

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 6th November 2024, at the School Green Centre, RG2 9EH, commencing **20.00**.

You are also requested to attend presentations from developers at 19.00 and 19.30 which will be held in private.



Bruce Winton
Chief Executive and Clerk to the Parish Council
1st November 2024

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 9th October 2024 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 9th October 2024

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** Wokingham Borough Council Planning application 232333 Land East of Croft House Croft Road Shinfield RG2 9EY

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. Highways, Street Lighting and Footpath Matters

- 7.1 To **RECEIVE** and **CONSIDER** a report on Highways, Street Lighting and Footpath Matters
- 7.2 To **RECEIVE** and **CONSIDER** an update from the Traffic Working Party
- 7.3 To **RECEIVE** and **CONSIDER** a request for partial co-funding of the footpath from Lailey Path/Hyde End Road to the Shinfield Infant School*

8. Wokingham Borough Council's Local Plan Update

- 8.1 To **RECEIVE** and **CONSIDER** the Council's response to the Local Plan Update*

9. Renewal of Neighbourhood Development Plan

- 9.1 To **RECEIVE** and **CONSIDER** a verbal update from the Neighbourhood Development Plan project group
- 9.2 To **RECEIVE** and **CONSIDER** locations for consideration as Assets of Community Value
- 9.3 To **RECEIVE** and **CONSIDER** options for a Spencers Wood Village Centre

10. Correspondence

- 10.1 To **RECEIVE** and **NOTE** a letter of thanks for the Council's support in the establishment of Deer Leap Park Residents Association
- 10.2 To **RECEIVE** and **NOTE** a Tree Protection Order for Grovelands Road, Spencers Wood

11. Future Meetings

- 11.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 4th December 2024

* indicates papers attached

** indicates papers to follow

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 9th October 2024
At School Green Centre commencing at 19.30

Present: Cllrs Boyer, Fernandes, Grimes, Hoyle, James, Masseron and Peer (Chair)

Attending: B Winton (Chief Executive and Clerk)
S Herring (Deputy Clerk)
6 members of the public
BCllr Glover

24/PC/93

Public Questions

93.1 New Community Building

The Pastor of the Shinfield Community Church presented the proposed project to erect a new building on their existing site. The old bungalow was not configured to serve the needs of the members of the church and the existing church was old and needed considerable refurbishment. Some examples of benefits to the community:-

- Working with youths and children
- Community support – supporting the elderly, ‘Share’ and community café, etc
- Fundraising and giving – BBQ 4 Refugees, Quiz night, etc
- Community cohesion, Climate and environment, Spiritual provision

The Church would like to increase its capacity, range of activities and quality of facilities.

The benefits to the community for now and future years would include suitable space for activities, increased space for a growing village population, a more appealing and attractive building, hold a greater range of community activities.

Pre-planning discussions with Wokingham Borough Council (WBC) had been favourable. The building would be funded by donations, fundraising, loans and grants.

The next steps in the process would be:-

- Planning
- Community consultation
- Financing

Members of the Committee wished them every success with their project.

24/PC/94 Apologies and declarations of Members' Interest

- 94.1 Apologies had been received from Cllrs Jahromi and Lias
- 94.2 There were no declarations of members' interests

24/PC/95 Minutes of the Previous Meeting

- 95.1 The minutes of the committee meeting of 9th September 2024 were approved and signed as such by Cllr Peer

Proposed: Cllr Grimes
Seconded: Cllr Boyer
Approved: Unanimously

- 95.2 **Actions and Matters Arising from the meeting held on 10th July 2024**

- 24/PC/85.2** 24/PC/63.2 Clerk to ask WBC when Woodcock Lane ceased being a bridle way and to request that motor vehicles are restricted.

At the previous meeting the Clerk had reported that this action had been done. Cllr Hoyle requested that the Clerk asked WBC for a response to his request.

ACTION – Clerk to chase WBC for a response to the question “when did Woodcock Lane ceased being a bridle way and to request that motor vehicles are restricted”

- 24/PC/84** Clerk to ask Cllr Fernandes if he still wished to be on the Planning and Highways Committee

Cllr Fernandes was present at this meeting.

- 24/PC/73.4** Clerk to follow up with BCllr Glover and WBC regarding the installation of a footpath on Hyde End Road from Lailey Path to the Shinfield Infant School

This was on the agenda at Item 7.3.

- 24/PC/86.4** Clerk to circulated the Local Plan Update to members of the committee

This had been done.

- 24/PC/88.2** Clerk to check with WBC the situation with Carneys Yard that was still showing as ‘Awaiting Compliance’

Wokingham Borough Council have advised that the enforcement notice had been complied with. They advise that “We don’t write any reports for compliance with notices, but I can assure you at the time of my visit there was compliance and my photographs will be saved on our file which show this.”

24/PC/90.1 Members to monitor the LPU and Government Policy

This was on the agenda

24/PC/90.1 Clerk to arrange the next meeting of the Shinfield Parish Neighbourhood Plan (SPNP)

This has not yet been arranged.

ACTION – Clerk to add the Shinfield Parish Neighbourhood Plan (SPNP) to the agenda of the next meeting

24/PC/90.1 Clerk to add SPNP to the agenda of the next meeting

This was on the agenda at Item 9.1

24/PC/91.6 Clerk to invite Richborough to the meeting on 6th November

This had been done.

ACTION – Clerk to circulate the website address of Richborough to committee members

24/PC/96 **Schedule of Deposited Plans**

96.1 Planning applications were circulated to members weekly and comments noted on the WBC planning portal.

24/PC/97 **Appeals**

97.1 The Clerk advised that there were no changes to the list provided last month and no new appeals.

Members **NOTED** the report.

24/PC/98 **Enforcement Notices**

98.1 Closed Enforcement Notices

Five items had been deemed “No Breach”, two others had resulted in voluntary compliance, two were listed as ‘Other’ and one was marked as “not expedient”

Members **NOTED** the report

98.2 Live Enforcement Notices

Three are showing as new cases but were actually new in September

- 41 Appleby Walk
- Erection of an extension to the existing garage and outbuilding

- 16 Elizabeth Rout Close
- Use of land for storage and possible breach of conditions

- 6 Marlow Place
- Breach of Condition 2
- This was a retrospective application for the installation of 3 x AC units. Condition 2 related to the need to reposition one of the units within 5 months.

Three are actually new:

- 9 School Green
- New shop front and adverts
- Investigation ongoing

- Lidl
- Unauthorised Illuminated sign
- Site visit pending

- 2 Grovelands Road
- Commencement Check 211997
- 3 years from issue of permission on 10th September 2021
- Site visit pending

Members **NOTED** the report

24/PC/99

Highways, Street Lighting and Footpath Matters

99.1 Footpath matters

Cllr Masseron drew members attention to the detailed report by the Ramblers in the October edition of the SPC Newsletter.

Money had been allocated by Dobbies garden centre towards the footpath on the High Copse site and it was expected that this commitment would transfer to the new ownership of the site.

Concern was expressed regarding the lack of fencing at the top end of the Lidl site once the Heras fencing had been removed. Lidl had informed a member of the public that they could not erect fencing at the top of the slope as the land did not belong to them. The site manager had confirmed that they would erect a fence along the side of the road that led to their loading bay (bottom of the slope), however, members expressed concern that the slope could be hazardous to members of the public and end up being an area that attracted litter. Cllr Grimes suggested that the consortium be contacted to raise the concerns of the council.

ACTION – Cllr Grimes to raise awareness of the issue with his contact at the consortium

99.2 Traffic Working Party

The Traffic Working Party had met on Tuesday 1st October with Chris Easton, Matt Gould and Ed Day from Wokingham Borough Council (WBC). WBC provided information on proposals for the following improvements:-

- 30 mph on Hollow Lane
- Slowing traffic along Arborfield Road in Shinfield
- Diverting traffic from Brookers Hill north on to the Eastern Relief Road
- Traffic calming in Grazeley

Following the meeting Cllr Peer had discussions with Chris Easton regarding a Spencers Wood Village Centre. He suggested that SPC produce a proposed plan and he would put this to WBC Property Services who could then contact the land owners.

ACTION –

- Clerk to make enquiries to AOC to ascertain if a plan had previously been drawn up
- Clerk to add to the agenda for the next meeting
- Cllrs Peer and Grimes to discuss at the next parish liaison group meeting

99.3 Lailey Path / Hyde End Road footpath

A meeting had been held on 19th September with the Shinfield Infant and Nursery School, WBC officers, BCllr Glover and the Clerk. The outcome had been positive, however, the following needed to be resolved before any progress could be made:-

- The 'listed building consent' would need to be approved to remove the wall
- The school needed to apply for a boundary change

WBC agreed that a barrier should be installed at the end of Lailey Path where it joins Hyde End Road.

No further communication had been received from WBC.

ACTION –

- Clerk to write to WBC with details of the agreement made at the meeting and ask WBC to confirm the action
- Clerk to request that WBC install the barrier as soon as possible and not wait for the other issues to be resolved

- 100.1 Cllrs Grimes and Peer, and the Clerk, had attended a meeting on 30th September hosted by Arborfield and Newland Parish Council regarding WBC's LPU. The purpose of the meeting was to discuss if a joint response on the process of the LPU was possible.

Discussions had highlighted that WBC had not fully considered :-

- the impact on infrastructure if Hall Farm was built
- traffic modelling
- primary health provision
- school provision

Arborfield and Newland Parish Council had engaged a planning consultant and asked other councils, affected by these issues, to consider contributing to the costs. The also asked if there was any scope for sharing and taking on elements of climate change impacts, not just flooding impacts.

Another meeting was scheduled for Friday, 11th October at 19:30.

It was felt that each council could object independently to consider what was best for its community and jointly as a group. The general consensus was to object to the plan.

It was **AGREED** that SPC would object to the plan and Cllr Grimes would draft an objection for approval at Full Council. The deadline for submission of comments was November 2024.

ACTION –

- Clerk to make enquiries to see if there was a resident with expertise in this area to assist with climate change impacts
- Cllr Grimes to write up an objection for approval at Full Council
- Clerk to add to the agenda of Full Council SPC's objections to the WBC LPU for approval
- Clerk to add to the agenda of Full Council a proposal to assist Arborfield and Newland Parish Council with the funding of a planning consultant

Members thanked Cllr Lias for his detailed report on the WBC LPU.

24/PC/101

Renewal of Neighbourhood Plan

101.1 Shinfield Parish Neighbourhood Plan (SPNP)

No movement had taken place in the last month while considering the impact of the WBC LPU. The initial draft had been circulated to members of the committee on 9th September for consideration.

It was suggested that importance was placed on the

- green spaces separating the communities; these should be retained and reinforced
- Local Active Travel Plan
- Education in the parish
- Reference to the National Planning Policy Framework (NPPF)

It was requested that the proposed 'Spencers Wood Centre' be detailed in the plan.

The Clerk reported that there was no set time scale for the longevity of a Neighbourhood Plan, however, if a lot of change had taken place it could prove to be ineffective.

ACTION – Clerk to add the proposed 'Spencers Wood Centre' into the SPNP

101.2 Local Active Travel Plan (LATP)

Cllr Masseron had proposed formally adopting a LATP into the Shinfield Parish Neighbourhood Plan (SPNP). It was agreed to add to the list previously circulated 'Improving and developing connecting routes between communities'.

Members **AGREED** for the LATP to be included in the SPNP

Proposed: Cllr Masseron
Seconded: Cllr Hoyle
Agreed: Unanimously

ACTION – Clerk to add the LATP into the SPNP

21:10 *Two members of the public left the meeting*

24/PC/102

Correspondence

102.1 The Clerk reported that a drop-in session for local residents to hear and find out about the Local Plan Update would be held at the School Green Centre on the 29th October between 15:30 and 19:00.

102.2 Eco Hub – Grazeley Green

The Clerk had received an invitation from Grupotec to a public consultation on 16th October from 12:00 to 20:00 at Grazeley Village Memorial Hall.

ACTION – Clerk to circulate the invite to members of the committee

103.3 Sale of the northern land on the proposed Spencers Wood Primary School site

It was noted that the land to the north of the proposed new Spencers Wood Primary School had been put up for auction. If the land was sold this would prevent expansion of the school in the future to a three form entry school.

Members **AGREED** that SPC should register for 'Community Interest' in the land

Proposed: Cllr James
Seconded: Cllr Boyer
Agreed: Unanimously

ACTION – Clerk to submit a request of 'Community interest' in the land north of the proposed Spencers Wood Primary School.

103.4 Former Shire Hall site

WBC had reported that the site was likely to be redeveloped as warehousing and associated office space for light industrial use. More information would be available at a later date.

Members felt that WBC should be made aware that SPC did not consider this land suitable for the proposed use, and felt it would be more suitable for housing.

Proposed: Cllr James
Seconded: Cllr Boyer
Agreed: Unanimously

ACTION – Clerk to inform WBC of the views of SPC relating to the former Shire Hall site

102.5 Dobbies

Members **NOTED** that Dobbies Garden Centre would be closing at the end of December 2024.

24/PC/103

Date of the next meeting

103.1 The date of the next meeting will be Wednesday, 6th November 2024

The meeting ended at 21:55

List of Actions

24/PC/94

24/PC/85.2	Clerk to chase WBC for a response to the question “when did Woodcock Lane ceased being a bridle way and to request that motor vehicles are restricted.”	Clerk
24/PC/90.1	Clerk to add the Shinfield Parish Neighbourhood Plan to the agenda of the next meeting	Clerk
24/PC/91.6	Clerk to circulate the website address of Richborough to committee members	Clerk
24/PC/99.1	Cllr Grimes to raise awareness of the issue with his contract at the consortium	Cllr Grimes
24/PC/99.2	Clerk to make enquiries to AOC to ascertain if a plan had previously been drawn up	Clerk
24/PC/99.2	Clerk to add to the agenda for the next meeting	Clerk
24/PC/99.2	Cllrs Peer and Grimes to discuss at the next parish liaison group meeting	Clerk
24/PC/99.3	Clerk to write to WBC with details of the agreement made at the meeting, and ask WBC to confirm the action in relation to the path at the end of Lailey Path / Hyde End Road and the Shinfield Infant and Nursery School	Clerk
24/PC/99.3	Clerk to request that WBC install the barrier at the end of Lailey Path as soon as possible and not wait for the other issues to be resolved	Clerk
24/PC/100.1	Clerk to make enquiries to see if there was a resident with expertise in climate change impacts	Clerk
24/PC/100.1	Cllr Grimes to write up an objection for approval at Full Council	Clerk
24/PC/100.1	Clerk to add to the agenda of Full Council SPC’s objections to the WBC LPU for approval	Clerk
24/PC/100.1	Clerk to add to the agenda of full Council a proposal to assist Arborfield and Newland Parish Council with the funding of a planning consultant	Clerk
24/PC/101.1	Clerk to add the proposed ‘Spencers Wood Centre’ into the SPNP	Clerk
24/PC/101.2	Clerk to add the LATP into the SPNP	Clerk
24/PC/102.2	Clerk to circulate the invite from Grupotec to a public consultation to members of the committee	Clerk
24/PC/103.3	Clerk to submit a request of ‘Community Interest’ in the land north of the proposed Spencers Wood Primary School	Clerk
24/PC/103.4	Clerk to inform WBC of the views of SPC relating to the former Shire Hall site	Clerk

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

31st October 2024

Item 5.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/24/3350981	Front Plot At Shinfield Court Three Mile Cross	RG7 1HB	Planning (W)		240307	1		Plymouth Brethren regarding refusal of planning permission for shop. Interested parties comments by 22/11/24
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
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

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
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
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

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
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/2024/089646	45 Hyde End Lane, Spencers Wood, Wokingham, RG7 1EP	Not built in accordance with approved plans	2 October 2024	Application submitted
RFS/2024/089663	6 Marlow Place, Shinfield, Wokingham, RG7 1UF	Breach of Condition 2	8 October 2024	No breach
RFS/2024/089713	9 School Green, Shinfield, RG2 9EE	new shop front and adverts	7 October 2024	No breach
RFS/2024/089752	Lidl Great Britain Ltd, Beke Avenue, Shinfield, Wokingham, RG2 9UW	Unauthorised illuminated Lidl sign	15 October 2024	No breach
RFS/2024/089768	2 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP	Commencement check 211997	15 October 2024	No breach
RFS/2024/089796	Nullis Farm Barn, Ryeish Lane, Spencers Wood, Reading, RG7 1EN	Derelict barn being used for anti social behaviour	16 October 2024	No breach
RFS/2024/089803	Shinfield Infant And Nursery School, School Green, Shinfield, Wokingham, RG2 9EH	Brick wall to be removed to form path	11 October 2024	No breach
RFS/2024/089809	Gravelly Bridge Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LG	Bunds created without permission	29 October 2024	Other

Wokingham Borough Council – Previous month’s closed Enforcement Cases for Shinfield Parish - November 24

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/2024/089839	Amersham, Basingstoke Road, Spencers Wood, Wokingham, RG7 1PH	BofC re operating/working hours - See case RFS/2024/089514	21 October 2024	Other
RFS/2024/089853	50 Oatlands Road, Shinfield, Wokingham, RG2 9DN	High fence & brick wall erected adjacent to highway without PP	31 October 2024	No breach

Wokingham Borough Council – Previous month’s closed Enforcement Cases for Shinfield Parish - November 24

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Reference	Address	Case Detail	Case Status
RFS/2023/088919	253 Shinfield Road, Shinfield, Wokingham, RG2 8HF	PP 232141 refused	Drafting Notice
RFS/2023/088920	GBSA, Gravelly Bridge Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LG	Rifle club without permission	Awaiting consultee advice
RFS/2024/089113	The Lieutenants Cottage, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP	unauthorised works to a listed building	Awaiting application
RFS/2024/089157	73 Clares Green Road, Spencers Wood, Wokingham, RG7 1DU	A mobile home in the garden next to the house	Investigation ongoing
RFS/2024/089190	3 Perigee, Shinfield, Wokingham, RG2 9FT	Building in rear garden being built without PP & possible S215 untidy	Awaiting application
RFS/2024/089422	The Paddocks, Kybes Lane, Grazeley, Wokingham	Regular breach of condition 5 with the burning of waste. Especially ba	Investigation ongoing
RFS/2024/089423	The Paddocks, Kybes Lane, Grazeley, Wokingham	Recent building work to create new vehicle access to Kybes Lane from P	Investigation ongoing
RFS/2024/089424	The Paddocks, Kybes Lane, Grazeley, Wokingham	Running commercial activities in breach of item 5	Investigation ongoing
RFS/2024/089464	41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ	Erection of an extension to the existing garage and outbuilding	Awaiting application

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - November 24

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/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/2024/089514	Unit 8, Heron Industrial Estate, Basingstoke Road, Spencers Wood, Wokingham, RG7 1PJ	Working hours Mon Fri 7 -18 sat 7-12	Awaiting information
RFS/2024/089600	44 Falcon Avenue, Shinfield, Wokingham, RG2 8EL	Windows in loft not non opening	Investigation ongoing
RFS/2024/089657	52 Oatlands Road, Shinfield, Wokingham, RG2 9DN	Build not in accordance with approved plans 240188	Investigation ongoing
RFS/2024/089661	6 Skylark Way, Shinfield, Wokingham, RG2 9AJ	Beauty business operating from premises without PP	Awaiting information
RFS/2024/089687	Land Rear Of Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ	building waste dumped on SANG site	Investigation ongoing
RFS/2024/089829	land adjacent to 12, Coningham Road, Shinfield, RG2 8QP	Working hours & noise from machinery at unsociable hours	Investigation ongoing
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	Investigation ongoing
RFS/2024/089845	1 Mortimer Road, Grazeley, Wokingham, RG7 1LA	change of use of agricultural land to residential garden	New case

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - November 24

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/2024/089861	18 Priors Gardens, Spencers Wood, Wokingham, RG7 1WS	Installation of a window.	Investigation ongoing
RFS/2024/089864	4 Loxwood Close, Three Mile Cross, Wokingham, RG7 1BX	Unauthorised building works	New case

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - November 24

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

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REQUEST FOR CIL CO-FUNDING BIDS

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developer.contributions@wokingham.gov.uk



WOKINGHAM
BOROUGH COUNCIL

WBC Service Area	Highways and Transport
Bid Officer Name	Rob Curtis
Contact phone number	0118 237 8518
Contact email address	Robert.curtis@wokingham.gov.uk

Project

• Project Bid Title • Summary / project outline • Reason for requesting external funding • Implications for not securing co-funding	Hyde End Road Footpath to Shinfield School A new Path from Lailey Path access to School green. This is currently verge which people are walking on and then walking on the road to avoid the fence adjacent to the school. The new path needs to be fully accessible and work is underway to establish whether the wall which the fence sits on requires removal and also whether that wall can be removed due to potential Listed status. The school supports the project and has indicated willingness to support, however, a legal agreement for use of their land and wither a formal adoption or permissive path agreement will be required. This will require approval through the school's own governance procedures. Final costs are not yet known and may be dependent on the final design; if the scheme does not secure co-funding the current allocation is not expected to enough, this means that we would need to acquire funding from other Safer Routes to Schools projects, which might mean waiting until 2025/26.
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Costing details

Project Cost	£60,000 (est)
Funds Requested	£20,000
Timescale for Delivery	ASAP (subject to legal agreements and necessary planning approvals. Anticipate this to be by end of 2024/2025 Financial Year

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Page 1 of 4

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Proposed Funding Breakdown • Other Funding Streams Identified • Other Town/Parish councils being asked to contribute	Capital funding has been secured from the Borough Council's safer routes to school programme.
---	---

Mandate

What positive difference will the bid project make? How many residents would benefit and how? What local issues will the project address? Is the project part of a wider long-term plan for the Borough?	The verge is worn, demonstrating a clear need here. The pinch point by the gate means that people are already walking along a short section of road rather than crossing Hyde End Road twice, which is clearly much less convenient. Residents from a large area of the new development will benefit, making it easier for them to walk to the school as well as to School green centre and other trip generators around school green including Lidl in future.
Have any residents or local stakeholders been involved in discussions to date? If so, what was the response received? (attach summary)	The project is the result of concerns raised by the school, local residents, Councillors and the Parish council. There has been no formal consultation.

Have you had discussions with the Parish/Town Councils	Y/ N
If No state, why?	

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Page 2 of 4

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Summary/Other supporting information

Use this box to summarise/add any information not included above

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Page 3 of 4

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

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WOKINGHAM
BOROUGH COUNCIL

Section 2 – To be filled by the Parish/Town Councils

Would like to Co-fund this project	☐
If you are willing to CIL Co-fund • How much do you intend to Co-fund? • Parish Contact details	
No to CIL Co-fund	☐
• If possible, please explain why you are not willing to Co-fund? • Do you require more information?	
Potential future interest in CIL Co-funding	☐
• If interested in WBC contacting in future years regarding this CIL co-funding project, please indicate timescale	

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Page 4 of 4

Wokingham Local Plan Update

Shinfield Parish Council objects to proposed Wokingham Local Plan Update which the council considers to be unsound.

The Parish Council considers that the Local Plan Update is unsound because it does not comply with the National Planning Policy Framework (dated 5th September 2023) on key issues (~~supporting detail using examples from the LPU documentation given in the Appendix~~):

- **Section 2: Achieving Sustainable development**
- **Section 5: Delivering a sufficient supply of homes**
- **Section 8: Promoting healthy and safe communities**
- **Section 9: Promoting sustainable transport**
- **Section 11: Making effective use of land**
- **Section 14: Meeting the challenge of climate change, flooding and coastal change**
- **Section 15: Conserving and enhancing the natural environment**

Section 2 (of NPPF): Achieving Sustainable development

Paragraph 8 Social Objective

“with accessible services and open spaces that reflect current and future needs and support communities’ health, **social** and cultural well-being;”

The development proposal for Hall Farm fails to meet this test for **all potential residents, especially** those who do not have access to cars.

Section 5: Delivering a sufficient supply of homes

Paragraph 61

The standard assessment method in the update has not taken notice of the revised proposed standard method in the NPPF Review, 2024. Therefore, land use policies, land use allocations and the infrastructure development plan are insufficient to meet the required number of homes.

Section 8: Promoting healthy and safe communities

Paragraph 96

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which: (a) **promote social interaction**, including opportunities for meetings between people who might not otherwise come into contact with each”

The development proposal for Hall Farm fails to meet this test for young people who do not have access to cars.

Paragraph 99

“It is important that a **sufficient choice of school places** is available to meet the needs of existing and new communities.”

The communities of Spencers Wood, Swallowfield and Three Mile Cross are not offered a choice of secondary schools in the plan. The proposal for Hall Farm indicates a single secondary school provision for the development. Developments in the whole borough will

reduce secondary school catchment areas and remove parental choice. Therefore, the plan is unsound.

Section 9: Promoting sustainable transport

Paragraph 108 (b) & (c)

“(b) opportunities **from existing** or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;

(c) opportunities to **promote walking, cycling and public transport use** are identified and pursued;”

The focus on development at Hall Farm ignores existing public transport infrastructure by placing housing at the furthest distance possible from Winnersh Station and the frequent 4/X4 bus service on the A329 at significant walking and cycling distances and is therefore dependent on car travel. Therefore, it is not compliant with the NPPF recommendation and is unsound.

Paragraph 109

“The planning system should actively manage patterns of growth in support of these objectives. **Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.** This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.”

The focus on development at Hall Farm ignores existing public transport infrastructure by placing housing at the furthest distance possible from Winnersh Station and the frequent 4/X4 bus service on the A329 at significant walking and cycling distances and is therefore dependent on car travel with congestion and consequent emissions. Therefore, it is not compliant with the NPPF recommendation and is unsound.

Paragraph 114 (a)

“In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

(a) appropriate opportunities **to promote sustainable transport modes** can be – or have been – taken up, given the type of development and its location;”

The focus on development at Hall Farm ignores existing public transport infrastructure by placing housing at the furthest distance possible from Winnersh Station and the frequent 4/X4 bus service on the A329 at significant walking and cycling distances and is therefore dependent on car travel. Therefore, it is not compliant with the NPPF recommendation and is unsound.

The discounting of development around Twyford and Twyford GWR/Elizabeth Line rail station has not taken these sustainable travel policies into account in evaluating the sites.

The discounting of development at Ashridge has not taken into account access to sustainable travel to schools in Wokingham, and access to rail services at Twyford and Wokingham stations as well as the opportunity to improve bus links to Twyford station.

Therefore, development planning in the Local Plan Update it is not compliant with the NPPF recommendations and is unsound.

Paragraph 116 (a)

“Within this context, applications for development should:

(a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; **and second – so far as possible – to facilitating access to high quality public transport**, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;”

The proposal at Hall Farm and the discounting of sites at Twyford and Ashridge makes the Local Plan Update not compliant with the NPPF recommendations as access to high quality public transport is not considered as stated in response to paragraph 114 and is unsound.

Section 11: Making effective use of land

Paragraph 123

“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, **while safeguarding and improving the environment** and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”⁴⁹.

The Hall Farm proposal focuses on low density housing on greenfield land which is not brownfield or previously developed land and does not focus on higher density housing, closer to transport hubs. The layout of Hall Farm does not support urban living with its limited public transport and access to retail and night time economy destinations. Therefore the plan is not compliant with land planning policy and is unsound.

Paragraph 128

“Planning policies and decisions should support development that makes efficient use of land, taking into account:

(a) the identified need for **different types of housing** and other forms of development, and the availability of land suitable for accommodating it;

(c) the **availability and capacity of infrastructure and services** – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;”

The Hall Farm proposal focuses on low density housing on greenfield land which is not brownfield or previously developed land and does not focus on higher density affordable housing, close to transport hubs. The layout of Hall Farm does not support urban living with its limited sustainable public transport to limit use of cars. Therefore, the plan is not compliant with land planning policy and is unsound.

Section 14: Meeting the challenge of climate change, flooding and coastal change

Paragraph 157

“The planning system should support the transition to a low carbon future in a changing climate, taking full account **of flood risk** and coastal change”.

Surface water run-off into the River Loddon is already considerable and further development along the banks of the river at Hall Farm will increase run-off leading to increased flooding both upstream and downstream of the development making the plan unsound.

Paragraph 158

“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures ⁵⁶. Policies should support appropriate measures to ensure **the future resilience** of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

Surface water run-off into the River Loddon is already considerable and further development along the banks of the river at Hall Farm will increase run-off leading to increased flooding both upstream and downstream of the development making the plan non-compliant with the NPPF and is therefore unsound.

Paragraph 159

“New development should be planned for in ways that:

(a) avoid **increased vulnerability** to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and

(b) can help to **reduce greenhouse gas emissions**, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the government’s policy for national technical standards.”

The planned developments do not reduce greenhouse gas emissions and increase travel distances with cars. The surface water run-off into the River Loddon is already considerable and further development along the banks of the river at Hall Farm will increase run-off leading to increased flooding vulnerability both upstream and downstream of the development making the plan non-compliant with the NPPF and is therefore unsound.

Paragraph 165

“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime **without increasing flood risk elsewhere**.”

Surface water run-off into the River Loddon is already considerable and further development along the banks of the river at Hall Farm will increase run-off leading to increased flooding

both upstream and downstream outside of the development making the plan non-compliant with the NPPF and is therefore unsound.

Section 15: Conserving and enhancing the natural environment

Paragraph 180

Planning policies and decisions should contribute to and enhance the natural and local environment by:

(d) ***minimising impacts*** on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

The Hall Farm proposal focuses on low density housing on greenfield land which is not brownfield or previously developed land and does not focus on higher density affordable housing, close to transport hubs. The focus on low density housing increases land areas for development and maximises ecological development. The lack of focus on urban higher density development maximises ecological development rather than minimises impact. Therefore, the plan is not compliant with land planning policy and is unsound.

Appendix of linked examples from the LPU documentation:

The unsustainability of the Loddon Valley SDL proposal, which is promoted in direct comparison to the unsupported Twyford and Ashridge options, is clearly demonstrated in two figures taken directly from the LPU.

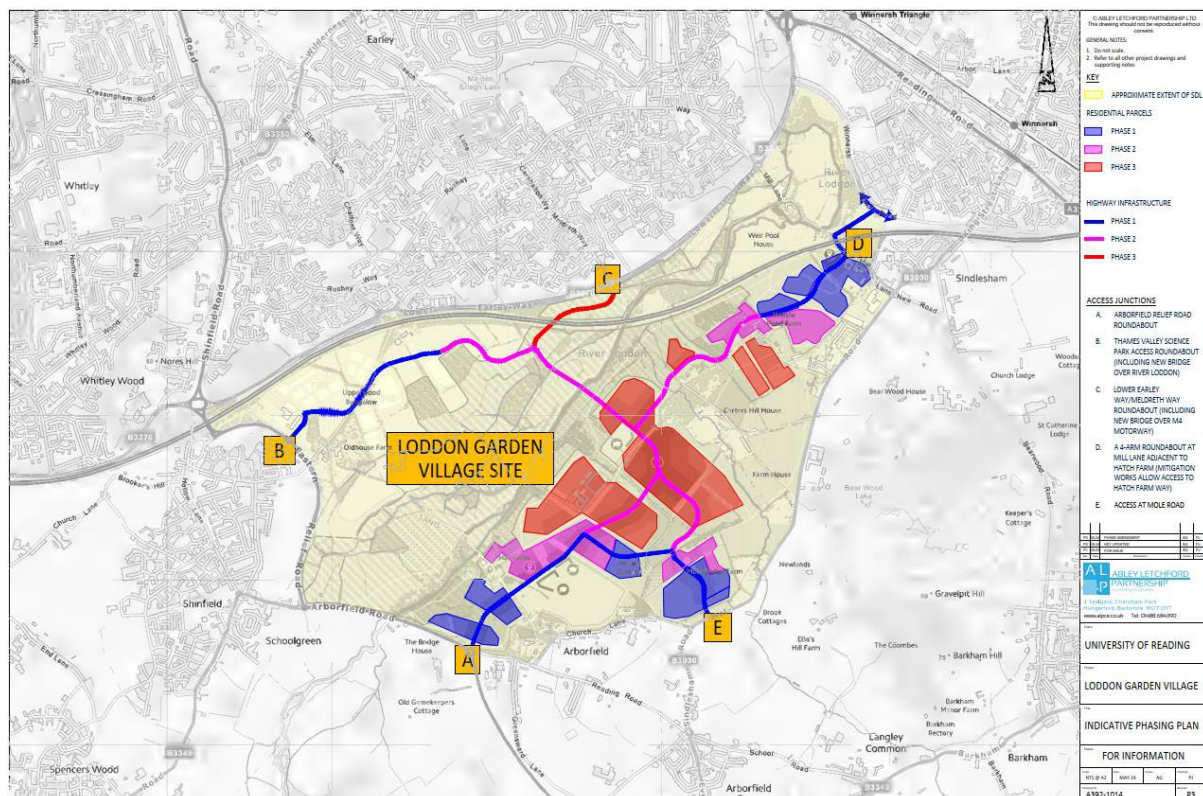
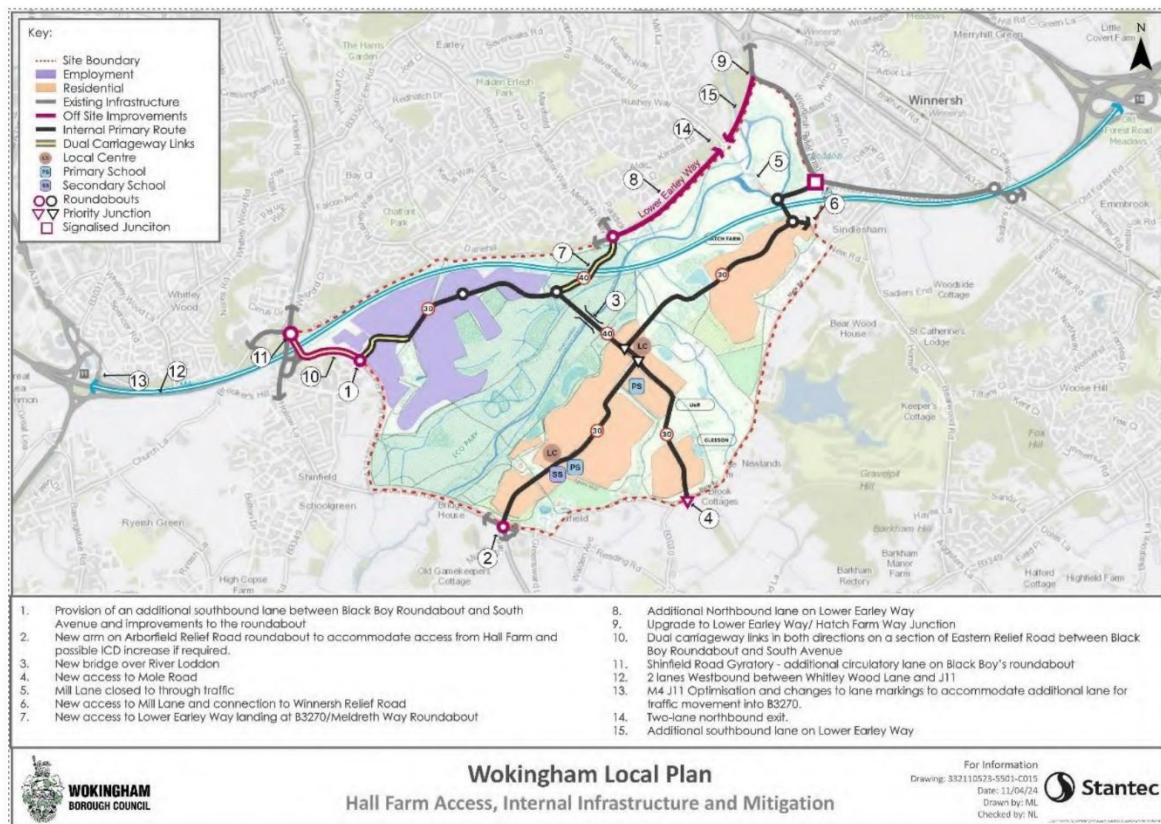


Figure B – showing the 3 phases of the proposed Loddon Garden Village (LPU Enclosure 6 - Sustainability Appraisal page 144)

- 1) The bridge over the M4 is in phase 3, whilst the linking bridge over the River Loddon is phase 2, meaning that the heaviest loading on local roads will all be during the phases 1 and 2 - both from construction and occupations.
- 2) There is also a major query as to why phase 1 includes an upgraded spine road in the TVSP, to which neither of the split developments can access until the bridge over the River Loddon is completed in phase 2?.
- 3) There is an attempt to show bus services through the SDL in Figure 9.2 (not copied here) but experience from the South of M4 SDL has demonstrated that bus services are subject to limitations e.g. no Sunday service for the 600 and no Saturday nor Sunday service for the 300 to/from Mere oak P&R to the Royal Berkshire Hospital. This forces residents into car journeys as the only option.



This shows the “final” infrastructure of the Loddon Valley SDL and demonstrates a number of highways works that are all designed to facilitate car journeys in/out and around the development. It is intrinsically in breach of Wokingham’s statement in the LPU Enclosure 1.1 - Proposed Submission Plan, where (p30) item 3.8 States: Action is required to combat the effects of climate change. Key to that will be locating most of the new development in locations that **reduce car dependency** and provide opportunities to make walking, cycling and public transport a viable, attractive and easy option.

In fact, the Loddon Garden Village does not meet this requirement and under Policy SS13 involves many costly infrastructure projects precisely to facilitate car use, as no sustainable transport options/routes currently exist. The limited number of works shown are just a fraction of total given in LPU Enclosure 4 - Infrastructure Delivery Plan – Highways and Transport section the majority of which are given unsubstantiated costs and no timescales, despite being denoted Critical or Essential works. (Note: some of these are highly speculative proposals with no detail of any co-operation with neighbouring local authorities e.g. Dualling of the A33 towards Basingstoke which is within Hampshire and a third bridge over the Thames which has been suggested since at least the 1990’s and involves at least Reading and South Oxfordshire).

In many cases around the Loddon Valley SDL, the Policy SS13 highways works proposed are to facilitate vehicular journeys out of the SDL, with no corresponding works to facilitate returning journeys.

Furthermore, four obvious issues are:

- 1) the two Local Centres are in the western build area in phases 2 and 3, creating an unsustainable requirement for car journeys for residents in phase 1 and especially for the eastern build area. This, with the use of the Shinfield Medical Centre as the main healthcare provision for the entire SDL will create increased traffic onto local roads.
- 2) The two Primary Schools and the Secondary School are similarly in the western build area with target delivery for 1000 homes, 1750 homes and the year 2037 respectively. This fails totally to produce infrastructure led development, with the children of early residents having no choice but to use car journeys to access education.
- 3) The spine road west/east and the bridge over the River Loddon is not due until phase 2, thereby ingraining the need for residential and construction traffic to use unimproved existing local roads, especially Mole Road, for all journeys.
- 4) The much-hyped bridge across the M4 is not due until phase 3 thereby delaying any 'relief' until circa 2040 or beyond, since two-thirds of the total houses i.e. 2700 houses of the total SDL of 3930 houses, are proposed by then. It should be noted that other LPU development proposals in close proximity to the Loddon Valley SDL will considerably add to vehicular movements, and the potential for congestion and air pollution, in this period e.g. nearly 500 houses in the Winnersh and Sindlesham area; 366 in the east of Shinfield; and the much larger extensions to the Arborfield area SDL.

Growth and Delivery Team –
Right Homes, Right Places
Wokingham Borough Council
Shute End
Wokingham
RG40 1BN

Our ref: 10318

DRAFT

22 October 2024

Dear Sir or Madam

Right Homes, Right Places – Wokingham Borough Local Plan Update 2023-2040 Proposed Submission Plan

Bell Cornwell LLP submits these representations on behalf of Arborfield and Newland Parish Council.

The tests of soundness are set out in paragraph 35 of the National Planning Policy Framework (“The Framework”). These are:

- a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.



The Parish Council recognise that there is a need for Wokingham Borough Council ("the Council") to progress work on their Local Plan to ensure there is a plan in place. The benefits of a plan-led system give guidance to developers on where development should be appropriately located and helps residents understand where and when development will come forward to appropriately plan for the needs of the community. However, the Parish Council are concerned about the approach being taken by the Council and do not believe the current Regulation 19 document achieves the 'right development in the right places'.

SPATIAL STRATEGY

To meet the housing need for a minimum of **12,763 homes** across the plan period, the Council looks to maximise opportunities to re-use or redevelop previously developed land (PDL) and this is supported. The Council go on to identify that given the nature of the borough and the level of future need, it is necessary to allocate greenfield land for development. The primary location for this is the new garden village – Loddon Valley - located between Shinfield, Sindlesham and Arborfield where they would be looking to achieve 3,930 dwelling in total with a at least **2,700 homes across the plan period**. This is in addition to development around the edge of the South Wokingham Strategic Development Location (**980 homes**) and the Arborfield Green Strategic Development Location (**910 homes**). However, only 1,081 homes proposed in other locations i.e. on PDL or at edge of existing settlement locations.

As set out below, we question whether the Council have taken the correct approach to the spatial strategy and whether such a heavy reliance should be placed upon a large greenfield site that would be conditional on significant infrastructure being provided to mitigate its impacts.

The Framework (para 70) is clear '*small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.*' The Framework goes on to recommend that a good mix of sites should be promoted, and five criteria are set out recommending how this can be achieved. (a) of the paragraph states '*identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved.*' Based on our calculations, we believe only 2 or 3% of the housing sites allocated are below the 1ha threshold.

As set out within the Housing Requirement Topic Paper (September 2024), the Housing and Economic Land Availability Assessment (HELAA) looks at the housing sites that are broadly suitable, available and



achievable for housing with the output being a pool of land that might reasonably form part of a potential strategy to manage development. Paragraph 2.11 of the topic paper sets out the sifting process leading to the sites considered in the HELAA. The Council are clear in paragraphs 2.16 and 2.17 that it was a *planning judgement* approach rather than a point scoring exercise. Justified by the fact that *‘a point scoring approach can often lead to misleading or unrepresentative assessments where significant impact on a single or a few issues can be masked by other considerations, or where a large number of less significant impacts are similarly masked’*. We question whether this is the correct approach to site selection as the counter argument to this is that the planning judgement could choose one site over another without clear justification.

The HELAA (2024)¹ at para 2.3 references the planning practice guidelines for site thresholds and whether they are or aren’t included within the assessment. The Council at 2.4 then set their own threshold – an indicative capacity of 10 dwellings for residential promotions. The Council do not evidence the resulting size threshold (ha or acres) they use for 10 dwellings. This is important to understand because how sites 5BA011, a 0.41ha site, 5C004, a 0.3ha site and SFI007, a 0.64ha site (for example) were considered to not meet the size threshold is not clear. These sites could all achieve 10 or more dwellings on them and so should have passed through to the next assessment stage.

Para 4.54 of the submission plan sets out that the spatial strategy is one which *‘focusses the majority of development in locations where more services, facilities and jobs are available, or can be made available, as part of a development proposal, the proportionate growth of smaller settlements can make a valuable contribution to meeting housing needs and supporting the area to remain viable and thrive.’* We don’t think the Council go far enough and could do more in this regard. There are only 1081 homes allocated around other, smaller settlements (Figure 1), less than 10% of the total housing needs figure. As evidenced in Figure 1, there were a significant number of smaller sites submitted to the Call for Sites located around the smaller settlements.

The Council should have followed the threshold set within the NPPF to define the minimum size site to be considered in the HELAA. This would have enabled a larger number of sites to be taken through the sifting process. This could have led to a greater number of smaller, more proportionate housing allocations coming forward around the modest to minor settlements which would ensure all these locations are helped to sustainably grow to ensure they continue to thrive. Alternatively, the Council should have

¹ [Housing and Economic Land Availability Assessment September 2024 \(wokingham.gov.uk\)](https://www.wokingham.gov.uk/12345678/Housing-and-Economic-Land-Availability-Assessment-September-2024)



appropriately justified why the 10-dwelling threshold was set, and the resulting size threshold used for site selection. At present it seems a rather arbitrary size threshold was used as its not clearly evidenced.

Small and medium housebuilders make an extremely valuable contribution to bringing forward new housing. By placing a greater reliance on smaller scale developments this will likely achieve a more consistent supply of housing across the plan period. It could also reduce the reliance on one significant site.

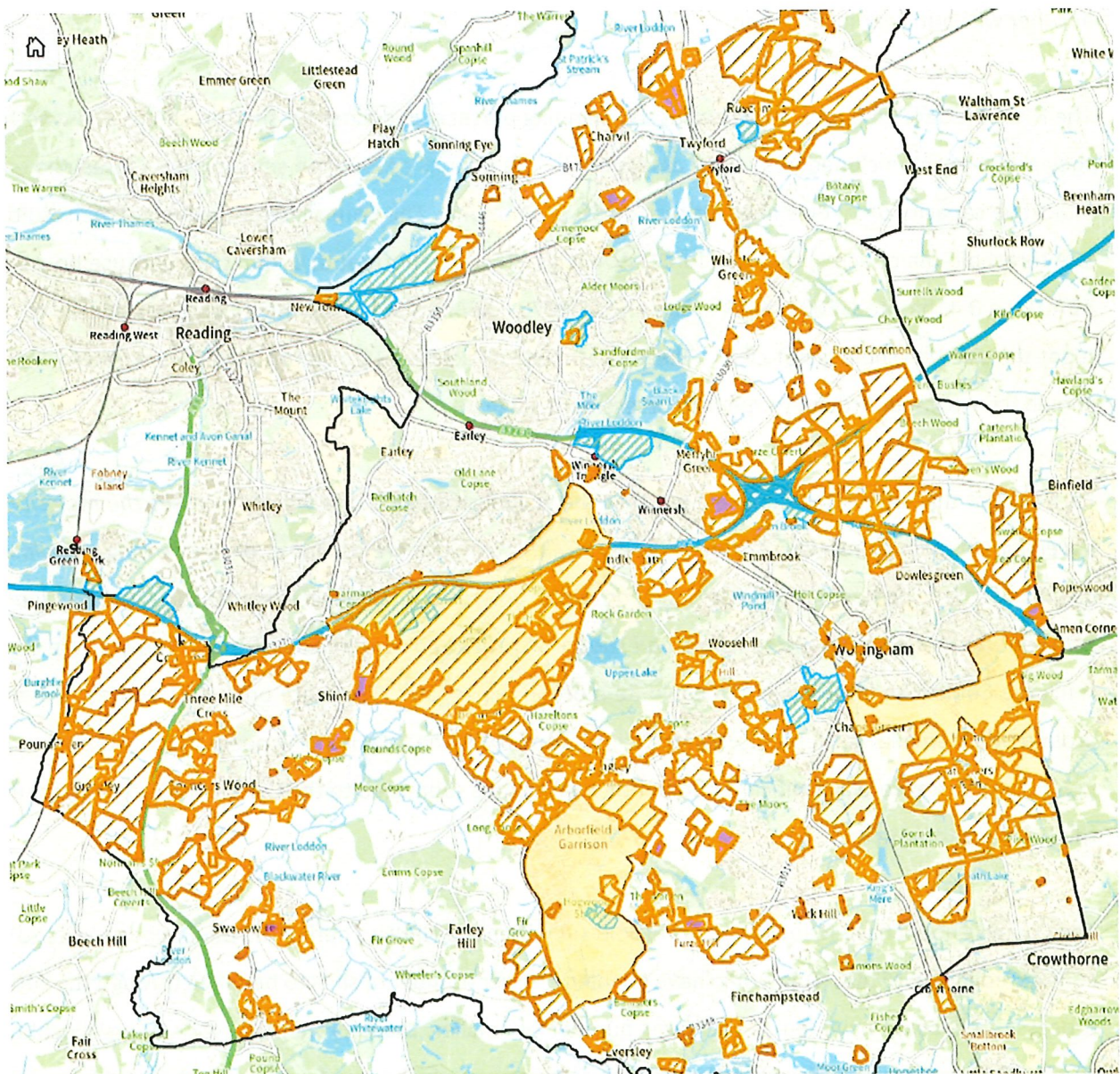


Figure 1 – Extract from the Local Plan Update for Wokingham Borough Council – orange hatched areas are submitted sites / purple are allocated sites / orange shaded areas are proposed strategic development locations



A failure of the spatial strategy and its reliance on one SDL with few smaller to medium development sites is that the one SDL is reliant on the infrastructure identified as being necessary being brought forward in a timely manner. We identify below failings with the current policy for Loddon Valley Garden Village SDL (policy SS13) and how there are not appropriate triggers in place or precise enough policy wording to secure the necessary infrastructure.

The residents of Wokingham Borough have already experienced several SDL sites being approved by the Council. These are being built out at present. Arborfield and Newland Parish Council have identified that for the Arborfield Garrison the following community infrastructure was promised through the policy and also planning approvals. However, due to poor policy wording or inappropriate legal agreement triggers or for other reasons, the following infrastructure has not been provided to date:

- Allotments,
- Children's Play Areas,
- Community Centre,
- Skate Park
- Sports Pavilion
- Supermarket
- 25% commercial floorspace to be completed by the occupation of the 1000th residential unit.

Planning permission was granted in 2015 with the first residents moving into the site in 2017. Current timescales suggest that the supermarket will open late 2025, pubs and first shops will open 2026, sports centre pitches circa September 2026, community centre 2025 and nursery and pre-school in 2026. This is a 8/9-year lag. The new residents and existing residents were promised and sold a vision that is yet to come to fruition (and may never).

So, whilst the developers and the Council may suggest that housing delivery from the SDLs has been good, the associated infrastructure that was identified as being necessary to make the development acceptable and sustainable, has not been forthcoming at such a rate. This leads us to question whether this would again happen with this next SDL and further justifies why reliance on one large SDL is not the right spatial strategy to adopt.

ALTERNATIVE STRATEGIC DEVELOPMENT LOCATION

As set out within the Reg18 representations made by Bell Cornwell on behalf of Arborfield and Newland Parish Council, it is hard to understand how the Council have come to their current recommendation for



the one SDL at Loddon Valley Garden Village. The evidence base remains confusing preventing the community from fully understanding how the Council have chosen Loddon Valley Garden Village as their preferred SDL.

Within the Sustainability Appraisal², 7 'Reasonable growth scenarios' are presented. These all, bar one, contain Loddon Valley Garden Village. It seems the Council are fixed with Loddon Valley Garden Village and aren't willing to consider smaller housing numbers on a number of SDLs if a lesser combination of houses at these sites would meet the housing need.

We have previously commented in relation to the Reg 18 consultation that the location of and SDL at the edge of an existing settlement would be a more sustainable approach. Around 1500 houses could be accommodated at the edge of Twyford. Twyford has a rail station which now benefits from the new Elizabeth Line. It could be progressed with a relief road that would serve the new and existing residents which would in turn bring about a community benefit through reducing traffic through Twyford thus alleviating the congestion currently experienced.

Expansion of an existing settlement such as Twyford would not only be more environmentally friendly as a train (Elizabeth Line) could be accessed by residents linking them to Reading and central London within minutes but also, it would minimise carbon emissions by the development itself. The Loddon Valley Garden Village has no infrastructure on site at present. The carbon emissions from the build out of the development would be significant to achieve the extensive network of roads, the new services, facilities and houses themselves. Locating a new SDL at the edge of an existing settlement would benefit from a combination of some new services, existing services or expanded existing services which would reduce the carbon impact.

Furthermore, the expansion of an existing settlement helps support the existing communities (as identified above in the spatial strategy section). The new housing around an existing settlement helps enhance the settlements sense of place. It also ensures people will continue to visit the centres, using their (enhanced) services and facilities thereby assisting with enhancing the vibrancy and in turn the economic sustainability of the settlement.

² [LPU Sustainability Appraisal September 2024 \(wokingham.gov.uk\)](https://www.wokingham.gov.uk/sustainability)



LODDON VALLEY GARDEN VILLAGE – POLICY SS13 and APPENDIX C

This emerging policy states that the area identified as Loddon Valley Garden Village is as shown on the policies map. It states the development will be around 3,930 dwellings of which at least 2,700 dwellings will be delivered by 31st March 2040. The use of the underlined words infers a vagueness to the number of houses the existing residents in the local area can expect and doesn't therefore give them any certainty. The local communities should not be expected to take more than these figures.

The extent of Loddon Valley Garden Village is shown by the green lined area in Figure 2. However, within this area there are two blue outlined areas. The key for the proposals map identifies that these are modest settlements. The modest settlement boundary around two parts of the Loddon Garden Valley development is misleading. It could suggest the houses 2,700 or all 3,930 are to be accommodated within one of these areas with the other accommodating the employment element of the scheme. However, there are other maps throughout the plan and evidence base that show housing located to the north (Figures 3 and 4 below). There shouldn't be uncertainty around this point it should be clear what the developable area is for the plan period and then beyond so the existing surrounding communities can understand the spatial impact of the allocation.

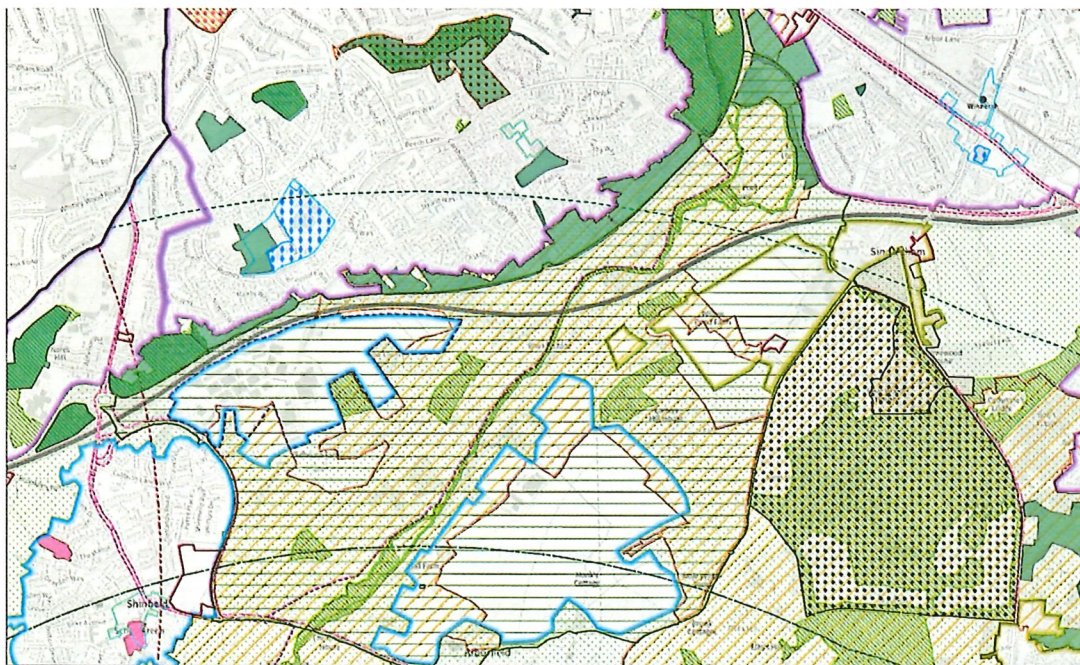
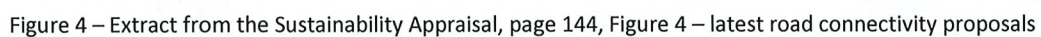


Figure 2 – Extract from Map C1 of the Local Plan Updated Proposed Submission Plan Policies Map to show Loddon Valley Garden Village



It isn't clear when the infrastructure requirements listed within the policy will be required to make the development acceptable. The policy must be precise with clear triggers set out to ensure that elements such as the schools / local centres are provided on a timely basis, within the plan period. With the current vague wording the community could end up in a situation where families are living within the development and having to send their children to schools outside of the garden village for numerous years. Alternatively, the housing and school could come forward without the highway infrastructure to support



it. Figure 4 suggests the phasing will not connect all housing to the primary school initially. This means residents might not be able to walk/cycle to school and places a higher dependency on car usage. This is not sustainable and would have an impact on the surrounding area that hasn't been assessed as part of the plan. Furthermore, the policy should be clear that the 40% affordable housing will be provided within the plan period out of the 2,700 houses, same with the custom and self-build plots etc.

Considering the transport requirements set out within the policy, the requirement for the garden village to be well designed to provide pedestrian and cyclist routes throughout the development with off-site connections is welcomed. However, the significant increase in homes and employment space will bring about a significant increase in car usage in the local area. In coming to the conclusion that this site is appropriate to allocate this large scale of development, a number of assumptions have been made for example, at pages 15 and 16 of the Local Highway Network and M4 Corridor – Transport Assessment Report, it considers the trips from cars, LGV and HGV associated with the garden village. It concludes at para 2.4.6. that *'due to the mixed-use nature of the Hall Farm / Loddon Valley development, a number of vehicle trips will have their origin and destination both within the site and will therefore be internalised. These internal trips will bear no impact upon the surrounding highway network.'* This assumes there will be a connection between the two distinct areas of the garden village. However, this is not a requirement of policy SS13 in its current format meaning this may not be secured in due course.

This is the same with the road connection over the M4 to Earley. In all work leading up to this it has been identified that a new connection over the M4 to Earley is necessary to make the development acceptable. It is noted within the Infrastructure Delivery Plan³ that this is critical. There has been a significant cost estimate associated with the bridge – circa £36 million with the funding TBC, funded by the developer. The Transport Assessment 2024⁴ isn't expressly clear as to when the bridge would be delivered, the Sustainability Appraisal (Figure4) contains a plan that shows three phases to the development and highway infrastructure. However, there is no data easily accessible to shows the associated years for the phases. It is likely that this data is hidden within the evidence base documents. We question why this isn't forthcoming – is it because it will not be within the plan period, rather after the plan period to accommodate the additional thousand homes? Or is it towards the end of the plan period. This information should be easily accessible to members of the public to appropriately inform the communities understanding of the development and its mitigation package and to ensure the developer has to provide

³ [Infrastructure Delivery Plan \(wokingham.gov.uk\)](https://www.wokingham.gov.uk/)

⁴ [LPU Transport Assessment Appendices August 2024 \(wokingham.gov.uk\)](https://www.wokingham.gov.uk/)



it within the plan period as it is noted as being critical within the Infrastructure Delivery Plan. There is a significant risk that the 2700 houses will come forward without the bridge over the M4 which would have a severe highway impact.

Policy SS13 of the submission plan fails to mention the bridge. It is only referenced at (w) of Appendix C (B4) stating that '*a new highway connection over the M4 to the B3270 (Lower Earley Way) will be delivered*. [our emphasis]. It is not acceptable that significant infrastructure requirements such as this are left out of the policy. It is not appropriate for it to be referenced in supporting policy documents or policy text as this doesn't carry the same level of weight as the policy when it comes to decision making. The policy needs to be clear, precise and require in full all mitigation measures that have been identified as necessary to make the development deliverable and acceptable in sustainability terms.

Continuing along the lines of identifying the vagueness of the policy wording we identify that the Council have recognised there is a need to improve the management of flood risk and the need to reduce the risk of flooding to areas beyond the garden village. This in principle is welcomed, however, the wording of this part of the policy does not go far enough. It only requires the developer to consider and take opportunity as appropriate. It is very easy due to the wording of this policy for the developer to note that they have considered it but to in reality do nothing. There is no hook within this part of the policy 7.(b) of SS13 to require off-site improvements to be made. We could go on with identifying pitfalls of the policy and how it is not precise enough to ensure this strategic development site would be deliverable within the plan period with all necessary infrastructure in place to mitigate against its impact.

Viability

The Viability Study⁵ completed by BNP Paribas Real Estate concludes that the Loddon Valley development is likely to be viable over the plan period. However, the report goes on to recognise that there will need to be extensive off-site infrastructure works required. They set out at para 7.7 that '*if there are viability issues when applications are brought forward, the Council has the option of accepting a reduced affordable housing requirement (or an alternative tenure mix); or deploying CIL exceptional circumstances relief or CIL in kind, reflecting the provision of infrastructure on-site.*' As identified within the Infrastructure Delivery Plan, there are significant infrastructure costs especially if the connection over the M4 is required. We are concerned that these potential costs have not been considered in the viability work to determine whether the development is viable over the plan period. There is concern that the developer will conclude

⁵ [WBC: Local Plan and CIL Viability Study \(wokingham.gov.uk\)](http://wokingham.gov.uk)



that the development isn't viable and consequently, makes a planning submission including an open book viability assessment to demonstrate the costs of the infrastructure are such that concessions on other elements of the scheme have to be made.

At B4.8 of Appendix C there is the suggestion that *'a bespoke infrastructure funding agreement should be secured and based on the value captured from the development, and should be spent on infrastructure locally, and in the surrounding areas where suitable'*. There is no reference to this within policy SS13.

The Parish Council is concerned that if a reduction in affordable housing or CIL monies being paid is allowed then this will have a negative impact on the surrounding community as local housing need for affordable housing may not be met and the infrastructure for the nearby community will not be provided.

CONCLUSION

We demonstrate within this letter how the plan in its current form is unsound. We justify this by setting out that the spatial strategy is not appropriately justified and evidenced due to the planning judgements being made. We question whether reliance on a large SDL will bring about the right housing in the right location and whether the associated necessary infrastructure will occur to mitigate against the development and make it acceptable.

We suggest that a larger number of small to medium sites should have been considered. Through not allocating enough housing for small and medium developers to build out the plan doesn't meet the requirements of the NPPF. The plan as it stands fails to recognise the importance of these developers and how important these sites are at bringing forward housing in the right location and in a timely manner. Through failing to do this the smaller existing settlements are not taking development which could be considered necessary to help sustain their vitality and vibrancy. Expansion of existing services and facilities in existing settlements is far more achievable, cost effective and environmentally friendly than starting from scratch.

There are significant failings with the proposed policy SS13 for Loddon Garden Village as it is not clear, concise and doesn't set out clear infrastructure requirements that are necessary to make the development acceptable and therefore deliverable in the plan period. This concerns the local residents as it could potentially not meet the needs of the local communities through reduced affordable housing, lack of drainage improvements, reduced CIL monies etc.



We request that Bell Cornwell and our clients, Arborfield and Newland Parish Council are kept informed of the progress of the Plan with a view to being invited to future examinations of the emerging Plan.

Yours faithfully,

BELL CORNWELL LLP

Kristina Wall

KRISTINA WALL

BSc(Hons) MSc MRTPI

Principal Planner

01256 382 038

kwall@bell-cornwell.co.uk

Major investment in infrastructure will be required for all major housing developments, but the plans to build the Loddon Valley Garden Village (LVGV) at Hall Farm require housebuilding in an area devoid of existing infrastructure and with a number of significant challenges, including moving traffic over the M4. Not only will the scale of infrastructure expenditure be enormous, possibly coming close to [£100,000] per house, but also the timing of building the infrastructure will be hugely important. For example, in order for the plan to have any chance of success the access roads in and out of the site would need to be developed at a very early stage.

In reviewing the Submission Plan and associated documents, in particular the Infrastructure Development Plan (IDP), we believe that the plan in respect of LVGV is unsound for the following reasons.

1. The infrastructure costs for LVGV set out in the IDP total £256m to £273m, [the range reflecting the choice to be made between an 8 form and 12 form secondary school]. We believe this significantly understates the true infrastructure cost relating to LVGV for the following reasons:
 - Costings for the Shinfield Relief Road improvements and Lower Earley Way improvements are not detailed in the IDP. This work is identified as “Critical” by the IDP.
 - Whilst the IDP includes a bridge over the River Loddon, no bridge is costed to traverse the Barkham Brook, which will be required in order for movement between the west and east of LVGV.
 - Some of the major costs listed in the IDP appear hopelessly optimistic. For example it seems unfeasible for the bridge over the M4 to cost just £36m given the challenges with the topography and the engineering plans for the bridge.
 - No information is provided as regards the source of the costings. Reference could have been made to road/school projects undertaken by WBC as a benchmark to the costings in the IDP, but no such information was provided.
 - The attached document attempts to make more reasonable assumptions re the infrastructure costs, which we estimate could reach £[391m] or £[100,000] per house.
 - In addition to the specific infrastructure listed in the IDP for Loddon Valley Garden Village there are several Junction Improvements that the IDP identifies as either “Critical” or “Essential”, for which no funding has been identified. The M4 junction 11 and the A329 Showcase roundabout proposals must be completed given the increased volume of traffic that will result from the LVGV plans.

By underestimating the true extent of infrastructure costs the Submission Plan creates a significant risk that either the project cannot be completed or the promised infrastructure would not be delivered.

2. There is very little detail re the phasing of the infrastructure works. Page 144 of the Sustainability Appraisal includes a plan which identifies 3 phases of house and road building. These 3 phases cover the building of the 3,930 houses at LVGV, not just the 2,700 homes in the plan period. The following issues immediately stand out from the phasing plan, assuming that phases 1 & 2 relate to the plan period and phase 3 would be in the following plan period:
 - The M4 bridge is identified in as a phase 3 task. This would mean that 2,700 homes would be built before the start of the period where the bridge would be built. Given the points raised in item 1 above re infrastructure costs, there would be a significant risk that the funds would not be in place to build the bridge.
 - Significant amounts of house building takes place in the eastern (Mill Lane) side of the LVGV site in phase 1. However, there is no connection of the eastern side of the site to the main western side until phase 2. The first primary school is scheduled to be completed after the completion of 750 houses, yet that school would not be accessible through the site to the new houses off Mill Lane.
3. The treatment of wastewater in the Arborfield area is a major concern, as highlighted in table A (page 140) of the Sustainability Appraisal, where the Arborfield treatment plant is shown as being currently significantly overstretched, even before the building at LVGV commences.

It is acknowledged that Thames Water is responsible for wastewater treatment and has entered into a Memorandum Of Understanding with WBC as regards the LPU, which in particular commits Thames Water to make any necessary upgrades to the wastewater treatment necessary to support new community on Hall Farm/Loddon Valley.

Thames Water has plans to upgrade the Arborfield wastewater treatment plant at a cost of £48.4m.

This upgrade would appear to be essential as regards the plans for LVGV, but given the perilous state of the Thames Water finances, it is unsound for WBC purely to rely on the memorandum of understanding between itself and Thames Water to provide the necessary upgrade to the Arborfield treatment plant. Instead for the Submission Plan to be sound additional protection should be obtained for the upgrade works at the Arborfield treatment plant.

4. The Submission Plan includes a new road between Mill Lane and the Winnersh Relief Road. As highlighted in the representations made by Graham Clifford, this road would cut through the Hatch Farm SANG and would be contrary to the covenants in the S106 agreement in place. This new road is a very important part of traffic mitigation plan for LVGV and therefore the inability to include this new road in the plan for legal reasons makes the proposed plan unsound.
5. No costings are provided in the IDP to build either the Village Centre or the 2 Local Centre's. Presumably these centres are assumed to be funded separately based on identifying tenants for the units. However, this causes inevitable delay as seen most recently in the Arborfield Green SDL, where the planned supermarket is only now close to completion, seven years after the first properties were occupied. The IDP should include specific reference to the Village and Local Centre's and how they can be delivered in a timely basis.

In summary the Submission Plan is not sound from an infrastructure perspective because the costs are significantly understated leading to a significant risk that the plan for LVGV would not be deliverable. The lack of any meaningful information as regards phasing of the infrastructure work leads to the further risk that key infrastructure would not be delivered in a timely manner or deliverable at all if and when the overall costs of the project become an issue.

Loddon Valley Garden Village - extract from Infrastructure Development Plan								
The details below are extracted from pages 25-29 of the IDP. The first column of figures are from the IDP, whilst the second column reflects more realistic costings based on other projects and advice from a structural engineer				As per IDP		Estimated		
				£m		£m	NOTES	
				33.20		33.20		
Education	2 X 3FE primary schools							
	Secondary school - 8 form		34.06			40.94	Bohunt School without 6th form £32.5m in 2019. Adjusted for construction inflation	
	-12 form additional cost		17.44			21.92	Same inflationary factor applied as above	
			84.70			96.06		
Highways	Greenway: Barkham to Lower Earley		1.44			1.44		
	Mobility Hubs		0.63			0.63		
A	Lower Earley Way improvements to Beeston Way and A329 Showcase roundabouts		3.60			3.60		
	Measures to reduce traffic through Lower Earley		0.12			0.12		
B	New bridge over M4 motorway		36.00			58.00	If the internal bridge costs £29m, a major bridge on the M4 would be double the cost. UoR senior official confirmed "escalating costs" for the bridge in a meeting with A&NPC.	
C	Dual carriageway connection from the site to Meldreth Way roundabout		15.84			15.84	[Shinfield Relief Road and bridge £25m in 2013]	
D	Access road to eastern village area		1.26			5.00	If the internal secondary road (below) costs 3.3m, the access road to the east of the eastern section is longer	
	Public transport links including bus strategy		3.65			3.65		
E	Bridge over River Loddon		28.80			28.80		
	Bridge over Barkham Brook					20.00	The Eastern Link road has to span the Barkham Brook, just north of Carters Hill. Whilst a smaller span than the Loddon, this will be a significant connecting road. Assumed 70% of cost of Loddon bridge	
F	Internal link road		2.34			8.00	If the internal secondary road (below) costs 3.3m, there are several internal link roads which are much longer. Costing	
G	Internal secondary road		3.31			3.31		
H	Internal link road to A327 Observer Way junction		1.26			5.00	If the internal secondary road (above) costs 3.3m, the access road to Observer Way is longer	
	Loddon Valley pedestrian links		1.08			1.08		
	Loddon Valley pedestrian bridge		14.40			14.40		
	Greenways/cycle routes		1.44			1.44		
	Four internal junctions		2.88			2.88		
	South Avenue improvements (A327 southbound)		0.10			0.10		
	Access via TVSP roundabout		0.58			0.58		
I	Mole Road access junction		0.72			0.72		
J	Mill Lane access roundabout		0.72			0.72		
	M4 Junction 11/Lower Earley Way junction improvement		1.44			1.44		
	Shinfield Eastern Relief Road improvements, including additional westbound lane between access roundabout and existing M4 bridge and additional circulatory lane on Black Boy roundabout					25.00	Estimate, based on costings for other works. Cost not included in IDP. UoR senior official confirmed the £25m cost in a meeting with A&NPC.	
	Pedestrian and cycle upgrades on A327		0.72			0.72		

	A327/Shinfield Eastern Relief Road roundabout upgrades	0.72		0.72	
	Mill Lane closure as a through route	0.07		0.07	
K	Winnersh Relief Road new junction to connect to Mill Lane	1.08		1.08	
	Lower Earley Way improvements: Widening to two lanes southbound between Hatch Farm Way and Mill Lane junctions, including improvements to Lower Earley Way/Hatch Farm Way junction			25.00	Estimate, based on costings for other works. Cost not included in IDP
L	Link from Mill Lane to Winnersh Relief Road	6.91		6.91	
	A329(M) slip road improvements: Winnersh Triangle westbound off slip.	1.87		1.87	
	Rapid Transport System	4.18		4.18	
		137.17		242.31	
	Communit Library etc.	5.30		5.30	
SSEN	Sub-station capacity upgrade	16.80		16.80	
PCN	Provision of a new GP surgery OR extension of Shinfield Health Centre OR extension of Shinfield Health Centre plus a small branch surgery as part of LVG/.	3.20		3.20	
Sports	Indoor	9.20		9.20	
	Outdoor	6.00		6.00	
		15.20		15.20	
Country Park		10.60		10.60	
Greenways					
Total		272.97		389.46	
Total excl secondary school upgrade to 12 FE)		255.53		367.55	
	Houses	3,930			
	Cost per house, without 12 form secondary school	£65,020		£93,523	
	Cost per house, with 12 form secondary school	£69,457		£99,100	

Bruce Winton

From: Wassim Al-Adel <wassim@adel.co.uk>
Sent: 24 October 2024 12:35
To:
Cc:
Subject:

Good afternoon.,

On behalf of the newly created Deer Leap Park Residents' Association in Three Mile Cross I would like to thank you all at the Parish Council for your advice and offering us a place to hold our inaugural meeting. On Monday our members voted overwhelmingly to ratify our new constitution and have appointed a chairperson and secretary. We couldn't have been able to get up and running so quickly without your advice and initial encouragement at the start.

After a lot of hard work and networking we now have over thirty households out of approximately eighty that are signed up for the Association in our development. We now begin the hardwork of building up our community and working to solve the issues our residents face. If you do ever hear from other residents in Shinfield or Spencer's wood who are looking to set up a similar association we would be more than happy to help where we can.

All the very best,
Wassim Al-Adel
Chairperson for the Deer Leap Park Residents' Association

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 22 October 2024
My ref.: CY/TPO/1968/2024



WOKINGHAM
BOROUGH COUNCIL

Land Charges
Councillors: Dave Edmonds, Catherine Glover, Stuart Munro
Shinfield Parish Council (clerk@shinfieldparish.gov.uk)
Highway Assets Area 2

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000

Dear Councillors and Colleagues

WOKINGHAM BOROUGH COUNCIL (PARISH OF SHINFIELD)
TREE PRESERVATION ORDER 1968/2024
TREES AT FRONTAGE OF 1 AND 3 GROVELANDS ROAD, SPENCERS WOOD, WOKINGHAM,
BERKS, RG7 1DP

I write to inform you that on 22 October 2024 TPO 1968/2024 was confirmed without modifications.
Please find attached a copy of the confirmation document for your records.

Government Guidance 'Tree Preservation Orders and trees in conservation areas, Paragraph: 047 Reference ID: 36-047-20140306', states that; 'The validity of an Order cannot be challenged in any legal proceedings except by way of application to the High Court on a point of law. The Town and Country Planning Act 1990 and the Civil Procedure Rules 1998 set out the application process. Anyone considering challenging the validity of an Order in the High Court is advised to seek legal advice.'

You must apply to the High Court within six weeks from the date of our decision.

If you have any questions, please contact the Tree and Landscape Officer via development.control@wokingham.gov.uk or write to the above address, please reference the TPO number.

Yours sincerely

Chris Hannington CMLI MRTPI
Tree and Landscape Team Manager



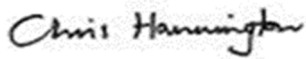
CONFIRMATION OF ORDER

WOKINGHAM BOROUGH COUNCIL in exercise of the powers conferred on them in that behalf; hereby confirm Tree Preservation Order No. **1968/2024**

Trees at frontage of 1 and 3 Grovelands Road, Spencers Wood, Wokingham, Berks,
RG7 1DP

This order was **confirmed without modifications** on the 22 October 2024, twenty-second day of October, two thousand and twenty-four.

Signed on behalf of The Wokingham Borough Council

A handwritten signature in black ink that reads "Chris Hannington". The signature is written in a cursive, slightly slanted style.

Chris Hannington CMLI MRTPI

Authorised by the Council to sign on that behalf.

25th April 2024

Town and Country Planning Act 1990

**Town and Country Planning
(Tree Preservation) (England) Regulations 2012**

THE WOKINGHAM BOROUGH COUNCIL

(PARISH OF SHINFIELD)

TREE PRESERVATION ORDER NO. 1968/2024

**(Order made in accordance with
Section 198 of the Act)**

**Trees at frontage of 1 and 3 Grovelands Road, Spencers Wood,
Wokingham, Berks, RG7 1DP**

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION)
(ENGLAND) REGULATIONS 2012**

THE WOKINGHAM BOROUGH COUNCIL

TREE PRESERVATION ORDER NO. 1968/2024

Regulation 3(1)

Town and Country Planning Act 1990

Tree Preservation Order: 1968/2024

Wokingham Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as Tree Preservation Order 1968/2024

Interpretation

2. – In this Order “the authority” means Wokingham Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. – (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

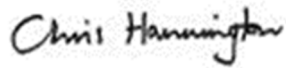
- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this twenty fifth day of APRIL in the year two thousand and twenty-four.

Signed on behalf of the Wokingham Borough Council, with delegated powers,

A handwritten signature in black ink that reads "Chris Hannington". The signature is written in a cursive style with a large initial 'C'.

Chris Hannington CLMLI MRTPI

SCHEDULE

Specification of trees

Trees specified individually

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Oak (<i>Quercus sp.</i>)	In front of 3 Grovelands Road, Spencers Wood, Wokingham, Berks, RG7 1DP
T2	Oak (<i>Quercus sp.</i>)	In front of 1 Grovelands Road, Spencers Wood, Wokingham, Berks, RG7 1DP

Trees specified by reference to an area

(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
NONE		

Groups of trees

(within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
NONE		

Woodlands

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
NONE		



**WOKINGHAM
BOROUGH COUNCIL**

MAP REFERRED TO IN THE WOKINGHAM BOROUGH COUNCIL
(PARISH OF SHINFIELD)
TREE PRESERVATION ORDER NO: 1968/2024

Signed: *Chris Hannington*



Date: 25/4/2024
Scale: 1:888
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