers the appeal decision relating to land east of Hayes Drive and north of Church Lane, Three Mile Cross (APP/X0360/W/24/3354607) to be a highly significant material consideration in the determination of the current application.

That appeal concerned a proposal for up to 148 dwellings within the same general locality and within the Detailed Emergency Planning Zone associated with the nuclear facility operated by the Atomic Weapons Establishment at Burghfield.

The appeal was determined following a full public inquiry and was subsequently dismissed by the Secretary of State.

The Inspector's report examined in detail the implications of increasing residential populations within the DEPZ.

The report recognised that every resident within the DEPZ would be considered an "affected person" in the event that the Off-Site Emergency Plan were activated.

Consequently, increasing the residential population within the zone directly increases the number of people who may require protection measures or evacuation during an emergency.

The Inspector further concluded that population increases would inevitably increase the demands placed upon emergency response arrangements and public services.

Evidence presented at the inquiry also indicated that testing exercises had identified population-sensitive weaknesses within the Off-Site Emergency Plan.

The Inspector therefore concluded that additional development within the consultation zone would add to existing pressures on emergency planning arrangements.

The appeal decision also recognised the cumulative nature of residential development within the DEPZ and the importance of considering how successive housing developments increase the population within the zone.

These conclusions are directly relevant to the current application.

The appeal proposal involved up to 148 dwellings, whereas the present application proposes up to 420 dwellings.

Accordingly, the population increase associated with the current proposal would be substantially greater than that considered in the appeal.

8. Cumulative Population Growth within the DEPZ

Emergency planning arrangements for nuclear installations are based upon assumptions regarding population levels within defined consultation zones.

Each additional housing development within the DEPZ incrementally increases the number of people who may be affected during a radiation emergency.

While individual developments may appear modest in isolation, the cumulative impact of successive developments can result in a substantial increase in the population requiring protection or evacuation.

The proposal for up to 420 dwellings would introduce a very substantial additional population into the DEPZ.

Given the potentially serious consequences associated with a nuclear emergency, planning decisions must adopt a precautionary approach where development could materially increase the population at risk.

9. Consistency in Decision Making

Granting planning permission for the current proposal would also raise serious issues of consistency in planning decision-making.

The appeal decision APP/X0360/W/24/3354607 involved a proposal for up to 148 dwellings within the same locality and within the same emergency planning zone.

Following detailed examination at public inquiry, the Secretary of State dismissed the appeal.

The Inspector's conclusions identified the implications of increasing residential populations within the DEPZ and the resulting pressures on emergency planning arrangements.

The current proposal seeks permission for a substantially larger development of up to 420 dwellings.

The planning issues identified in the appeal decision therefore apply with equal or greater force to the current proposal.

Planning decision-makers are expected to exercise consistency in decision-making unless there is a clear and compelling justification for reaching a different conclusion.

No such justification has been demonstrated in this case.

Approving a development of this scale following the dismissal of a materially smaller proposal raising the same safety concerns would represent a clear inconsistency in planning decision-making.

10. Conclusion

For the reasons set out above, Shinfield Parish Council considers that planning application 250517:

- conflicts with Core Strategy policies CP1, CP3, CP6 and CP11
- conflicts with Managing Development Delivery Local Plan Policy TB21

- conflicts with the Shinfield Neighbourhood Plan
- conflicts with key provisions of the National Planning Policy Framework
- would cause significant harm to the character and appearance of the countryside
- would substantially increase the population within the AWE Burghfield Detailed Emergency Planning Zone
- would exacerbate already severe traffic congestion affecting the Basingstoke Road and M4 Junction 11 corridor
- would contribute to unacceptable cumulative development impacts

Shinfield Parish Council therefore strongly objects to the proposed development and respectfully requests that Wokingham Borough Council refuses planning permission.

Planning Inspectorate Appeals for RG2 & RG7 within Shinfield Parish as at :-

6th March 2026

Item 27.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/C/25/3374730	Land at Gravelley Bridge Farm	RG7 1LG	Enforcement Notice Appeal			2		In Progress
APP/X0360/W/23/3329586	Land adjacent to 176 Hyde End Road	RG2 9ER	Planning (W)		231229 223646	3	22/05/2024	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/24/3337926	253 Shinfield Road	RG2 8HF	Householder (HAS)		232141	3	05/04/2024	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/23/3326997	Belamie Gables, 210 Hyde End Road	RG7 1DG	Planning (W)		223802	3	08/02/2024	WBC refused PA. Appeal to PI was dismissed
APP/X0360/C/23/3314060	Uplands, Basingstoke Road READING	RG7 1AP	Enforcement Notice	L2	222052	3	17/11/2023	WBC refused PA. Developers Appeal to PI succeeded in part. WBC Enforcement Notice modified to allow for wall to be reduced in height
APP/X0360/W/22/3309384	Uplands Basingstoke Road READING	RG7 1AP	Planning (W)	L2	222052	3	17/11/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3311543	Parkside House Lambs Lane READING	RG7 1JE	Planning (W)		222478	4	23/05/2023	WBC refused PA. Developers Appeal was upheld. Change of use of land to residential and erection of detached building to house domestic garaging and ancillary storage with first floor games room

KEY	
1 =	New case not previously report
2 =	Case in progress
3 =	Complete - WBC original decision upheld
4 =	Complete - WBC original decision overturned
5 =	Complete - Appeal withdrawn
Lx =	Linked cases
xxxx	Indicates changed since previous report

Closed Enforcement Notices - as at 5th March 2026

Reference Number	Site Address	Received Date	Description	Closed Date	Outcome
RFS/2025/090484	Pulleyn Transport Ltd (Carneys Yard) Church Lane Three Mile Cross Wokingham RG7 1HB	19/06/2025	Compliance with enforcement notice	27/02/2026	No breach
RFS/2025/090698	3 Simonds Grove Spencers Wood Wokingham RG7 1BH	29/08/2025	Partial conversion of garage	16/02/2026	Application submitted
RFS/2025/090871	20 Martyn Crescent Shinfield Wokingham RG2 9WF	05/11/2025	Development not built out in accordance with the approved drawing	24/02/2026	Application submitted
RFS/2025/090950	(Land east of) Croft House Croft Road Spencers Wood Wokingham RG2 9EY	04/12/2025	Soakaway not installed as per approved plans 232333	27/02/2026	Application submitted
RFS/2026/091072	GVOL Thurley Farm Lambwood Hill Grazeley Wokingham RG7 1JN	22/01/2026	Use as a vehicle operating centre	11/02/2026	No breach
RFS/2026/091100	5 Anson Crescent Shinfield Wokingham RG2 8JT	30/01/2026	compliance check for 090752	26/02/2026	Other
RFS/2026/091109	282 Hyde End Road Spencers Wood RG7 1DN	04/02/2026	Breach of condition 6 (bats) of 240105	04/03/2026	Application submitted
RFS/2025/090909	Land to the North of Croft Road Spencers Wood Reading	18/11/2025	death of these trees onsite	TBC	TBC

Outstanding Enforcement Notices - as at 5th March 2026

Reference Number	Site Address	Received Date	Description
Reported last meeting			
RFS/2025/090264	Bismillah House Brookers Hill Shinfield Wokingham RG2 9BX	10/04/2025	Tree works application 223088 replanting not undertaken.
RFS/2025/090266	Bismillah House (formerly Foxglade) Brookers Hill Shinfield Wokingham RG2 9BX	10/04/2025	Construction of extended area of hardstanding.
RFS/2025/090778	9 Pattinson Road Shinfield Wokingham RG2 8QJ	01/10/2025	tree works undertaken on TPO-0426-1988 without PP
RFS/2025/090858	Land North of Church Lane Church Lane Three Mile Cross	03/11/2025	Non-compliance with conditions on 250435
RFS/2025/090880	Land At Stanbury House Basingstoke Road Spencers Wood Reading RG7 1AJ	10/11/2025	U/A works on site without PP
RFS/2025/090896	Bismillah House (formerly Foxglade) Brookers Hill Shinfield Wokingham RG2 9BX	14/11/2025	Storage of vehicles and containers
RFS/2025/090909	Land To The North Of Croft Road Spencers Wood Reading	18/11/2025	death of these trees on site
RFS/2025/090934	Land North Of Croft Road Spencers Wood Reading RG2 9EX	27/11/2025	BoC re landscaping
RFS/2025/090949	Willow Tree House Brookers Hill Shinfield Reading	03/12/2025	The siting of a mobile home without permission and storage of vehicles
RFS/2025/090984	Bismillah House Brookers Hill Shinfield Wokingham RG2 9BX	15/12/2025	Unauthorised workshop
RFS/2026/091036	Land North of Church Lane Church Lane Three Mile Cross	12/01/2026	Erection of poles with lighting and cameras
RFS/2026/091040	Bismillah House Brookers Hill Shinfield Wokingham RG2 9BX	14/01/2026	refusal of 252320
RFS/2026/091051	Shire Hall Shinfield Park Shinfield Reading RG2 9XY	15/01/2026	Breach of hours of operation
RFS/2026/091114	Shinfield Park Whitley Wood Lane Shinfield Wokingham	05/02/2026	concrete rubble lined by trees - not as per permission
New since last meeting			
RFS/2026/091130	Blackmoor Three Mile Cross Basingstoke Road	11/02/2026	High brick wall across frontage of the house.
RFS/2026/091133	Foster Wheeler Energy Ltd Foster Wheeler Energy Ltd Shinfield Park Whitley Wood Lane Shinfield RG2	13/02/2026	Non-compliance with site management conditions
RFS/2026/091137	Bismillah House Brookers Hill Shinfield Wokingham RG2 9BX	13/02/2026	TPO removal to facilitate hardstanding at the rear
RFS/2026/091138	Bismillah House Brookers Hill Shinfield Wokingham RG2 9BX	13/02/2026	unauthorised siting of portakabins
RFS/2026/091155	Riding Stables Land adjacent Blackmoor Basingstoke Road Three Mile Cross Wokingham RG7 1AS	24/02/2026	fence over 1m in height erected adjacent to the highway
RFS/2026/091168	Bismillah House (Granny Annexe) Brookers Hill Shinfield Wokingham RG2 9BX	26/02/2026	Erection of annexe
RFS/2026/091169	19 Salmond Road Shinfield Reading RG2 8QN	26/02/2026	Outbuilding in rear garden without PP
RFS/2026/091170	Bismillah House Brookers Hill Shinfield Wokingham RG2 9BX	26/02/2026	Unauthorised fencing
RFS/2026/091180	Land East of Croft House Croft Road Spencers Wood Wokingham RG2 9EY	03/03/2026	Breach of condition 15 of 232333.
RFS/2026/091185	12 -14 Grovelands Road Spencers Wood Wokingham RG7 1DP	03/03/2026	PP 251536 withdrawn re amenity lane
RFS/2026/091186	14 Grovelands Road Spencers Wood Wokingham RG7 1DP	03/03/2026	Breach of condition re replacement tree planting

BRIEFING NOTE

Putting People First on our Streets Safer Speed Limits Programme

Issued by: Wokingham Borough Council – Highways & Transport

Purpose: To inform Town and Parish Councils of our plans to implement safer speed limits across the Borough.

Subject: Identification of priority locations for safer speed limits, including expanding the use of 20mph areas.

Overview of the project

Wokingham Borough Council adopted a new Speed Limit Policy in January 2026, setting out a proactive, evidence-led approach to improving road safety across the Borough. This programme focuses on delivering safer speed limits where vulnerable road users are most at risk.

Why we are doing this

Pedestrians are up to seven times more likely to survive a collision at 20mph compared to 30mph. Residents frequently raise concerns about vehicle speeds. Lower speeds improve air quality, reduce noise, and encourage walking, cycling and wheeling.

What we intend to do

We will implement safer speed limits in town and village centres, residential neighbourhoods, rural roads and around schools. Decisions on roads will be guided by working alongside our Town and Parish Councils and evidence including road function, speed data, vulnerable road user presence, and the nature of the road.

Engagement approach

- Stage 1: Engagement (03 March – 1 May 2026)
 - Town and Parish Council priority location submission period
 - Public priority location submission period
- Stage 2: Public engagement on initial draft proposals (June 2026)
- Stage 3: Statutory consultation ahead of implementation

What we are asking from you

Submit your priority locations (roads or areas) via the WBC Engage survey, provide supporting information, and engage with residents where appropriate.

Information that we need from you for each submission:

1. What locations within your town/parish would you consider to be priority candidates for a safer speed limit? Please give sufficient detail to identify the location and the roads included. If you have specific reasons to indicate where a lower limit may start and end, please share this.
2. For each location, is this a town centre, village centre, residential neighbourhood, area around schools or rural road?
3. Please give reasons why you have prioritised this location? For example, the presence of schools, youth clubs, playgrounds, medical facilities, pubs or has a history of public concern, collisions or near misses?
4. Do you have anything else relevant that you would like to share?

What we are asking from residents

We will also be inviting members of the public to submit, via a separate Engage survey, their own priority locations with the same supporting information.

What happens next

We will assess all submissions from Town and Parish Councils and the public using the Speed Limit Policy criteria and a supporting assessment matrix. We will select the top areas for year one implementation. We will then draw up designs and get public feedback on them via another Engage survey. After considering feedback and making any changes, the schemes will be formally consulted on as part of the Traffic Regulation Order process and, subject to the responses, implemented.

Key messages

This is not a blanket change to speed limits; each submission will be considered on its merits. Town and Parish Councils are essential partners, with a unique understanding of roads in your area. Evidence and community feedback will guide scheme prioritisation.



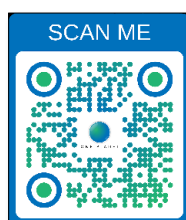
ONE PLANET

Public Consultation

**Proposed solar farm
on land adjoining Fullers Lane, Grazeley, Reading, RG7 1LR**



Please visit our drop-in consultation event on
Wednesday 11th March 2026
from **3.30pm to 7pm**
at **Burghfield Community Sports Association, James Lane,**
RG30 3RS



Visit www.oneplanet.ltd to download the public consultation material
and to send us your comments

**Email received on 05-03-2026 from Bethan Williams, PR Account Executive,
Meeting Place**

Subject: Hatch Farm Land / Loddon Garden Village workshop invite

Hatch Farm Land Ltd is preparing a planning application to support the promotion of Loddon Garden Village, as identified in the Local Plan Update. The hybrid application will cover, in detail, the proposals for the north-eastern part of Loddon Garden Village, adjacent to Sindlesham.

As part of a consultation programme, we would like to invite you to some initial stakeholder workshops. These will provide invited local representatives, community groups and service providers with a detailed overview of the proposals, encourage informed discussion and start a collaborative approach to the process.

We plan to hold two workshop sessions – the first on the general principle of the application and the second focussing on the local centre within the application. Two identical sessions will take place for each workshop, allowing you to choose the dates that suit you and there are around 20 places available in each session.

Workshop One - A detailed presentation outlining the proposals and the vision for Loddon Garden Village, looking at the outline land uses, design principles, highways (including Mill Lane), public transport, drainage, footpath / cycle connections and Construction Management.

Dates: Monday 16 March **or** Thursday 19 March, 8pm, Winnersh Community Centre

Workshop Two – A focus on the proposed Local Centre (Neighbourhood centre) within the application covering requirements set in the Local Plan, a review of existing community and retail provision and discussion around location, layout, proposed uses and timing.

Dates: Monday 23 March **or** Tuesday 24 March, 8pm, Winnersh Community Centre

We will also be undertaking a **Site Walkover** in advance of these workshops, which will take place on **Thursday 12 March at 9.30am** and will last approximately 2 hours. This will allow attendees to walk over the areas which will be discussed within the workshops and a chance to meet the team beforehand.

We'll be inviting local ward members and representatives from parish and town councils, and from local community and interest groups.

We would be delighted to welcome one or two representatives. If you would like to attend one or both of the workshops or the site visit, please reply back and let me know. If you are unable to attend, I'd be happy to arrange a separate conversation with you.