

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 12th March 2025, at the School Green Centre, RG2 9EH, commencing 19:30.



Bruce Winton
Chief Executive and Clerk to the Parish Council
6th March 2025

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

Agenda

1. Public Questions

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

2. Apologies and declaration of members' interests

- 2.1 To **RECEIVE** and **CONSIDER** approval of apologies for absence
- 2.2 To **RECEIVE** members' declarations of interest

3. Minutes of the previous meeting

- 3.1 To **RECEIVE** and **APPROVE** the minutes of the Planning and Highways Committee held on 12th February 2025 as a correct record of the meeting and to authorise the Chairman to sign the same*
- 3.2 To **CONSIDER** matters arising from the minutes of the meeting held on 12th February 2025

4. Schedule of Deposited Plans

- 4.1 Planning applications are being reviewed weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received
- 4.2 To **RECEIVE** and **CONSIDER** an update on the Public Inquiry in relation to Planning Application 233038 – Land East of Hayes Drive North of Three Mile Cross
- 4.3 To **RECEIVE** and **CONSIDER** Planning Application 250005, 52 Oatlands Road, RG2 9DN
- 4.4 To **RECEIVE** and **CONSIDER** Planning Application 250415, Shinfield Park
- 4.5 To **RECEIVE** and **CONSIDER** Planning Application 250435, Land off Church Lane, Shinfield

5. Appeals

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

6. Enforcement Notices

- 6.1 To **RECEIVE** and **NOTE** the Closed Enforcements table* (for information only)
- 6.2 To **RECEIVE** and **NOTE** the Outstanding Enforcements table* (for information only)

7. Local Active Travel plan

- 7.1 To **RECEIVE** and **CONSIDER** a revised proposal to adopt updated Local Active Travel proposals* into the Local Active Travel Plan and Neighbourhood Plan

8. Highways, Street Lighting and Footpath Matters

- 8.1 To **RECEIVE** and **CONSIDER** a verbal report on Highways, Street Lighting and Footpath Matters
- 8.2 To **RECEIVE** and **CONSIDER** an update from the Traffic Working Party
- 8.3 To **RECEIVE** and **CONSIDER** an update on the path from Lailey Path/Hyde End Lane to the Shinfield Infants School
- 8.4 To **RECEIVE** and **CONSIDER** an update on the status of Woodcock Lane from Cllr Hoyle*

9. Wokingham Borough Council

- 9.1 To **RECEIVE** and **NOTE** the notification of submission of the Wokingham Borough Council Local Plan Update 2023-40 for examination*

10. Renewal of Neighbourhood Development Plan

- 10.1 To **RECEIVE** and **CONSIDER** a verbal update from the Neighbourhood Development Plan project group
- 10.2 To **RECEIVE** and **CONSIDER** an update on registering Assets of Community Value
- 10.3 To **RECEIVE** and **CONSIDER** options for a Spencers Wood Village Centre

11. Variations to S106 agreements

- 11.1 To **RECEIVE** and **CONSIDER** an update on Variations to S106 agreements

12. Correspondence

- 12.1 To **RECEIVE** and **CONSIDER** the Pre-Submission Version of the Charvil Neighbourhood Plan
[Charvil-Neighbourhood-Plan-Pre-submission-Draft.pdf](#)
- 12.2 To **RECEIVE** and **NOTE** correspondence from the UoR regarding the Natural History Access Road Construction*
- 12.3 To **RECEIVE** and **NOTE** the Loddon Garden Village - Shinfield Area Stakeholder Meeting Invitation

13. Future Meetings

- 13.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 9th April 2025

* indicates papers attached

** indicates papers to follow

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 12th February 2025
At School Green Centre commencing at 19:30

Present: Cllrs Boyer (Vice-Chair), Grimes, Hoyle, James, Lias, Masseron and Peer

Attending: S Herring (Deputy Clerk)

BCllr Glover
2 members of the public

25/PC/13 Public Questions

13.1 There were no public questions.

25/PC/14 Apologies and declarations of Members' Interest

14.1 Apologies had been received from Cllrs Fernandes and Jahromi, and B Winton (Chief Executive and Clerk)

14.2 There were no declarations of members' interests

25/PC/15 Minutes of the Previous Meeting

15.1 The minutes of the committee meeting of 15th January 2025 were approved signed as such by Cllr Peer

Proposed: Cllr Grimes
Seconded: Cllr Boyer
Approved: Unanimously

15.2 **Actions and Matters Arising from the meeting held on 6th November 2024**

25/PC/3

24/PC/94 & Cllr Hoyle offered to investigate "when did Woodcock Lane cease being a
85.2 bridle way and to request that motor vehicles are restricted"

Cllr Hoyle reported that there was no evidence in change of status. The Ramblers had a meeting arranged with Wokingham Borough Council (WBC). It was also suggested that records may be held at the Berkshire Records Office.

Cllr Lias reported that the developer was to upgrade the path from Mere oak the end of Grazeley Road and this should be followed up.

ACTION – Deputy Clerk to add to the agenda of the next meeting when more information may be available.

- 24/PC/112.3 Clerk to report to committee when the outline costs for a Spencers Wood village centre feasibility study was available

See Minute 25/PC/22.3

- 24/PC/121.1 Clerk to contact MOTION for advice regarding the streetlighting on B roads in the parish

The Clerk had written to Motion on 15th January and had now received a response. Motion do not directly get involved in street lighting issues “as it is quite specialist”. However, John Russell at Motion had provided information on two potential sources of information.

- Enerveo
- The Lighting Bee

ACTION – Clerk to contact Enerveo and The Lighting Bee for advice regarding the streetlighting on B roads in the parish

- 25/PC/4.1 Clerk to add to the agenda of the next Full Council meeting the meeting schedule of the Planning and Highways Committee

This had been done.

- 25/PC/5.2 Clerk to resubmit a response to Planning Application 241964 to request that the proposed extension complies with WBC policy on sustainability by ensuring it does not cast a shadow over the neighbouring property.

This had been done.

- 25/PC/5.3 Clerk to respond to Planning Application 241861 to state that Shinfield Parish Council (SPC) stood by their initial response and to request that they have an opportunity to speak at the relevant planning meeting.

This had been done.

- 25/PC/5.4 Clerk to respond to Planning Application 243188 to state the concerns over upstream flooding, inadequate utility supplies particularly sewerage and drainage, and traffic problems and to request that, throughout the development phase to completion, a regular detailed report is given.

This had been done.

- 25/PC/5.5 Clerk to respond to Planning Application 243135 to state that SPC had concerns about the size of the proposed building for the stated use and

request that a condition be added to restrict future business use of the building.

This had been done.

- 25/PC/6.2** Clerk to respond to the resident to inform him that the comments made by SPC on Planning Application 233038 would be available to the inspectorate and they didn't feel they could enhance this further.

This had been done. See also minute 25/PC/16.2

- 25/PC/10.2** Clerk to apply to register the three areas identified as 'Assets of Community Value'.

See minute 25/PC/22.2

- 25/PC/11.5** Cllr Hoyle to check if this issue had been raised with WBC Enforcement and to report back to the committee

BCllr Glover had spoken to two officers and the manager of the Spencers Wood Nursery regarding the parking issues in Spring Gardens. They had spoken to staff and parents and the situation appeared to have improved. It was noted that better signage and lighting was required and a request for double yellow lines had been requested further along the road. BCllr Glover would follow this up.

ACTION – BCllr Glover to report any further developments to the committee

25/PC/16

Schedule of Deposited Plans

- 16.1 Planning applications were circulated to members weekly and comments noted on the WBC planning portal.
- 16.2 Planning application 233038 – Land East of Hayes Drive North of Three Mile Cross

Public Inquiry due to commence on 25th February for 8 days

Cllr Lias reported that he would register virtually and would raise the following issues:-

- Traffic and the junction
- Settlement boundary
- Issues with excess water, pump suds, and concerns over building houses 1.5 meters above water level

Cllr Peer may also register virtually.

ACTION – Cllr Lias to report back to the next meeting following the public inquiry in relation to PA233038

16.3 Planning Application 250005 – 52 Oatlands Road RG2 9DN

The Clerk had received further correspondence from the neighbours either side of the property expressing their concerns over the incorrect building work being carried out at 52 Oatlands Road. It appeared that the builder was continuing with construction outside of the details of the planning application and no enforcement was being implemented.

ACTION – Clerk to write to Enforcement at WBC to express the concerns of SPC that no action appeared to be taking place regarding the unauthorised building at 52 Oatlands Road and to request further information as to what action had been, and would be, taken to prevent further unauthorised development.

25/PC/17

Appeals

17.1 There had been no changes from the previous month.

25/PC/18

Enforcement Notices

18.1 Closed Enforcement Notices

Eleven items deemed to have been “No Breach”. Attention was drawn to 52 Oatlands Road “COU to Pilates Studio” and Wisteria Cottage “building new 2 storey building”

One resulted in ‘Application submitted’ – Sussex Lodge on Sussex Lane (PA 250179)

Members **NOTED** the report

18.2 Live Enforcement Notices

There were two new items this month:-

67 Hyde End Road, Shinfield, Wokingham, RG2 9EP
Building work not in accordance with approved plans (fence & height)

Outbuilding On The East Side Of Eastfield Cottage, Church Lane, Three Mile Cross, RG7 1HD
Ditch dug and fence removed by developer without permission

Members **NOTED** the report

25/PC/19

Local Active Travel Plan

19.1 Cllr Masseron introduced the draft Local Active Travel Plan that would form an appendix to the Neighbourhood Development Plan. The proposal prioritised 11 initiatives and was intended to be a live document.

These initiatives had been developed by

- An assessment of how people use Active Travel from moving from one area of the parish to another, for example, walking or cycling

- Mirroring WBC's proposals
- Speaking to residents in conjunction with the University of Reading (UoR)
- Aligning with the Government's priorities for promoting Active Travel Plans

The proposals would be worked through with various groups including WBC, UoR, Developers, etc. with funding being requested from S106 payments.

Members wished to review the document in more detail, and it was **AGREED** that comments should be submitted to Cllr Masseron by 27th February 2025. A revised document would be submitted to the next meeting of this committee.

ACTION –

- Deputy Clerk to circulate the draft Active Travel Plan document to members of the committee
- Members to comment on the draft plan, direct to Cllr Masseron, by 27th February 2025.

25/PC/20

Highways, Street Lighting and Footpath Matters

20.1 Footpath matters

There was nothing further to report this month.

20.2 Traffic Working Party

The Clerk had received an apology from WBC for not responding to correspondence. They reported that the TRO process for the reduction in speed limit to 30mph on Hollow Lane had been completed; this would be signed off towards the end of March with an expectation that the contractors would implement the change in June/July 2025.

20.3 Lailey Path / Hyde End Road footpath

There had been no recent updates. BCllr Glover agreed to check that the school had agreed with the proposed plan for the footpath. It was anticipated that there would be no progress on the path until August 2025.

ACTION – BCllr Glover to check with Shinfield Infant and Nursery School that they accepted the plan for the proposed footpath

25/PC/21

Wokingham Borough Council

21.1 There was nothing further to report

25/PC/22

Renewal of Neighbourhood Development Plan

22.1 Neighbourhood Development Plan Project Group

The Neighbourhood Development Plan Project Group had met on 30th January 2025 to continue to work on the draft document.

22.2 Assets of Community Value (ACV)

The Clerk had received a draft response from Richard Alexander (WBC) regarding the application for an 'Asset of Community Value' for the land adjacent to the proposed Spencers Wood Primary School. This showed a rejection as follows:-

- Its current use, and use in the recent past does not further the social wellbeing and interests of the local community
- it is not realistic to think that there will be a use which furthers social wellbeing and interests within the next 5 years"

The Clerk had requested a formal response in relation to this application.

Richard Alexander (WBC) had offered to set up a meeting to talk through some historic examples of successful and unsuccessful applications to assist SPC with future applications.

ACTION –

- Clerk to arrange a meeting with Richard Alexander (WBC) to explore the process for applications for 'Assets of Community Value'.
- Clerk to apply to register a further three areas previously identified as 'Assets of Community Value'

22.3 Spencers Wood Village Centre

Following submission of a draft outline brief for Spencers Wood Village Centre, AOC had submitted an estimate of £1,500 for their work plus some ancillary expenses. From the brief they would produce ideas for "site layout and landscape, an approach generally to the buildings and a quantum of development. We would test all this in a sketch 3D model." This would possibly include three layout options to help illustrate the potential of site development in different ways. It was noted that WBC were interested in helping to facilitate this development.

It was agreed to **APPROVE** expenditure of £1,500 plus an additional £500 contingency for the proposed initial process

Proposed: Cllr Lias
Seconded: Cllr Grimes
Approved: Unanimously

ACTION – Clerk to instruct AOC to proceed with the project for the proposed Spencers Wood Village Centre

25/PC/23

Variations to S106 agreements

- 23.1 Members expressed concern that variations made to S106 agreements were not notified to Town and Parish Councils. WBC would be considering at their Full Council meeting in March an amendment to their constitution to allow Town and Parish Councils to ask questions in their own name at WBC meetings.

It was suggested that SPC request that WBC gives information in relation to a specific cases(s) where this had happened.

ACTION – Cllr Lias to draft a question(s) in relation to specific case(s) where S106 agreements had been varied to WBC

25/PC/24

Correspondence

24.1 British Horse Society Access and Bridleways Officer – Wokingham

Members considered the request from the BHS Access and Bridleways Officer – Wokingham to support their review of the footpath network. Members considered it inappropriate for SPC, as a council, to respond to the questionnaire, but this did not restrict individuals for responding in their own right.

24.2 Mammoth Self Storage signage

A report had been received from a member of the public regarding “Two large Advertising banners erected on permanent Key Clamp angled frames in front of the Mammoth Storage Services Building at RG7 1AW.” In accordance with “Outdoor advertisements and signs: a guide for advertisers” (Communities and Local Government) the signs did not meet the requirements; therefore this should be reported to WBC Enforcements.

ACTION – Clerk to report the advertising to WBC Enforcements

25/PC/25

Date of the next meeting

25.1 The date of the next meeting will be Wednesday, 12th March 2025

The meeting ended at 21:45

List of Actions

25/PC/3

24/PC/94 & 85.2	Deputy Clerk to add to the agenda of the next meeting “when did Woodcock Lane cease being a bridle way and to request that motor vehicles are restricted” when more information was available	Deputy Clerk
24/PC/121.1	Clerk to contact Enerveo and The Lighting Bee for advice regarding the streetlighting on B roads in the parish	Clerk
25/PC/11.5	BCllr Glover to report any further developments to the committee regarding parking issues in Spring Gardens	BCllr Glover
25/PC/16.2	Cllr Lias to report back to the next meeting following the public inquiry in relation to PA233038	Cllr Lias
25/PC/16.3	Clerk to write to Enforcement at WBC to express the concerns of SPC that no action appeared to be taking place regarding the unauthorised building at 52 Oatlands Road (PA233038) and to request further information as to what action had been, and would be taken to prevent further unauthorised development	Clerk
25/PC/19.1	Deputy Clerk to circulate the draft Active Travel Plan document to members of the committee	Deputy Clerk
25/PC/19.1	Members to comment on the draft plan, direct to Cllr Masseron, by 27 th February 2024	All members
25/PC/20.3	BCllr Glover to check with Shinfield Infant and Nursery School that they accepted the plan for the proposed footpath	BCllr Glover
25/PC/22.2	Clerk to arrange a meeting with Richard Alexander (WBC) to explore the process for applications for ‘Assets of Community Value’	Clerk
25/PC/22.2	Clerk to apply to register a further three areas previously identified as ‘Assets of Community Value’	Clerk
25/PC/22.3	Clerk to instruct AOC to proceed with the project for the proposed Spencers Wood Village Centre	Clerk
25/PC/23.1	Cllr Lias to draft a question(s) in relation to specific case(s) where S106 agreements had been varied	Cllr Lias
25/PC/24.2	Clerk to report the advertising of Mammoth Storage Services Building at RG7 1AW to WBC Enforcements	Clerk

Planning Inspectorate Appeals for RG2 & RG7 within Shinfield Parish as at :-
5th March 2025
Item 5.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/D/24/3356530	95 Hyde End Lane Ryeish GreenSpencers Wood,	RG7 1ES	Householder (HAS)		242085	2		In progress
APP/X0360/W/24/3354607	Land east of Hayes Drive and north of Church Lane		Planning (W)		233038	2		In progress
APP/X0360/W/24/3354607	Front Plot At Shinfield Court Three Mile Cross	RG7 1HB	Planning (W)		240307	2		Plymouth Brethren regarding refusal of planning permission for shop.
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	
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/22/3290427	Land rear of 182 Hyde End Road Spencers Wood	RG7 1DG	Planning (W)		212507	3	23/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3298882	Woodside & Wayside House Reading	RG2 9BE	Planning (W)		211578	3	07/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3303625	14 Coningham Road READING	RG2 8QP	Planning (W)		221225	3	02/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/22/3303676	Istana, Lambs Lane READING	RG7 1JB	Householder (HAS)		201752	3	02/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3297923	Land Adjacent to lane End House Shinfield	RG2 9BB	Planning (W)		213681	3	20/12/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3298797	2 Grovelands Road READING	RG7 1DP	Planning (W)		214165	3	07/11/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3296611	1 Westlands Avenue READING	RG2 8EB	Planning (W)		220104	3	10/08/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3275086	Willow Tree House Brookers Hill READING	RG2 9BX	Planning (W)		203560	3	18/02/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3228974	12 Cutbush Lane West READING	RG2 9AH	Planning (W)		190152	3	07/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3271017	David Hearn Motor Engineers Reading	RG7 1BA	Planning (W)		201557	3	03/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3274461	12 Coningham Road READING	RG2 8QP	Planning (W)		202984	3	01/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269974	30 Grazeley Road Reading	RG7 1BJ	Planning (W)		201629	3	31/08/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269790	Land at Croft Road Spencers Wood Shinfield	RG2 9EY	Planning (W)		203108	3	25/06/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3240232	Land rear of Diana Close Spencers Wood Berkshire	RG7 1HP	Planning (W)		171004	3	01/02/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/20/3258638	Land at Carney's Yard, opposite Pulleyn Transport Yard READING	RG7 1HB	Planning (W)		200596	3	11/01/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/20/3247817	8 Pattinson Road READING	RG2 8QJ	Householder (HAS)		193231	3	02/07/2020	WBC refused PA. Developers Appeal to PI was dismissed

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/19/3230479	Land adjacent to Eventide Three Mile Cross	RG7 1HD	Planning (W)		183198	3	07/10/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/19/3222049	Leyland Gardens Reading Berkshire	RG2 9AN	Householder (HAS)		181780	3	01/08/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/19/3221827	Derydene, Basingstoke Road READING	RG7 1AL	Householder (HAS)		181100	3	25/04/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/18/3211871	182 Hyde End Road READING	RG7 1DG	Planning (W)		181676	3	07/03/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/18/3199728	Land at Lambs Lane and Beech Hill Road Spencers Wood Berkshire	RG7 1JB	Planning (W)		172495	3	08/01/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3186553	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)	L1		3	12/12/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/C/17/3186555	Mallards, Basingstoke Road READING	RG7 1AD	Enforcement Notice	L1	NA	3	12/12/2018	WBC issued enforcement notice. Developer appealed. Enforcement notice upheld
APP/X0360/W/18/3204770	Shinfield Court, Church Lane Wokingham Berkshire	RG7 1HB	Planning (W)		171916	3	13/11/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3183251	Etudieltawjus, Sussex Lane READING	RG7 1BY	Planning (W)		163635	3	05/03/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/18/3192970	2 Kendal Avenue READING	RG2 9AR	Householder (HAS)		173001	3	16/02/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3174092	Floyers Barn Wokingham	RG7 1DL	Planning (W)		162924	3	18/10/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3173465	Culverwood, Shinfield Road READING	RG2 9BE	Planning (W)		162495	3	05/09/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3172028	Land adjacent to Grange Lodge Shinfield	RG2 9AL	Planning (W)		163561	3	19/07/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3172361	R/O 27-29 The Square Spencers Wood	RG7 1BS	Planning (W)		163287	3	19/07/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3169533	Lambs Farm Business Park READING	RG7 1PQ	Planning (W)		162594	3	28/06/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/16/3161433	219a Hyde End Road SPENCERS WOOD	RG7 1BU	Planning (W)		160982	3	25/05/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/17/3171035	15 Deardon Way READING Berkshire	RG2 9HE	Householder (HAS)		163279	3	23/05/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/X/16/3152152	24 Fawn Drive READING	RG7 1WL	Lawful Development Certificate		160876	3	22/02/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/23/3320252	25 Newlands Close, Shinfield	RG2 9LG	Planning (W)		230315	3		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
APP/X0360/W/22/3303884	Parrot Farm Shingfield Wokingham	RG2 9EA	Planning (W)		213156	4	28/03/2023	WBC refused PA. Developers Appeal was upheld. Change of use permitted
APP/X0360/W/22/3304042	Land west of Kingfisher Grove Reading Berkshire	RG7 1LZ	Planning (W)		201002	4	31/01/2023	WBC refused PA. Developers Appeal was upheld. 49 homes at Kingfisher Grove

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/19/3238203	Land to the south of Cutbush Lane Shinfield Berkshire	RG2 9AG	Planning (W)		181499	4	10/03/2020	WBC refused PA. Developers Appeal was upheld. 249 dwellings south of Cutbush Lane
APP/X0360/W/19/3235895	Land south of Reading Road and Arborfield Road Shinfield Berkshire	RG2 9EA	Planning (W)		181631	4	06/01/2020	WBC refused PA. Developers Appeal was upheld. SANG was built
APP/X0360/W/18/3203707	Hartley Court Farm, Hartley Court Road READING	RG7 1NH	Planning (W)		162923	4	01/07/2019	WBC refused PA. Developers Appeal was upheld. Change of use agricultural building to office & storage permitted
APP/X0360/W/19/3223579	Berkshire Caravans READING	RG7 1HB	Planning (W)		182831	4	18/06/2019	WBC refused PA. Developers Appeal was upheld. Change of use to caravan storage and sale was permitted
APP/X0360/W/18/3204133	Land at Parklands Spencers Wood Wokingham	RG7 1AS	Planning (W)		171737	4	28/02/2019	WBC refused PA. Developers Appeal was upheld. 55 dwellings at Parklands
APP/X0360/D/18/3215332	Parkside House, Lambs Lane READING	RG7 1JE	Householder (HAS)		182015	4	30/01/2019	WBC refused PA. Developers Appeal was upheld. 2 storey side extension permitted
APP/X0360/W/15/3097721	Land at Stanbury House Spencers Wood	RG7 1AJ	Planning (W)		O/2014/2101	4	18/09/2018	WBC Failed to give notice in time. Developers Appeal to PI was allowed. 57 homes at Stanbury House
APP/X0360/C/16/3153193	Paddocks Reading Berks	RG7 1NG	Enforcement Notice		161915	4	02/07/2018	WBC issued enforcement against change of use with planning permission. Appeal was allowed and enforcement notice quashed. Planning permission granted for 3 years
APP/X0360/W/16/3159579	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)		161522	4	09/02/2017	WBC refused PA. Developers Appeal was upheld. Extended post office and retail with flat above permitted
APP/X0360/W/21/3282034	12 Coningham Road READING	RG2 8QP	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/19/3235522	22 Cutbush Lane West READING	RG2 9AH	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/21/3267866	Land at and to the Rear of Willow Tree House READING Berkshire	RG2 9BX	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/17/3191447	Land at the Manor Shinfield Berks	RG2 9BX	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/18/3215339	Land at Lambs and Beech Hill Road Spencers Wood Berkshire	RG7 1JE	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/18/3206531	Land at Lambs Farm, Back Lane SWALLOWFIELD	RG7 1PQ	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/15/3129177	SHINFIELD LODGE THREE MILE CROSS	RG7 1HB	Planning (W)		NA	5	NA	Appeal was withdrawn

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/2024/089424	The Paddocks, Kybes Lane, Grazeley, Wokingham	Running commercial activities in breach of item 5	13 February 2025	Application submitted
RFS/2024/089836	Land west of Basingstoke Road, Basingstoke Road, Three Mile Cross, RG71AZ	Digging up field and putting in a road and damage to oak tree with TPO	4 February 2025	No breach
RFS/2024/089922	45 Hyde End Lane, Spencers Wood, Wokingham, RG7 1EP	refusal of application 242475	20 February 2025	Application submitted
RFS/2024/089969	9 Saxon Close, Spencers Wood, Wokingham, RG7 1WW	Enclosure of open amenity land	11 February 2025	No breach
RFS/2024/090001	4 Great Lea Terrace, Three Mile Cross, Reading, RG7 1PB	Removal of caravan and all resulting debris within 3 months of cessati	6 February 2025	No breach
RFS/2024/090004	Land Adjacent to Lane end House, Shinfield Road, Shinfield, RG2 9BB	GDV check for Affordable Housing Contribution calc	6 February 2025	No breach
RFS/2025/090010	52 Oatlands Road, Shinfield, Wokingham, RG2 9DN	Erection of fence	25 February 2025	Voluntary compliance
RFS/2025/090044	Cathain, Basingstoke Road, Three Mile Cross, Reading, Berkshire, RG7 1AS	MCOU - enclosed previously open amenity land	3 February 2025	No breach
RFS/2025/090067	Outbuilding On The East Side Of Eastfield Cottage, Church Lane, Three Mile Cross, RG7 1HD	Ditch dug and fence removed by developer without permission	19 February 2025	No breach
RFS/2025/090099	B P Garage, Basingstoke Road, Spencers Wood, Wokingham, RG7 1BA	Car wash facility 222416- nuisance for blocking roads whilst cars wait	11 February 2025	No breach
RFS/2025/090107	Land adjacent to Lambourn House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	construction traffic parking on the road.	18 February 2025	No breach
RFS/2025/090112	Lambourn House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	complaint re no welfare facilities on site	6 February 2025	No breach

Wokingham Borough Council – Previous month's closed Enforcement Cases for Shinfield Parish - March 25

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/2023/088920	GBSA, Gravelly Bridge Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LG	Rifle club without permission	Awaiting application
RFS/2024/089113	The Lieutenants Cottage, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP	unauthorised works to a listed building	Awaiting application
RFS/2024/089464	41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ	Erection of an extension to the existing garage and outbuilding	Awaiting application
RFS/2024/089465	Land to the rear of 15, 16 & 17, Elizabeth Rout Close, Spencers Wood, RG7 1 DQ	Use of land for storage and possible breach of conditions	Awaiting compliance
RFS/2024/089657	52 Oatlands Road, Shinfield, Wokingham, RG2 9DN	Build not in accordance with approved plans 240188	Investigation ongoing
RFS/2024/089687	Land Rear Of Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ	building waste dumped on SANG site	Investigation ongoing
RFS/2024/089924	Sussex Lodge, Sussex Lane, Spencers Wood, Wokingham, RG7 1BY	Unauthorised listed building works/demolition	Awaiting application
RFS/2024/089926	16 Woodside Way, Shinfield, Wokingham, RG2 8SX	erection of an outbuilding	Awaiting compliance
RFS/2025/090059	14 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP	Building and demolition started on dwelling without relevant planning	Awaiting application

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - March 25

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

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Reference	Address	Case Detail	Case Status
RFS/2025/090060	67 Hyde End Road, Shinfield, Wokingham, RG2 9EP	Building work not in accordance with approved plans (fence & height	Awaiting information
RFS/2025/090086	44 Falcon Avenue, Shinfield, Wokingham, RG2 8EL	noncompliance with condition relating to eastern elevation windows	Investigation ongoing
RFS/2025/090103	Land west of Basingstoke Road, Basingstoke Road, Three Mile Cross, RG7 1AZ	Erection of gates	Awaiting application
RFS/2025/090109	Unit 1, Wellington Industrial Estate, Basingstoke Road, Spencers Wood, Reading, RG7 1AW	Large adverts erected w/o pp	Awaiting compliance
RFS/2025/090135	32 Gloucester Avenue, Shinfield, Wokingham, RG2 9GA	Unauthorised erection of outbuilding	Awaiting application
RFS/2025/090142	Mereoak Park, Mere oak Lane, Grazeley, Reading, RG7 1NR	The refusal of 240478	Investigation ongoing
RFS/2025/090150	12 Gloucester Avenue, Shinfield, Wokingham, RG2 9GA	Erection of outbuilding in business use and gateway in fence).	Investigation ongoing
RFS/2025/090151	Willow Tree House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Use for waste transfer business	Site visit pending
RFS/2025/090153	12 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP	Housing development not in accordance with pp F/2013/2567	Investigation ongoing

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - March 25

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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/2025/090166	23 Oatlands Chase, Shinfield, Wokingham, RG2 9FY	fence and gate erected without permission	New case
RFS/2025/090170	302 Old Whitley Wood Lane, Reading, RG2 8QD	Outbuilding built to connect house to garage - habitable accommodation	New case

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - March 25

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

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Local Active Travel Plan Shinfield Parish Proposals 2025

Index	Page
1. Active Travel in Shinfield Parish	2
2. Map of current LATR in Shinfield Parish	3
3. Shinfield LATP	4
4. Local Amenities and Locations	4
5. Proposals to Encourage Active Travel	6
- Signposting	6
- Surface upgrades	6
- Missing Links	6
- Neighbouring Locations/Transport Links	7
- SANG routes	5
 Appendix*	
1.1 Bolton Drive/Beke Avenue - signposting	8
1.2 Fullbrooke Avenue - signposting	8
2.1 Footpath 16 – surface upgrade	9
2.2 Footpath 13 – surface upgrade	9
2.3 Footpath 12 – surface upgrade	10
2.4 Footpath 15 - Milworth Lane – surface upgrade	10
3.1 Footpath 8 via St Mary’s Church – missing link	11
3.2 Ryeish Lane – Shipridge Dr to Hyde End Lane – missing link	11
3.3 Cycleway A327 Shinfield Rise to Blk Boy roundabout – missing link	12
4.1 Shinfield ERR to Observer Way Arborfield – neighbourhood link	13
5.1 Footpath 17 – SANG route surface upgrade	13
WBC Local Cycling & Walking Infrastructure improvement plan - Shinfield	14

1. ACTIVE TRAVEL (WALKING, WHEELING & CYCLING) IN SHINFIELD PARISH

WHERE WE ARE

Shinfield Parish was designated a Strategic Development Location in 2011. Since then the population has risen from 11,000 to 19,000 in 2025.

There are a broad range of LATRs within the parish including footpaths, cycleways, byways, PROWs, permissive paths, SANG paths and urban routes. These LATRs are often poorly connected and some are inaccessible all year round.

Shinfield Parish provides a wide range of amenities and while residents are generally able to actively travel to amenities within the location they live, residents needing or wanting to actively travel to amenities in other locations within the parish are often met with challenges which prevent or discourage them from doing so. The challenges faced by residents include;

- LATRs that need signposting
- LATRs that need surface upgrades
- LATRs that have missing links
- LATRs that are lengthy and inconvenient
- Grazeley is isolated from other locations via LATRs
- Limited LATRs between Shinfield North & South
- SANG LATRs with reduced year round accessibility
- Lack of comprehensive maps which include all LATRS
- MyJourney APP does not include all LATRs

WHERE WE WANT TO BE

Shinfield Parish Council would like to see a comprehensive and well connected network of LATRs within the parish, with improved year round accessibility.

Addressing the challenges residents currently face would encourage the use of LATRs and increase active travel to amenities within the whole of the parish, leading to;

- reduced use of vehicles for short journeys
- reduced traffic congestion at peak times
- reduced length & time of journeys
- increased use of LATRS
- increased use of local amenities
- improved health & wellbeing for residents, as part of the SHINE agenda



2. SHINFIELD PARISH - LOCAL ACTIVE TRAVEL PLAN (LATP)

The aim of the Shinfield parish LATP proposals are to identify local active travel routes (LATRs) which require development within Shinfield Parish. SPC's expectations are that Wokingham Borough Council (WBC), who have made active travel one of their priorities, and developers will take these LATRs into consideration when developing active travel proposals that affect the Parish.

Shinfield Parish Council has adopted a LATP, as part of their Neighbourhood Plan, to develop a safe, accessible and well signed network of local active travel routes (LATRs) in and around Shinfield parish. The focus of the LATP is on maintenance, improvements and development of smaller LATRs which can connect and give access to larger routes, including;

- **Ensuring ALL school routes (incl. SANG routes) are safe & accessible all year round.**
- Improving connecting routes between all wards of the parish, allowing easy access to schools & facilities within the parish.
- Improving LATRs to neighbouring parishes & towns, allowing access to wider range of facilities for both Shinfield and surrounding parishes.
- Protecting Public Rights of Way as our heritage and maintaining & promoting usage of these.
- Developing a constructive relationship with developers and local planners.

This Plan is intended to complement the Active Travel Plan of Reading Borough Council (RBC), and the Local Cycling and Walking Infrastructure and Active Travel Plans of Wokingham Borough Council. (Appendix p.14)

3. SHINFIELD PARISH – LOCATIONS & AMENITIES

Principal locations of Shinfield parish:

South of M4 - Shinfield Village, Spencers Wood, Three Mile Cross, Ryeish Green, Grazeley
North of M4 - Shinfield Rise

The most identified local active travel journeys are to access:

- a) Shops and business services
- b) Schools & Playgroups
- c) Health services
- d) SANGs
- e) Sports and recreation facilities
- f) Playgrounds
- g) Allotments
- h) Neighbouring locations for work, or onward travel by bus or rail

GRAZELEY

Grazeley Primary School
Grazeley Village Hall
Old Bell (Premier) Inn
Allotments

SHINFIELD RISE

Crosfields School
Pharmacy
Dentist
Local shops & takeaways
Opticians

Nores Nature Reserve
Shinfield Players Theatre
Sportsman Public House
Dry Cleaners

THREE MILE CROSS

Three Mile Cross Post Office
Budgens Stores
Three Mile Cross Bowls Club
Swan Public House
Florist
Allotments

SHINFIELD VILLAGE

Shinfield Infants School and Nursery
Shinfield Junior School
Alder Grove School
Honeysuckle Day Nursery
St Mary's Church & Church Hall
St Mary's Church Hall
Shinfield Community Church
School Green Centre
Shinfield Medical Centre
Shinfield Pharmacy
Shinfield Dental Practice
Allotments

Shinfield Post Office
LIDL & Co-op supermarkets
Millworth Lane Sports Complex
Shinfield Tennis Club
High Copse Pavillion & Sports Ground
The Manor Pavillion & Sports Ground
Bell & Bottle Public House
Barber & Nail Bar
Langley Mead SANG
Garden Centre
Playgroup
Hairdresser

RYEISH GREEN

Oakbank School
Ryeish Green Sports Hub
Ryeish Green Pavillion & pitches
Laurels Garden Centre
Mays Farm SANG

SPENCERS WOOD

Lambs Lane School
St Michael's Church
Spencers Wood Village Hall
Spencers Wood Pavilion
Spencers Wood Recreation Ground
Spencers Wood Stores and Post Office
Library
Farriers Arms Public House
Allotments

Miah's Restaurant
Hairdresser
Pharmacy
The Parklands SANG
The Ridge SANG
Five Acres SANG Bakery
Clares Green SANG
Playgroup
Oakwood Place SANG

4. PROPOSALS TO ENCOURAGE AND ENHANCE ACTIVE TRAVEL IN SHINFIELD PARISH

1. SIGNPOSTING

All multi-use (walking, cycling & wheeling) LATRs to be signposted along their length, including:

- Urban LATRs through or adjacent to recent housing developments.
- SANG LATRs
- Established rural LATRs
- Entrance points to LATR's from main roads
- Strategic partners: SPC, WBC

1.1 Bolton Drive/Beke Avenue – signing for multiuse ATR

1.2 Fullbrook Avenue – signing for multiuse ATR

2. SURFACE UPGRADES

2.1 Footpath 16 – section from The Ridge to Hyde End Lane

- Repositioning of telegraph poles
- Upgrade surfacing to permeable bonded surface or tarmac
- Proposal currently assigned to WBC

2.2 Footpath 13 – section from Hyde End Lane/Ryeish Lane to SANG (30m)

- Upgrade surface to bonded surface or Type 1
- Removing Bollard & widening
- Strategic partners: SPC & WBC

2.3 Footpath 12 – From Hollow Lane to LIDL

- Upgrade surface
- Widening
- Improve lighting
- Strategic partners: SPC & WBC

2.4 Footpath 15 - Millworth Lane to Langley Mead SANG

- Upgrade surface
- Proposal currently assigned to UoR

3. MISSING LINKS

3.1 Footpath 8 via Six Bells to St Marys Church/School Green Centre/The Ridge/Schools

- Develop new safe ATRs parallel to Church Lane
- Strategic partners: SPC, WBC, UoR

3.2 Ryeish Lane from Shipridge Drive to Hyde End Lane

- Develop new path parallel to Ryeish Lane
- Strategic partners: SPC, WBC, landowner

3.3 A327 cycle way from Shinfield Rise to Black Boy Roundabout

- Continuation of designated cycleway from Reading
- Proposal currently assigned to WBC

3.4 ATR connecting Spencers Wood & Swallowfield

- Explore possibilities of a future ATR between these two locations

4. NEIGHBOURING LOCATIONS INCLUDING TRANSPORT LINKS

4.1 Multiuse path from Eastern Relief Road to Observer Way in Arborfield

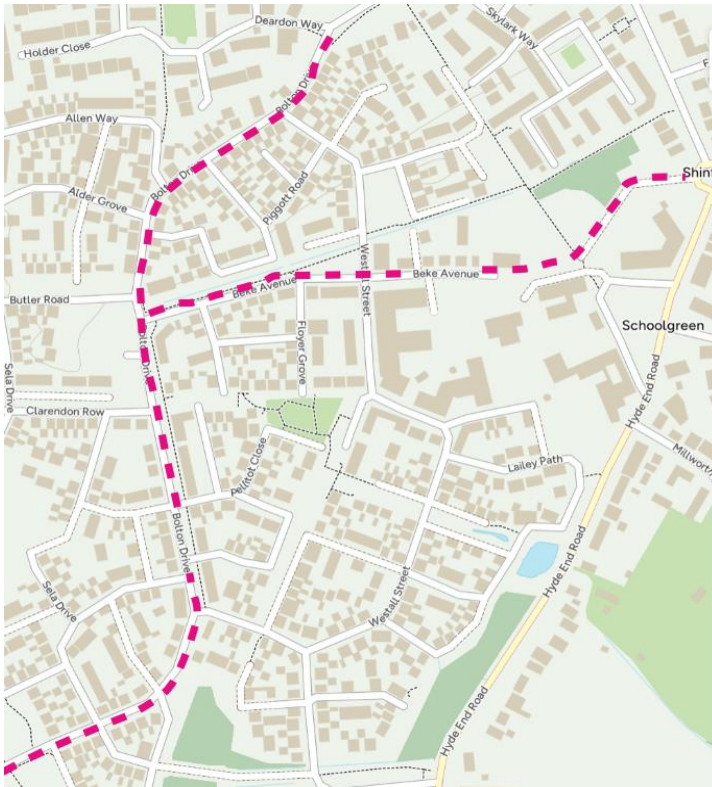
- Develop ATR parallel to A327
- Proposal currently assigned to WBC

5. SANG ROUTES

5.1 Footpath 17 – section from Church Lane to Deardon Field

- Upgrade to SANG specification
- Strategic partners: SPC, UoR

1.1 Bolton Drive/Beke Avenue – signing for multiuse LATR



- Bolton Drive – Bus Gate to Deardon Way (907m)
- Beke Avenue – Bolton Drive to Hollow Lane (570m)
- Blue multi-use signs need to be installed
- Signs can be attached to lamp posts currently in place
- Sign needed on Hollow Lane indicating Cycle LATR

LATR from Spencers Wood to Shinfield Village incl. LIDL & School Green Centre.

LATR to transport links - buses 3 & 600.



1.2 Fullbrook Avenue – signing for multiuse LATR along entire length

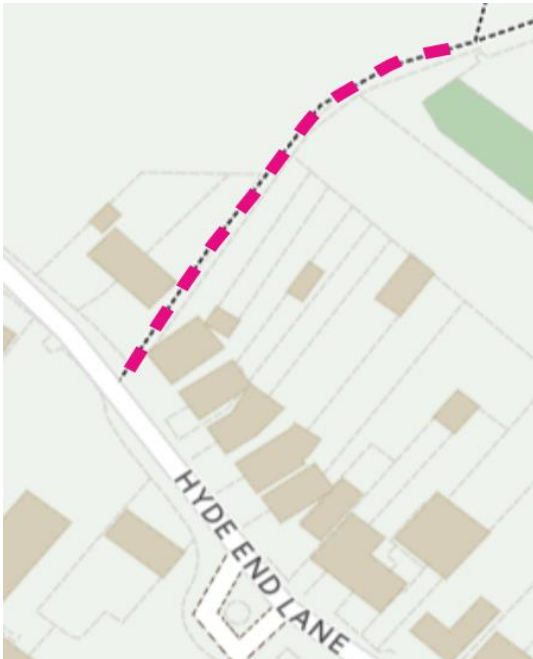


- Hyde End Road – Hyde End Lane (1km)
- Blue multi-use signs to be installed along cycle route on left side
- Signs can be attached to lamp posts currently in place
- Sign needed on Hyde Road indicating cycle LATR turn off.

LATR from Spencers Wood to Ryeish Green incl. Oakbank School, SANGs and Three Mile Cross. Links with Bolton Drive LATR to School Green facilities via Bus Gate.



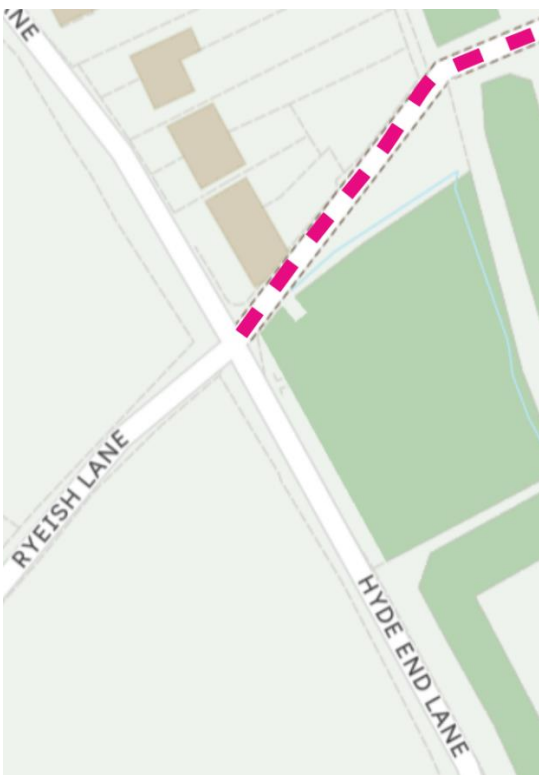
2.1 Footpath 16 – section from The Ridge to Hyde End Lane



- Hyde End Lane to The Ridge (105m)
- Upgrade surface to permeable bonded surface or tarmac
- Reposition telegraph poles
- Full spec for path available from UoR

LATR connecting Shinfield Village to Ryeish Green incl. Oakbank School.

2.2 Footpath 13 – section from Hyde End Lane/Ryeish Lane to SANG



- Hyde End Lane to SANG (80m)
- Upgrade surface to bonded surface or Type 1
- Remove Bollard & widen

LATR from Ryeish Green to Shinfield Village incl. Alder Grove School & High Copse Sports Ground.

2.3 Footpath 12 - from Hollow Lane to LIDL



- Hollow Lane to Footpath 11 & LIDL (115m).
- Upgrade surface
- Cut back vegetation
- Improve lighting

LATR to local bus stop connecting Shinfield Village to Shinfield Rise & Reading.

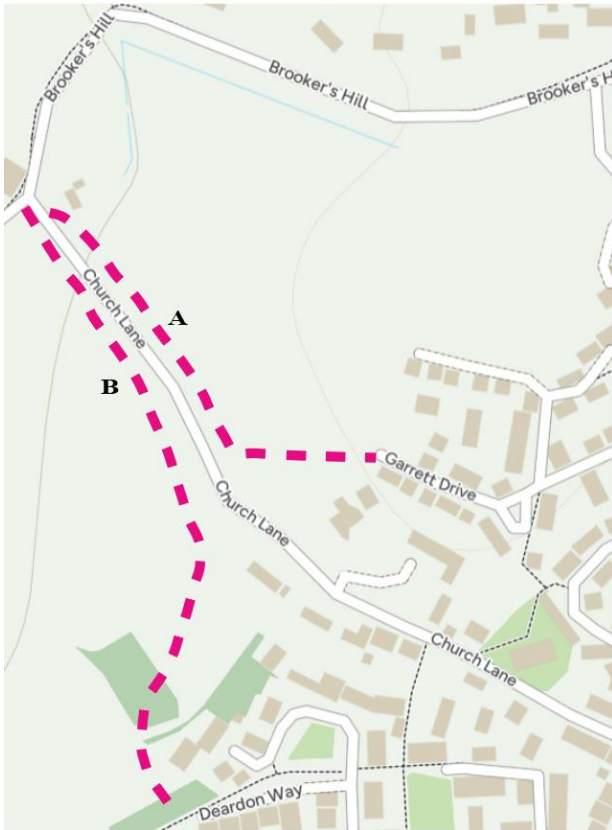
2.4 Footpath 15 - from Milworth Lane Sports Ground to Langley Mead SANG



- Milworth Lane Sports ground to Tennis Langley Mead SANG (100m).
- Upgrade surface

LATR from Milworth Recreation Ground to Langley Mead Extension.

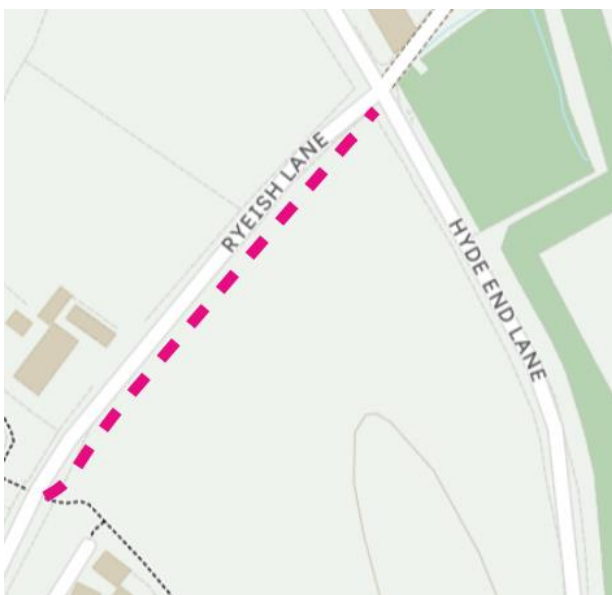
3.1 Six Bells to St Mary's Church



- Six Bells to St Mary's Church
- Route A (308m) via Garrett Drive
- Route B (450m) via Footpath 16 at Deardon Field.

Safe LATR connecting Shinfield Rise to Shinfield Village including LATRs to Aldergrove & Oakbank Schools.

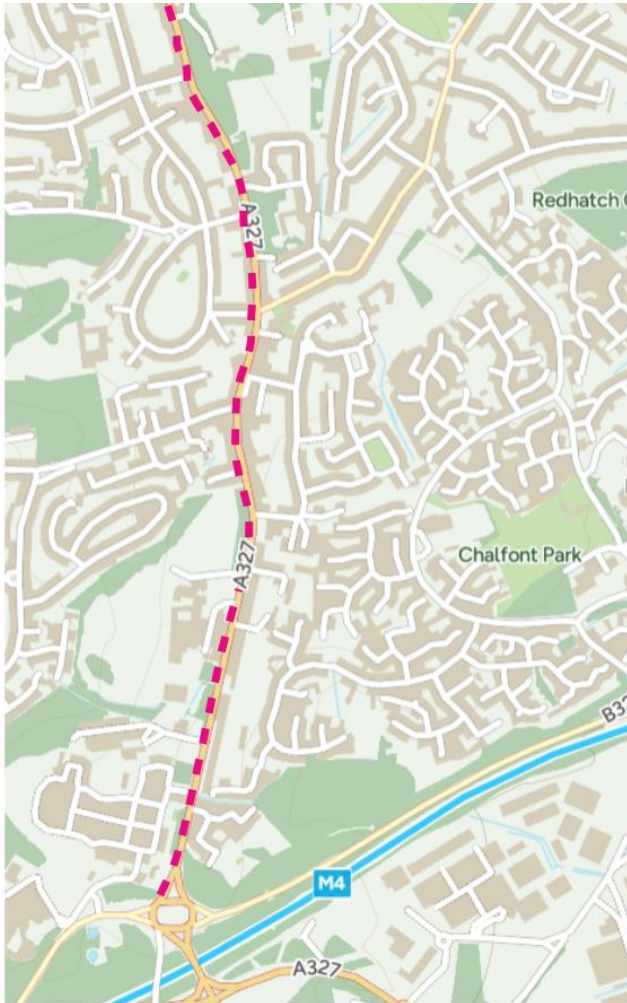
3.2 Ryeish Lane - Shipridge Drive to Hyde End Lane



- Shipridge Drive to Hyde End Lane
- Path to be constructed on land adjacent to Ryeish Lane

Safe LATR connecting Spencers Wood to Alder Grove School, The Ridge SANG, High Copse Sports Ground and Shinfield Village.

3.3 Cycleway from Black Boy Roundabout to Shinfield Rise

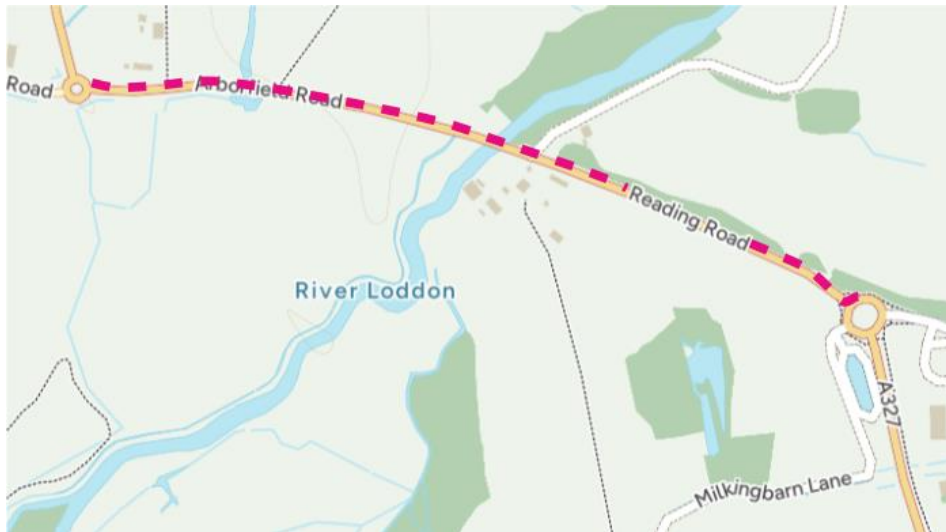


- Cycleway to be constructed along the length of the A327 from the Black Boy Roundabout to Shinfield Rise (2km)

LATR from Shinfield Rise to Shinfield Village.

For additional information on planned infrastructure connecting this cycleway to Shinfield South via Black Boy roundabout refer to WBC Walking and Cycling Infrastructure Plan – Shinfield (appendix p14).

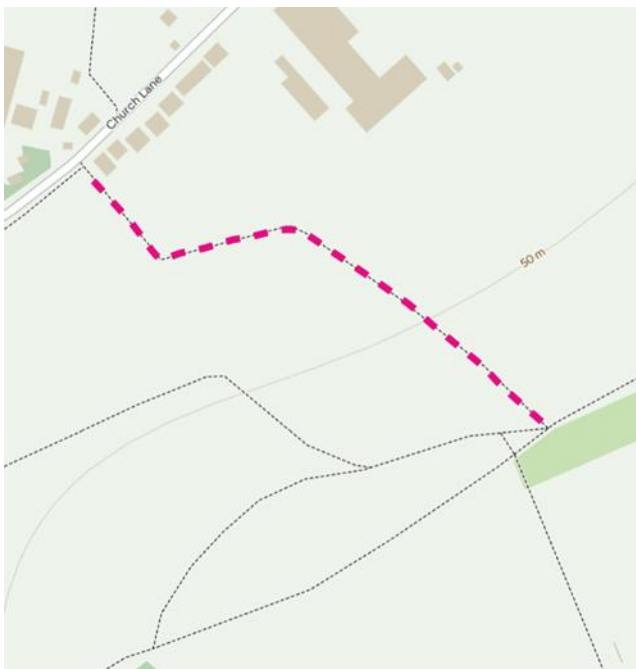
4.1 Multiuse path - Shinfield ERR to Observer Way in Arborfield



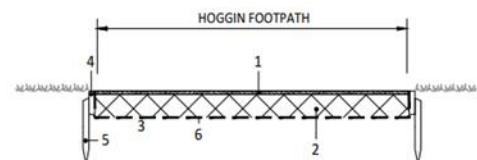
- Construct multiuse path parallel to A327 (1km)
- Plan in WBC long term development plans

LATR between Arborfield and Shinfield Village.

5.1 Upgrade Footpath 17 from Church Lane to Footpath 16 at Deardon Field



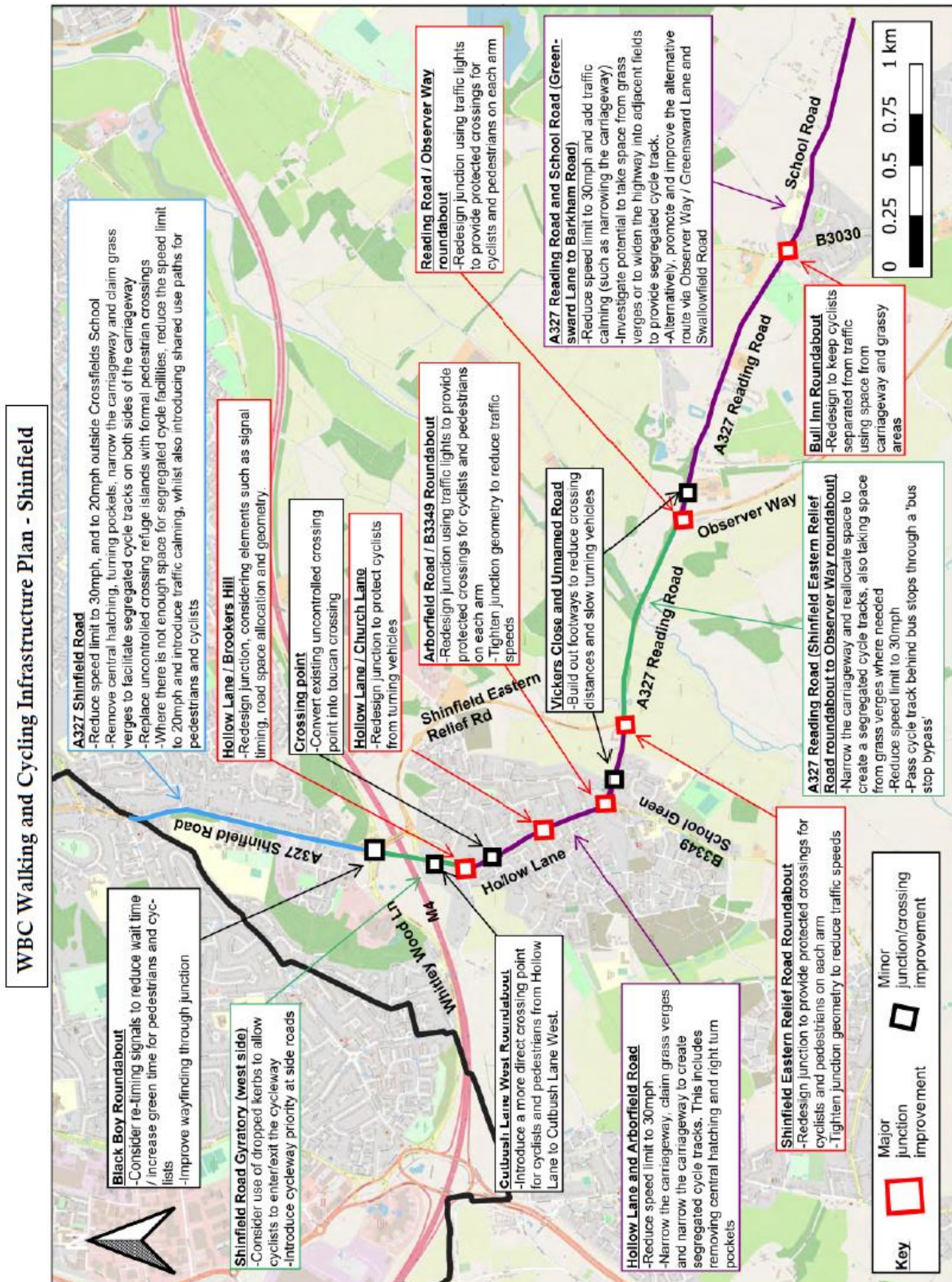
- Upgrade Footpath 17 to a firm surface (450m) from Church Lane to Footpath 16 - Deardon Field
- Suggested surface is Hoggin Path



HOGGIN FOOTPATH

HOGGIN FOOTPATH DETAILS

1. 20mm thick wet rolled crushed stone with 0-13mm nominal aggregate size.
2. Type 1 sub-base dtp (cl803) laid 150mm thick. compacted to max. 1:40 (2.5%) crossfall or min. 1:50 (2%) camber
3. Formation to be rolled and granular weedkiller applied
4. Pressure treated timber boards 38 x 150mm
5. Pressure treated timber stake, 50 x 50 x 600mm
6. Geotextile membrane; terram 1000 or similar product



Memorandum by Steve Vale on the legal status of Woodcock Lane, 25 February 2025

I have been asked to pull together the advice on the status of Shinfield Byway 25, given the current concerns about its use by vehicles.

The 2000 definitive Rights of Way Map produced by Wokingham Borough Council (and not since updated) shows Shinfield 25 as a byway open to all traffic. The statement to accompany the definitive map describes it as a byway from E side of Whitehouse Farm, NE running parallel to A33 to roundabout on A33 S of M4 motorway. This is slightly out of date, as there is now no roundabout, and the byway now ends at its junction with Basingstoke Road.

If the intention is to prevent vehicular use, there are three potential options:

1. Showing that the byway has been mis-classified as a byway open to all traffic.
2. Seeking a traffic regulation order to restrict or prevent vehicle use.
3. Seeking a fresh Definitive Map Modification Order (DMMO)

Each of these options is considered below.

1. Misclassification as a byway open to all traffic

The 2000 statement says (in the remarks column against BW 25) "Previously RPP 25", suggesting that it was previously a Road Used as a Public Path (RUPP).

Enquiries with Ramblers lawyers have confirmed that that all RUPPs were, by section 48 of the Countryside and Rights of Way Act 2000, automatically reclassified as Restricted Byways except where a DMMO application had been made in support of a right to drive motorised vehicles. Where such an application had been made, there was the potential for the newly-classified Restricted Byways to become a byway open to all traffic (BOAT) if, on determination of the application, the route was shown to carry motorised vehicle rights. Such an application had to have been made before 20 January 2005, by virtue of section 67(4) of the Natural Environment and Rural Communities Act 2006. Motorised rights were automatically extinguished by the NERC Act if they hadn't been claimed by that date. The application had to be based on evidence of vehicular use, or old maps which demonstrated that the routes were carriageways in past years, or both. For "carriageway" status, it sufficed to show that they had been used by horses and carts. This meant that reclassification as an RB could be overridden by a DMMO application which demonstrated that vehicular rights had existed in past times. A DMMO would have been necessary and, without that, the route remains an RB.

It is also possible that, before 2000, RUPPs could have been reclassified as a byways open to all traffic, via a special review process. (Section 54 of the Wildlife and Countryside Act 1981 gave surveying authorities the duty to reclassify all RUPPs as BOATs, bridleways or footpaths depending on what evidence was available as to what rights had been established in the past.)

There is no written evidence to suggest that Wokingham Borough Council or its predecessor Berkshire County Council reclassified Shinfield 25 as a BOAT as a result of a DMMO application made between 2000 and 2005, or that the special review process was applied prior to 2000.

The key issue is therefore to establish definitively that (as the comment in the 2000 definitive statements hints) Shinfield 25 was a RUPP before 2006, and not a BOAT at that point. Unfortunately, enquiries with Wokingham Borough Council have established that the route was shown as a BOAT on Berkshire County Council's 1984 Definitive Rights of Way map, and there were no subsequent attempts to reclassify it as a RUPP.

This does not, of course, preclude the possibility of an earlier (pre 1984) misclassification as BOAT rather than RUPP. But efforts to find earlier definitive maps have so far been unproductive. This is not helped by the local government re-organisation, which in 1998, transferred the rights of way function from Berkshire County Council to the new unitary authorities, including Wokingham Borough Council.

Whilst more research could be undertaken into the historic status of the route, recent similar work on recovering lost rights of way suggests that this will be a lengthy and painstaking process, with no guarantee of a clear outcome. (But, tactically, it might be beneficial indicate that the Parish Council is willing to proceed with the research, in order to back up other options. i.e. a TRO).

2. Seeking a traffic regulation order to restrict or prevent vehicle use

If the route really is a BOAT, or even if it is not but damage and danger are being caused by motor vehicles, there exists a power for the highway authority to ban the vehicular (or motor vehicular) use, by means of a traffic regulation order ("TRO"). The grounds for this are listed in section 1 of the Road Traffic Regulation Act 1984 and include safety of pedestrians and other users, preserving the character of the way especially where it's particular suitable for use by pedestrians and horse-riders, and generally improving the amenity of the place. Such an order may be imposed on any "road" which is being misused by motor vehicles, *whether the right to use them exists or not*.

It may well be worth lobbying for a TRO. ("Road" for these purposes is defined as any length of highway and any other road to which the public has access, so a TRO can be applied on a mere footpath if vehicles are using it.)

A note produced by the Ramblers on the process of seeking a TRO is appended.

It may be that it will be much easier to explain, seek support for and pursue at TRO in this instance.

3. Seeking a fresh Definitive Map Modification Order (DMMO)

The process for this is explained on Wokingham BC's website. See

<https://www.wokingham.gov.uk/countryside-parks-and-conservation/footpaths-and-bridleways/public-rights-way-modification-orders>

It is a complex legal process, requiring evidence gathering, land registry access, the serving of notices, and form-filling. This can easily take more than a year to complete, and, even then, a single objection can extend the process hugely, and require a public inquiry.

DMMO applications can be based on current usage (if it has existed for more than 20 years) or on historic status.

The problem in the case of Shinfield 25 is that vehicular use probably has taken place for at least the past 20 years, which would make a claim for restricted byway status based on current use very difficult.

And a DMMO claim based on historic use would require the same research as referred to in section 1, above.

For this reason, a fresh DMMO claim at this stage could not be recommended.

Steve Vale
Footpath Officer,
Loddon Valley Ramblers

25 February 2025

CAMPAIGNING FOR TRAFFIC REGULATION ORDERS TO STOP MOTOR VEHICLES DAMAGING BYWAYS OPEN TO ALL TRAFFIC (BOATS) AND OTHER UNSURFACED HIGHWAYS

For hundreds of years, horse-drawn vehicles have used the byways of England and Wales. In recent years, they have been joined by 4x4s, trail bikes, and other motorised vehicles. Many byways are now difficult, unpleasant and dangerous to walk. The Natural Environment and Rural Communities Act 2006 will prevent many additional routes being designated as BOATs but the Government has made it clear that it does not intend to introduce any national legislation which will prevent the use of existing BOATs by motor vehicles. The primary tool available to local authorities to prevent the use of individual routes by any class of user is the traffic regulation order. The legal aspects of TROs are discussed on our Advice Note 14: Traffic Regulation Orders and below is a plan for persuading local authorities to impose them.

A CAMPAIGN FOR TRAFFIC REGULATION ORDERS (TROs) TO BAN NON-ESSENTIAL MOTORISED VEHICLES FROM BOATS AND OTHER ROUTES (eg unsurfaced unclassified roads).

1. Decide your campaign aim. Which routes are you seeking a TRO for, and by when? If necessary, do a survey of the routes in your Area to help you to decide which routes are most in need of protection. Establish early on why TROs are needed for the paths you have chosen. Is it because the routes are being used in a dangerous manner by motor vehicles, or perhaps it's because the surface is very vulnerable during wet weather, and motor vehicles are causing destruction to an already fragile path? Should the TROs therefore be seasonal or permanent? Look at the grounds for making TROs (see the Advice Note or the blue book pp.217-219) and don't forget that an authority will not make an order unless it has been persuaded that at least one of the grounds has been met.
2. Do research to back up your aim.
Here are some ideas:
 - Gather 'case studies' from members and others. Case studies are pieces of newsworthy information you can use to get the press and public interested in your campaign. For example, have group walkers been run off a byway by off-road vehicles? Has a walker missed the last bus because they got stuck in the mud?
 - Conduct a poll of RA members to find out if they think vehicles should be banned from the routes.
 - Is there a local wildlife or archaeology enthusiast, or are there local organisations who agree with the campaign aims and who could help? (Try the NFU, the CLA, CPRE, national park society (where appropriate) and parish, town and community councils may wish to join forces on this campaign – this will help you gain publicity. In addition the NFU and CLA may be able to provide information on agricultural vehicles using the way, as the off-road lobby often blame farmers for damage to byways. The tourist authority may be supportive as well.)

- Take photographs of the damage done to the byways which can be attributed to recreational vehicles.
 - Is there a local celebrity who feels strongly about this issue who can help you get publicity?
 - Do a questionnaire to councillors to find out which are sympathetic to the campaign.
3. Meet with one or more sympathetic councillors for advice on the campaign.
 4. Seek a meeting or go for a green lanes walk with the decision-makers (the mayor/cabinet member with responsibility for rights of way, and the director who has rights of way in her/his department). Ask them to place TROs on the byways to stop further damage. If the decision-makers do not agree, go to 6.
 5. When the order is made, congratulate the authority.
Write to the decision makers and sympathetic councillors and thank them.
Consider holding a photo opportunity to publicize the TRO. Ask the local authority if they would like to do a joint press release and photo opportunity.
 6. If the authority does not agree to make a TRO take advice from friendly councillors on how best to exert pressure on the authority.
 7. Plan a publicity stunt. Use a byway that is easy for the media to get to (see Appendix C2 of Notes on Footpath Campaigning). Refer to information in Appendices C1 & C3 of Notes on Footpath Campaigning to help you draw up the press release and prepare for the media interviews.
 8. Lobby the local authority. Encourage members to lobby their councillors (eg by sending out an appeal to all members in the Area, or by putting an appeal in the next Area newsletter, or by handing out notes on Group walks).

When a TRO has been made:

9. Endeavour to monitor the use of the path to make sure that the TRO is having the desired effect of prohibiting use by motor vehicles. If such use is continuing then discuss with the authority how the order can be enforced. Try to get the police involved in any such meetings and draw their attention to the powers that they have in the context. Say that RA volunteers can act as their 'eyes and ears' on the ground.
10. If enforcement remains a problem then it may be necessary to start a new campaign with the aim of improving enforcement.



WOKINGHAM
BOROUGH COUNCIL

Notification of submission of the Local Plan Update 2023-40 for examination

Wokingham Borough Council sent this bulletin at 03-03-2025 01:52 PM GMT

[view this in browser](#)



WOKINGHAM
BOROUGH COUNCIL

Local Plan Update



Submission of the Wokingham Borough Local Plan Update 2023-2040

On Friday 28 February 2025 Wokingham Borough Council submitted the Local Plan Update 2023-2040: Proposed Submission Plan (LPU) to the Secretary of State for Housing, Communities and Local Government for examination by an independent Planning Inspector.

The LPU sets out the vision and objectives, planning strategy, policies and site allocations proposed to manage development across the borough to 2040.

The LPU has been submitted with the following documents:

- Policies Map
- Sustainability Appraisal

- Regulation 22 Consultation Statement and appendices
- Regulation 19 Representations
- Habitats Regulations Assessment
- Duty to Co-operate Statement of Compliance
- Schedule of proposed modifications
- Other supporting documents, including agreed Statements of Common Ground

The submission documents, along with further information, are available on the council's [LPU examination page](#).

Hard copies of the key submission documents will be available shortly at:

- Wokingham Borough Council offices, Shute End, Wokingham, RG40 1BN - 9am to 5pm Monday to Friday
- Wokingham library, Carnival Hub, Wellington Road, Wokingham, RG40 2AF - [view the library opening times](#)

What happens next?

Following submission of the LPU, an Inspector will be appointed by Government to undertake an independent examination of the Plan in relation to legal compliance and soundness matters as set out in paragraph 35 of the National Planning Policy Framework (NPPF) 2023 and relevant Regulations. The Proposed Submission Plan has been submitted under the transitional arrangements set out in the NPPF published in December 2024, meaning it will be examined against the previous version of the NPPF published in December 2023.

The Inspector will take into account representations made at the Regulation 19 stage (consultation on the Proposed Submission version of the LPU) which took place between 30 September and 5pm on 13 November 2024.

The council has appointed a Programme Officer for the Examination. The Programme Officer is independent, and works directly on behalf of the Inspector to organise administrative and procedural matters. His details are:

Ian Kemp

- Address: PO Box 241, Droitwich, Worcestershire, WR9 1DW
- Email: ian@localplanservices.co.uk
- Tel: 07723 009 166

If you advised us through the consultation on the Proposed Submission Plan (Regulation 19) that you wish to appear at the hearing sessions, you will be notified in due course by the Programme Officer of the issues that the appointed Inspector wishes to explore further, the relevant dates, and procedures. Please note that this is not an opportunity to make further representations.

If you have any questions or require any further information, please get in touch with the Planning Policy Team by email at LPU@wokingham.gov.uk.

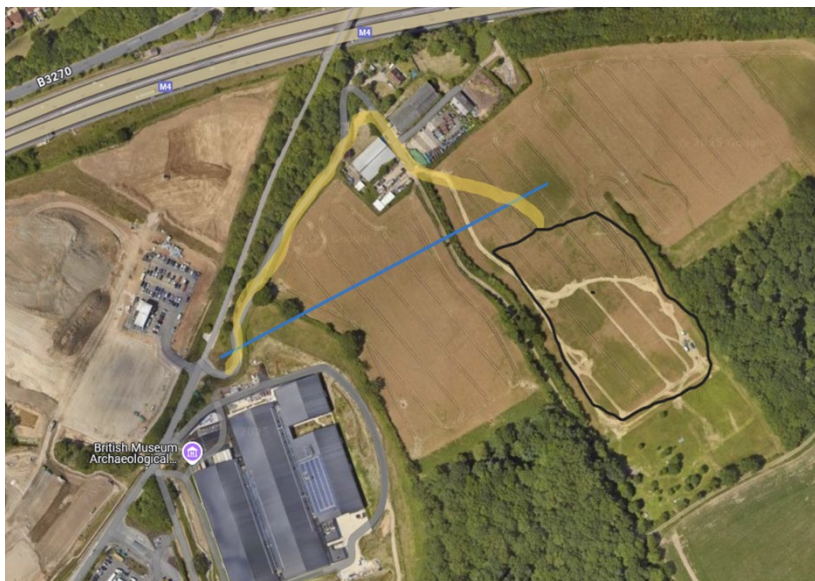
Helpful contacts...

- [Examination page](#)
- [Local Plan Update page](#)
- [Planning policy team](#)

NHM Access Road construction

Email from University of Reading

“We wanted to keep Shinfield Parish Council informed that construction is starting near the Natural History Museum (NHM) Access Road, with contractors Fergal on site and fellow contractors Mace starting late April. A new road (blue line) and a temporary haul road (yellow line) are being built and work is expected to finish at the end of 2026.



Site traffic will access the area via the Eastern Relief Road and Shinfield Studios, avoiding Cutbush Lane East to minimise resident disruption. Impact on residents is expected to be minimal, with only a slight increase in heavy vehicle traffic.

Fergal are aware of the cycle path that crosses the M4 and connects Lower Earley with Cutbush Lane East and will take the necessary steps to ensure limited impact to users of this. Footpaths will remain open during the works.

Wokingham Council Highways is aware and satisfied with the traffic management plan.

If there are issues from residents during the construction, let us know and we'll pass these on to the project manager. If you need any further information, please feel free to ask.”