

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 8th July 2026, at the School Green Centre, RG2 9EH, commencing 19:30.



Bruce Winton
Chief Executive and Clerk to the Parish
Council
2nd July 2026

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

Agenda

67. Public Questions

- 67.1 To **RECEIVE** and **CONSIDER** public questions

68. Apologies and declaration of members' interests

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

69. School Green Centre Car Park

- 69.1 To **RECEIVE** and **CONSIDER** options for the operation and management of the Wokingham Borough Council owned School Green Car Park (*to include BCllr Betteridge and M Gould, Head of Network Management, WBC*)

70. Minutes of the previous meeting

- 70.1 To **RECEIVE** and **APPROVE** the minutes of the Planning and Highways Committee held on 10th June 2026 as a correct record of the meeting and to authorise the Chair to sign the same*
70.2 To **CONSIDER** matters arising from the minutes of the meeting held on 13th May 2026

71. Terms of reference

- 71.1 To **RECEIVE** and **CONSIDER** the Terms of Reference of the committee*

72. Committee Membership

- 72.1 To **RECEIVE** and **CONSIDER** a request from Cllr Bowler to join the Committee

73. Schedule of Deposited Plans

- 73.1 Planning applications are being reviewed weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received

74. Appeals

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

75. Enforcement Notices

- 75.1 To **RECEIVE** and **NOTE** the Closed Enforcements tables for June 2026* (for information only)
- 75.2 To **RECEIVE** and **NOTE** the Outstanding Enforcements tables for June 2026* (for information only)

76. Highways, Street Lighting and Footpath Matters

- 76.1 To **RECEIVE** and **CONSIDER** an update on footpaths
- 76.2 To **RECEIVE** and **CONSIDER** a verbal update on traffic matters
- 76.3 To **RECEIVE** and **CONSIDER** a verbal report on any other Highways, Street Lighting and Footpath Matters

77. Renewal of Neighbourhood Development Plan

- 77.1 To **RECEIVE** and **CONSIDER** the next steps regarding the Neighbourhood Plan Renewal Working Party
- 77.2 To **RECEIVE** and **CONSIDER** any update on registering Assets of Community Value

78. Land owned by the Diocese of Oxford

- 78.1 To **RECEIVE** and **CONSIDER** the current status of the land

79. Assets of Community Value

- 79.1 To **RECEIVE** and **CONSIDER** the current status of submissions

80. Correspondence

- 80.1 To **RECEIVE** and **NOTE** West Berkshire Local Plan update*
- 80.2 To **RECEIVE** and **NOTE** the approval of Grazeley 30mph speed limit*

81. Future Meetings

- 81.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 9th September 2026

* indicates papers attached

** indicates papers to follow

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 10th June 2026
At School Green Centre commencing at 19:30

Present: Cllrs Boyer, Hoyle, Masseron, Peer (Chair) and Pollock H.

Attending: B Winton (Clerk)
S Herring (Deputy Clerk)
1 Member of the Public

26/PC/55 Election of Chair of the Planning and Highways Committee

55.1 To receive nominations for the position of Chair of the Planning and Highways Committee

Cllr Peer was nominated for the position of Chair of the Planning and Highways Committee by Cllr Boyer and seconded by Cllr H Pollock

55.2 Cllr Peer was duly elected as Chair of the Planning and Highways Committee for 2026/2027

AGREED Unanimously

55.3 Cllr Peer signed the declaration of acceptance of office as the Chair of the Planning and Highways Committee for 2026/2027

26/PC/56 Election of Vice-Chair of the Planning and Highways Committee

56.1 To receive nominations for the position of Vice-Chair of the Planning and Highways Committee

Cllr Boyer as nominated for the position of Vice-Chair of the Planning and Highways Committee by Cllr Peer and seconded by Cllr H Pollock

56.2 Cllr Boyer was duly elected as Vice-Chair of the Planning and Highways Committee for 2026/2027

AGREED Unanimously

56.3 Cllr Boyer signed the declaration of acceptance of office as the Vice-Chair of the Planning and Highways Committee for 2026/2027

26/PC/57**Public Questions**

- 57.1 To receive and consider any public question.

There were no public questions.

26/PC/58**Apologies and declarations of Members' Interest**

- 58.1 Receive and consider approval of apologies for absence

Apologies had been provided by Cllr James

- 58.2 Declarations of Interests

Cllr Hoyle declared that he was related to BCllr Glover

Cllr H Pollock declared that she was involved in the Campaign for Fairer Housing

26/PC/59**Minutes of the Previous Meeting**

- 59.1 The minutes of the Planning and Highways Committee held on 13th May 2026 were approved and signed as such by Cllr Peer.

Proposed: Cllr Boyer

Seconded: Cllr Peer

Approved: 4 For and 1 abstention

- 59.2 Actions and Matters Arising from the meeting held on 13th May 2026

- 26/PC/52.2 Clerk to report back to committee when a decision had been made on the Assets of Community Value (ACV)

This was on the agenda – see minute 26/PC/64.2

- 16/PC/53.2 Clerk to arrange a Land Registry search to ascertain who owns the freehold of the Shinfield Medical Practice

This was owned by NHS Property Services Limited (Co. Regn. No. 7888110) of 99 Gresham Street, London EC2V 7NG

- 16/PC/53.5 Clerk to contact Elaine Butler to request TPO requests for trees on land at the Glebe

Cllr H Pollock agreed to contact Elaine Butler (both representatives for Shinfield Parish Council of the Wokingham Veteran Tree Association)

ACTION – Cllr H Pollock and Elaine Butler to request TPOs for the trees on land at the Glebe

- 16/PC/53.5 Clerk to add land owned by the Diocese of Oxford to the next agenda

This would be added to the agenda in July.

ACTION - Clerk to add land owned by the Diocese of Oxford to the next agenda

26/PC/60

Schedule of Deposited Plans

- 60.1 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.

There were no applications that required consideration.

26/PC/61

Appeals

- 61.1 Planning inspectorate appeals relating to Shinfield Parish

There were no new or ongoing cases relating to Shinfield Parish.

26/PC/62

Enforcement Notices

- 62.1 Closed Enforcements tables for June 2026

This month there were

5 cases deemed no breach

1 case notice was served

Members **NOTED** the Closed Enforcement Tables

- 62.2 Outstanding Enforcements tables for June 2026

There were 3 new enforcement notices since the last meeting.

Members **NOTED** the outstanding Enforcement tables

26/PC/63

Highways, Street Lighting and Footpath Matters

- 63.1 A verbal report on Highways, Street Lighting and Footpath matters

Shinfield Volunteer Group Footpath Report

The Shinfield Volunteer Group Footpath Report – May 2026 had been published in the June 2026 SPC electronic Newsletter and circulated with the agenda.

Footpath 12

At a meeting held with Andy Glencross, WBC, it was confirmed that WBC were ready for their section of the path to proceed. It was uncertain as to when Vistry would be ready to start their section of the path and Andy Glencross was trying to contact them to agree a date.

The solar powered CCTV was now operational at the Ryeish Pavilion and working well.

ACTION – Facilities Manager to order a bundle of 5 solar powered CCTV cameras for siting at various locations around the parish when required

63.2 Traffic Working Party

The Clerk advised that the Grazeley speed reduction to 30mph would be proceeding later in June.

There was nothing further to report.

ACTION – Clerk to arrange a meeting of the Traffic Working Party

63.3 A verbal report on any other Highways, Street Lighting and Footpath matters

There was nothing further to report.

16/PC/64

Renewal of Neighbourhood Development Plan (SPNDP)

64.1 Following an exploration of options for the renewal of the Neighbourhood Plan the working party proposed that the Council proceed with option 1 (NB Basic) and engage the services of the consultant. This would be a basic update of the existing plan to ensure that it remained current.

Proposed - Cllr Masseron
Seconded: Cllr Boyer
Approved: 4 in favour, 1 against

It was agreed to invite members of the community to join the SPNDP working party.

ACTION –

- Clerk to add an agenda item to the next meeting of the Finance and General Purposes Committee for release of funding for the renewal of the Neighbourhood Development Plan
- Clerk to engage the Consultant once the release of funding was approved
- Clerk to contact the local residents' associations for nominations to join the SPNDP working party
- Cllr Peer to ask Cllr Bowler if she would be interested in joining the SPNDP working party
- Cllr H Pollock to join the SPNDP

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

The Clerk had not received any further communication from WBC regarding the ACV that had been submitted.

ACTION – Clerk to chase Wokingham Borough Council (WBC) for a response and report back to committee when a decision had been made on the Assets of Community Value submissions

26/PC/65**Correspondence**

65.1 Members NOTED the consultation on the submitted Lambourn Neighbourhood Development Plan

65.2 20 mph School Warning sign on Hyde End Road

A member of the public reported that the lights on the 20mph School Warning sign on Hyde End Road were not working.

This had been reported to Wokingham Borough Council (WBC). On checking progress in the WBC website this appeared to be unresolved.

ACTION – Deputy Clerk to check on progress

65.3 Members NOTED the News Release from Wokingham Borough Council (WBC) regarding plans for solar-powered electric vehicle (EV) charging facilities at MereOak Park and Ride.

65.4 Charvil Neighbourhood Plan

Members NOTED the adoption of The Charvil Neighbourhood Plan

65.5 Wokingham District Veteran Tree Association

Members NOTED the report of the Wokingham District Veteran Tree Association. This had been circulated to members prior to the meeting.

65.6 Speed limit reduction in Grazeley to 30mph

Members NOTED the notice of the intention to sign the Individual Executive Member Decision to introduce the Traffic Regulation Order to lower the speed limit in Grazeley to 30mph.

25/PC/66**Date of the next meeting**

66.1 The date of the next meeting will be Wednesday, 8th July 2026

The meeting ended at 20:20

List of actions

Minute	Action	Responsibility
26/PC/59.2 (53.5)	Cllr H Pollock and Elaine Butler to request TPOs for the tress on land at the Glebe	Cllr H Pollock
26/PC/59.2 (53.5)	Clerk to add land owned by the Diocese of Oxford to the next agenda	Clerk
26/PC/63.1	Facilities Manager to order a bundle of 5 solar powered CCTV cameras for siting at various locations around the parish when required	Facilities Manager
26/PC/63.2	Clerk to arrange a meeting of the Traffic Working Party	Clerk
26/PC/64.1	Clerk to add an agenda item to the next meeting of the Finance and General Purposes Committee for release of funding for the renewal of the Neighbourhood Development Plan	Clerk
26/PC/64.1	Clerk to engage the Consultant once the release of funding was approved	Clerk
26/PC/64.1	Clerk to contact the local residents' associations for nominations to join the SPNDP working party	Clerk
26/PC/64.1	Cllr Peer to ask Cllr Bowler if she would be interested in joining the SPCNDP working party	Cllr Peer
26/PC/64.1	Cllr H Pollock to join the SPCNDP	Cllr H Pollock
26/PC/64.2	Clerk to chase Wokingham Borough Council (WBC) for a response and report back to committee when a decision had been made on the Assets of Community Value submissions	Clerk
26/PC/65.2	Deputy Clerk to check on progress of fixing the lights on the 20mph school warning sign by Shinfield View Care Home	Deputy Clerk

Shinfield Parish Council Planning & Highways Committee Terms of Reference

Status

- This is a standing committee of Shinfield Parish Council

Purpose

- The Planning & Highways (P&H) Committee is responsible for
 - Responding on behalf of the council as a statutory consultee of the Local Planning Authority (LPA) and the Local Highway Authority (LHA)
 - Developing relationships with other local statutory bodies in relation to planning and highways matters
 - Developing and maintaining the Neighbourhood Development Plan

Membership

- The Committee shall have at least four members
- The quorum for the committee is three members
- The committee will elect a Chair and one Vice-Chair annually at the first meeting of the committee held after the Annual Council Meeting in May each year
- The Clerk shall attend these meetings as clerk to the committee and produce minutes

Meetings

- The committee will normally meet monthly and will meet at least TEN times per annum
- Meetings will normally be held on the second Wednesday of each month

Aims and Objectives

- Ensuring submission, to the LPA, of considered comments on a schedule of planning applications in or affecting the parish, including
 - Section 106 (S106) and
 - Community Infrastructure Levy (CIL) allocations
- Submission, to the LPA, of considered comment on planning issues, planning policy and planning consultation documents
- Submission, to the LHA regarding traffic and highways issues including
 - Oversight of the Traffic Working Party
- Notification, to the LHA, of highway concerns and highway requirements in or affecting the parish
- Working with Wokingham Borough Council (WBC) regarding
 - Footpath issues
 - Monitoring bye ways and bridleways
 - Local Active Travel plans
- Management of street light installations, maintenance and repairs
- Overseeing the Council's Neighbourhood Development Plan

Delegated powers

- The committee has the following delegated powers:
 - Delegation of work to the Clerk
 - Delegation of work to a Sub-Committee
 - Budget setting (within the terms of the planning assumptions advised by Finance & General Purposes Committee)
 - The Committee has the power to spend within its budget
 - Budget may be reassigned against individual line items
 - Any proposal to exceed the total expenditure budget limit must be approved by the Finance and General Purposes Committee prior to that expenditure being committed or incurred
 - Where income is projected to be greater than budget target then this should be “surrendered” to Finance and General Purposes Committee to be used most effectively across the council

Reporting on the activities of the Committee

- The following reporting shall take place
 - The DRAFT minutes of each meeting of the committee will be tabled at the next Full Council meeting
 - The Chair and Clerk shall provide additional information on the committee’s activities as requested by members

Training Recommendations

- It is **recommended** that each member of this committee attends training as arranged through Hampshire Association of Local Councils on
 - “Introduction to Local Planning”
 - “Local Council Plans and Local Policy for Councils”
- Alternative courses covering the same syllabus would also be suitable training for members of the committee

Review

- The Committee shall review these terms of reference annually at the first meeting after the annual meeting of the council
- If necessary additional reviews of these terms of reference may take place at any other time of the year
- Any amendments to these Terms of Reference are subject to ratification by Full Council

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

2nd July 2026

Item 74.1

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		N/A	3	10/03/2026	The appeal is dismissed, the enforcement notice is upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.
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

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2025/090880	Land At Stanbury House, Basingstoke Road, Spencers Wood, Reading, RG7 1AJ	U/A works on site without PP	10 June 2026	Voluntary compliance
RFS/2026/091186	14 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP	Breach of condition re replacement tree planting	8 June 2026	Voluntary compliance
RFS/2026/091358	10 Railton Close, Shinfield, Wokingham, RG2 8TB	Dog breeding	30 June 2026	No breach
RFS/2026/091367	14 Blackwater Close, Spencers Wood, Wokingham, RG7 1DT	BofC 4 - 6 PP193340	5 June 2026	Not expedient
RFS/2026/091426	Mallards, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AD	Breach of condition 13 - Delivery Hours F/2014/1372	3 June 2026	Voluntary compliance
RFS/2026/091429	1 Woodsend Close, Shinfield, Wokingham, RG6 4AT	more than one stand alone solar equipment without PP	16 June 2026	No breach
RFS/2026/091450	Land At Stanbury House, Basingstoke Road, Spencers Wood, Reading, RG7 1AJ	Advertisements on Heras fencing	29 June 2026	Voluntary compliance
RFS/2026/091463	27 Huick Road, Shinfield, Wokingham, RG2 9YG	Flag pole erected without permission	17 June 2026	No breach

Wokingham Borough Council – Previous month's closed Enforcement Cases for Shinfield Parish - July 26

For further information about a case, please contact planning.enforcement@wokingham.gov.uk, quoting the reference number

Confidential: Information that needs to be handled with care to avoid loss, damage or inappropriate access. Information which incorrectly disseminated could cause some distress to a limited number of individuals.

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2026/091464	1 Regis Close, Shinfield, Wokingham, RG2 8TA	Fence erected too close to neighbours property without PP	24 June 2026	No breach
RFS/2026/091466	Mallards, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AD	possible BofC re the shop and conditions parking and layout	17 June 2026	No breach

Wokingham Borough Council – Previous month's closed Enforcement Cases for Shinfield Parish - July 26

For further information about a case, please contact planning.enforcement@wokingham.gov.uk, quoting the reference number

Confidential: Information that needs to be handled with care to avoid loss, damage or inappropriate access. Information which incorrectly disseminated could cause some distress to a limited number of individuals.

Reference	Address	Case Detail	Case Status
RFS/2025/090264	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Tree works application 223088 replanting not undertaken.	Investigation ongoing
RFS/2025/090266	Bismillah House (formerly Foxglade), Brookers Hill, Shinfield, Wokingham, RG2 9BX	Construction of extended area of hardstanding.	Investigation ongoing
RFS/2025/090858	Land North of Church Lane, Church Lane, Three Mile Cross	Non-compliance with conditions on 250435	Investigation ongoing
RFS/2025/090896	Bismillah House (formerly Foxglade), Brookers Hill, Shinfield, Wokingham, RG2 9BX	Storage of vehicles and containers	Investigation ongoing
RFS/2025/090909	Land To The North Of, Croft Road, Spencers Wood, Reading	death of these trees on site	Investigation ongoing
RFS/2025/090934	Land North Of, Croft Road, Spencers Wood, Reading, RG2 9EX	BofC re landscaping	Investigation ongoing
RFS/2025/090984	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Unauthorised workshop	Investigation ongoing
RFS/2026/091036	Land North of Church Lane, Church Lane, Three Mile Cross	Erection of poles with lighting and cameras	Investigation ongoing
RFS/2026/091040	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	refusal of 252320	Investigation ongoing

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - July 26

For further information about a case, please contact planning.enforcement@wokingham.gov.uk quoting the reference number

Confidential: Information that needs to be handled with care to avoid loss, damage or inappropriate access. Information which incorrectly disseminated could cause some distress to a limited number of individuals.

Reference	Address	Case Detail	Case Status
RFS/2026/091137	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	TPO removal to facilitate hardstanding at the rear	Investigation ongoing
RFS/2026/091138	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	unauthorised siting of portakabins	Investigation ongoing
RFS/2026/091170	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Unauthorised fencing	Investigation ongoing
RFS/2026/091185	12 -14 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP	PP 251536 withdrawn re amenity lane	Awaiting application
RFS/2026/091195	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Extensions to existing outbuilding	Investigation ongoing
RFS/2026/091283	Shire Hall, Shinfield Park, Shinfield, Reading, RG2 9XY	Site vibrations	Investigation ongoing
RFS/2026/091305	12 Coningham Road, Shinfield, Wokingham, RG2 8QP	installed a large plastic waste storage tank - 1m from boundary	Investigation ongoing
RFS/2026/091350	1 Ilbury Close, Shinfield, Wokingham, RG2 9DE	Looks like seriously large construction been put up	Investigation ongoing
RFS/2026/091411	11 Grazeley Road, Three Mile Cross, Wokingham, RG7 1BL	large shed in the rear and put it into the front garden	Investigation ongoing

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - July 26

For further information about a case, please contact planning.enforcement@wokingham.gov.uk quoting the reference number

Confidential: Information that needs to be handled with care to avoid loss, damage or inappropriate access. Information which incorrectly disseminated could cause some distress to a limited number of individuals.

Reference	Address	Case Detail	Case Status
RFS/2026/091415	Shinfield Road, RG2 9GY	Estate advertising boards	Investigation ongoing
RFS/2026/091428	87 Garrett Drive, Shinfield, RG2 9LD	Fence higher than 2m & garage converted with no PP	Investigation ongoing
RFS/2026/091471	3 Bays Crescent, Spencers Wood, Wokingham, RG7 1DF	Beauty business running from property without PP	Investigation ongoing
RFS/2026/091477	The Old Bakery, Basingstoke Road, Spencers Wood, Reading, RG7 1AA	Car park removed – Breach of condition	Investigation ongoing
RFS/2026/091491	1 Simonds Grove, Spencers Wood, Wokingham, RG7 1BH	Garage conversion & units in rear garden without permission	Investigation ongoing
RFS/2026/091499	12 Falcon Avenue, Shinfield, Wokingham, RG2 8EL	Building work without permission	Investigation ongoing
RFS/2026/091501	40 Copenhagen Rise, Spencers Wood, Wokingham, RG7 1YT	Installation of climate control/cooling fan compressor units no PP	Site visit pending
RFS/2026/091503	12 Coningham Road, Shinfield, Wokingham, RG2 8QP	Fence / boarding around site not safe	Investigation ongoing

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - July 26

For further information about a case, please contact planning.enforcement@wokingham.gov.uk quoting the reference number

Confidential: Information that needs to be handled with care to avoid loss, damage or inappropriate access. Information which incorrectly disseminated could cause some distress to a limited number of individuals.

West Berkshire Local Plan

West Berkshire Council have started the process of consulting on a new Local Plan. The following is a review of the draft document **CONDUCTED BY AI**.

AI Report begins....

Here is a **focused, practical analysis of how the West Berkshire Local Plan Review (2023–2041)** could affect **Shinfield Parish Council (SPC)**.

1. Cross-boundary pressure from the **Eastern Area**

Although Shinfield sits in **Wokingham Borough**, the plan explicitly recognises that West Berkshire's **Eastern Area (Tilehurst, Calcot, Theale, Burghfield, Mortimer)** has a **“close functional relationship with Reading”**.

Why this matters for SPC

- Shinfield is part of the same Reading fringe growth area.
- Policy direction is to **focus growth in the eastern part of West Berkshire**, adjacent to your boundary.

✓ **Implication:**

You should expect **continued development pressure spilling across boundaries**, particularly:

- housing demand
- transport congestion on shared corridors (e.g. A4, M4 J12 network, Burghfield/Three Mile Cross links)

2. Significant housing allocations near your boundary (Theale / Burghfield)

The plan allocates multiple residential sites in the **immediate neighbouring parishes**:

- Theale:
 - ~100 homes (RSA12)
 - ~40 homes (RSA13)
 - ~60 homes (RSA14)
- Burghfield Common:
 - ~100 homes (RSA15)

Why this matters

These sites are:

- directly west/south-west of Shinfield
- tied into the same labour market, schools, and transport network

✓ **Implication:**

- Increased **cross-boundary commuting into Shinfield / Reading / Wokingham**
- Potential pressure on:
 - local roads (especially cut-through traffic)
 - school places
 - healthcare
- Possible **cumulative development impact** alongside Shinfield strategic sites (e.g. Grazeley/Three Mile Cross areas)

👉 This strengthens SPC's case for:

- joint infrastructure lobbying with Wokingham BC
- engagement in West Berkshire consultations (duty to cooperate context)

3. Development strategy reinforces growth in your “growth corridor”

The plan confirms that:

- Most development will be directed to “**Newbury, Thatcham and the east of the District**”
- Theale is identified as a **Rural Service Centre** suitable for additional development

Why this matters

The “east of the district” effectively forms a **continuous growth corridor with Reading and Wokingham**.

✓ **Implication for SPC:**

- Shinfield remains part of a **wider strategic urban expansion zone**
- Risk of:
 - coalescence pressures between settlements
 - increased strategic transport demand (A33/M4/A4 links)

4. Infrastructure dependency and opportunity (critical for SPC)

Policy SP20 requires:

- **development to fund and deliver infrastructure**
- **cross-authority collaboration** on infrastructure delivery

The plan also acknowledges:

- strong **functional links with Wokingham Borough and Reading**

Why this matters

This is one of the most important implications.

✓ **Opportunities for SPC:**

- Strong policy basis to:
 - argue for **cross-border infrastructure funding**
 - push for mitigation of impacts (roads, schools, health, green infrastructure)
- Ability to reference:
 - **Infrastructure Delivery Plan (IDP) obligations**
 - duty for authorities to **work across boundaries**

✓ **Risks:**

- If coordination is weak, Shinfield may:
 - absorb impacts without receiving proportional infrastructure funding
 - face pressure on existing SPC-managed assets (community buildings, open space)

5. Transport and traffic impacts (practical parish-level effect)

The plan requires:

- transport assessments for developments
- mitigation where networks are affected

Given location:

- Theale / Burghfield / Mortimer traffic already uses routes toward:
 - Reading
 - M4 J11 (via Shinfield corridor)

✓ **Implication for SPC:**

- Likely increase in:
 - **rat-running and peak congestion**
 - pressure on parish roads and junctions
- Strengthens SPC case to:
 - comment on West Berkshire applications
 - seek mitigation (traffic calming, contributions)

6. Environmental and flood considerations (shared systems)

The plan highlights:

- floodplains in the Eastern Area
- requirement for flood risk mitigation and sustainable drainage

Why this matters

Hydrology and drainage systems do not follow boundaries:

- River Loddon / Kennet catchment interactions
- shared groundwater and runoff systems

✓ **Implication:**

- Development in West Berkshire could:
 - alter runoff patterns affecting Shinfield
- SPC may need to monitor:
 - upstream SuDS delivery
 - Environment Agency responses

7. Community facilities and service pressure

Policy framework seeks to:

- protect and enhance community infrastructure
- ensure provision keeps pace with growth

However:

The plan itself acknowledges:

- infrastructure must keep pace with development, but depends on delivery mechanisms

✓ **Implication for SPC:**

- Risk: neighbouring growth uses Shinfield facilities (especially leisure, halls, green space)
- Opportunity:
 - argue for **CIL/S106 justification via cross-boundary usage evidence**
 - position SPC facilities as part of wider infrastructure network

8. Strategic takeaway for Shinfield Parish Council

Key risks

- Cross-border housing growth increasing pressure on:
 - roads
 - community facilities
 - schools/healthcare
- Infrastructure lag vs development delivery
- Loss of separation between settlements over time

Key opportunities

- Strong policy basis for:
 - **cross-border infrastructure funding**
 - joint planning engagement with West Berkshire
- Evidence to support:
 - objections or conditions on nearby planning applications
- Ability to influence:
 - IDP discussions
 - regional transport strategies

9. Practical actions SPC should consider

Planning & governance

- Monitor West Berkshire planning applications near boundary (Theale/Burghfield)
- Submit formal parish responses where impacts are cross-boundary

Infrastructure

- Engage with Wokingham BC on:
 - cumulative impact assessments
 - CIL / S106 negotiations referencing West Berkshire growth

Transport

- Gather evidence of traffic flows crossing boundary
- Use this to support mitigation requests

Strategic engagement

- Seek inclusion (or observer input) in:
 - Duty to Cooperate discussions
 - IDP reviews

Bottom line

The Local Plan does not directly govern Shinfield—but it **materially increases development pressure immediately adjacent to your parish**, particularly in Theale and Burghfield, and explicitly acknowledges **cross-boundary functional relationships with Wokingham and Reading**.

👉 In practice, this means: **more growth next door, shared impacts, and a stronger policy basis for SPC to demand infrastructure mitigation and collaboration.**

DEPZ

In addition to the above, specific consideration to the DEPZ was requested.

The AI response is as follows:

The West Berkshire Local Plan Review (Policy **SP4: AWE Aldermaston and Burghfield**) contains **clear, restrictive wording on the Detailed Emergency Planning Zone (DEPZ)** around **AWE Burghfield**. Here is the key substance, translated into practical terms.

1. What the plan says about the DEPZ (core policy)

a) Development is tightly controlled for safety

- Development within the consultation zones (including the DEPZ) **must be managed in the interests of public safety**
- Proposals that risk:
 - the **Off-Site Emergency Plan (OSEP)**, or
 - the **operation of the AWE sites will be refused**

b) Mandatory consultation with the nuclear regulator

Within the DEPZ:

- The **Office for Nuclear Regulation (ONR)** and **AWE/MOD** are consulted on **relevant planning applications**
- This includes **any development that could increase population** (residents, workers, visitors)

👉 This is critical: even relatively small schemes can trigger consultation if they increase numbers of people.

c) Strong presumption against development in the DEPZ

The policy is explicit:

- **Development within the DEPZ is likely to be refused** where the ONR advises against it

👉 In practice:

- ONR views carry decisive weight
- Most **new residential or people-intensive uses** face major constraints

2. What a DEPZ actually is (context from the plan framework)

The DEPZ is:

- A **statutory emergency planning zone** under REPPiR 2019
- The area where **immediate protective measures would be required in a radiation emergency**

Typical characteristics:

- Emergency plans assume people may need to:
 - shelter immediately
 - receive instructions without delay

3. Types of development affected (in practice)

From the policy and how ONR operates:

Most constrained:

- New housing
- Schools, care homes, or “vulnerable occupants”
- Large employment schemes increasing workforce numbers
- Visitor attractions or assembly uses

Possible but still scrutinised:

- Small-scale changes with **no significant population increase**
- Certain operational or infrastructure works

👉 Even then, applicants must demonstrate:

- no adverse impact on evacuation/shelter planning
- compatibility with the OSEP

4. Wider consultation zones (important context)

The plan identifies **three layers**:

1. **DEPZ (inner, most restrictive)**
2. **Outer Consultation Zone (OCZ)**
3. **12 km consultation zone** ⁷

Controls weaken with distance, but:

- DEPZ = **strongest restriction**
- OCZ = **threshold-based consultation**
- 12 km = **strategic oversight**

5. Relevance specifically to Burghfield

The plan confirms:

- AWE Burghfield is a **nuclear licensed site with hazards including explosives and radioactive materials** ⁸
- It is critical to **national defence (nuclear deterrent)**

👉 Therefore:

- Planning policy gives **exceptionally high priority to safety over development**
- This is not a standard safeguarding zone—it carries **national security weight**

6. Important cross-boundary point (very relevant to Shinfield)

Although not spelled out in one line of the plan itself, supporting material confirms:

- **The Burghfield DEPZ extends beyond West Berkshire into neighbouring authorities** (including Wokingham/Reading areas) ¹⁰

👉 Implication:

- Shinfield Parish may be affected directly **if any part lies within the DEPZ (or near its edge)**
- Even outside the DEPZ, nearby proposals can still be constrained by ONR consultation triggers

7. Key takeaway for Shinfield Parish Council

The Local Plan establishes that:

- The DEPZ around AWE Burghfield is a **highly restrictive planning zone**
- There is effectively a:

In practical SPC terms:

- Planning applications near Burghfield:
 - will often be **heavily constrained or refused**
- The ONR is a **powerful statutory consultee**
- Cross-boundary planning (including Wokingham decisions) must:
 - factor in DEPZ implications
 - align with emergency planning requirements

Bottom line

The document makes it clear that the **DEPZ for Burghfield is a safety-critical exclusion/control zone** where:

- **population-increasing development is strongly discouraged or refused**, and
- **the nuclear regulator (ONR) effectively has a veto role in practice.**

**Email from the Senior Traffic and Road Safety Officer, Highways and Transport,
Wokingham Borough Council 30th June 2026**

Grazeley Various 30mph Speed Limit - Traffic Regulation Order (TRO)

Happy to share the TRO was approved and signed off today in IEMD.

Next steps, I now will need to seal it with legal and move on to finally ordering of the works. With the time to seal and works to be completed I anticipate the final works will be completed during summer holidays now, which usually does go in our favour with more road space availability and less traffic.

It will be hard to give a definite time of when, the works will be completed as elements may be completed in stages such as signs and lines are done separately, but either way we are on the final stretch now and I will be working closely with our contractor and legal services to finalise the scheme.