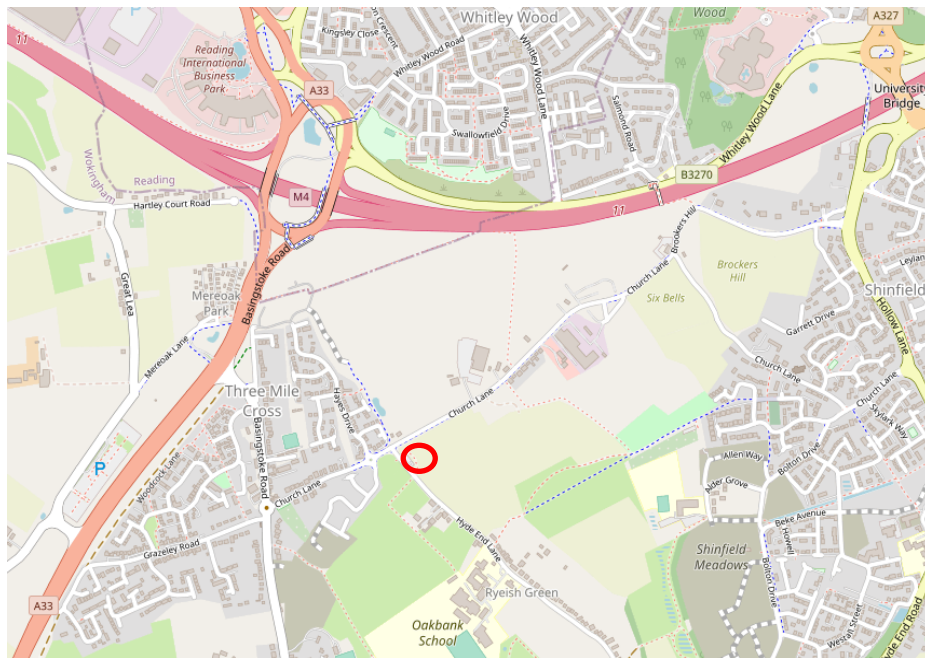


STATEMENT OF COMMUNITY INVOLVEMENT REPORT



**Front Plot, Shinfield Court,
Church Lane. Three Mile Cross,
Reading. RG7 1HB.**

On behalf of:

**Zest Trading Ltd.
(Campus & Co.)**

February 2024

1. INTRODUCTION

1.1. This Report has been prepared as the Planning Portal submission requires a mandatory Statement of Community Involvement.

1.2. However, in this instance a public consultation exercise has not been undertaken because:

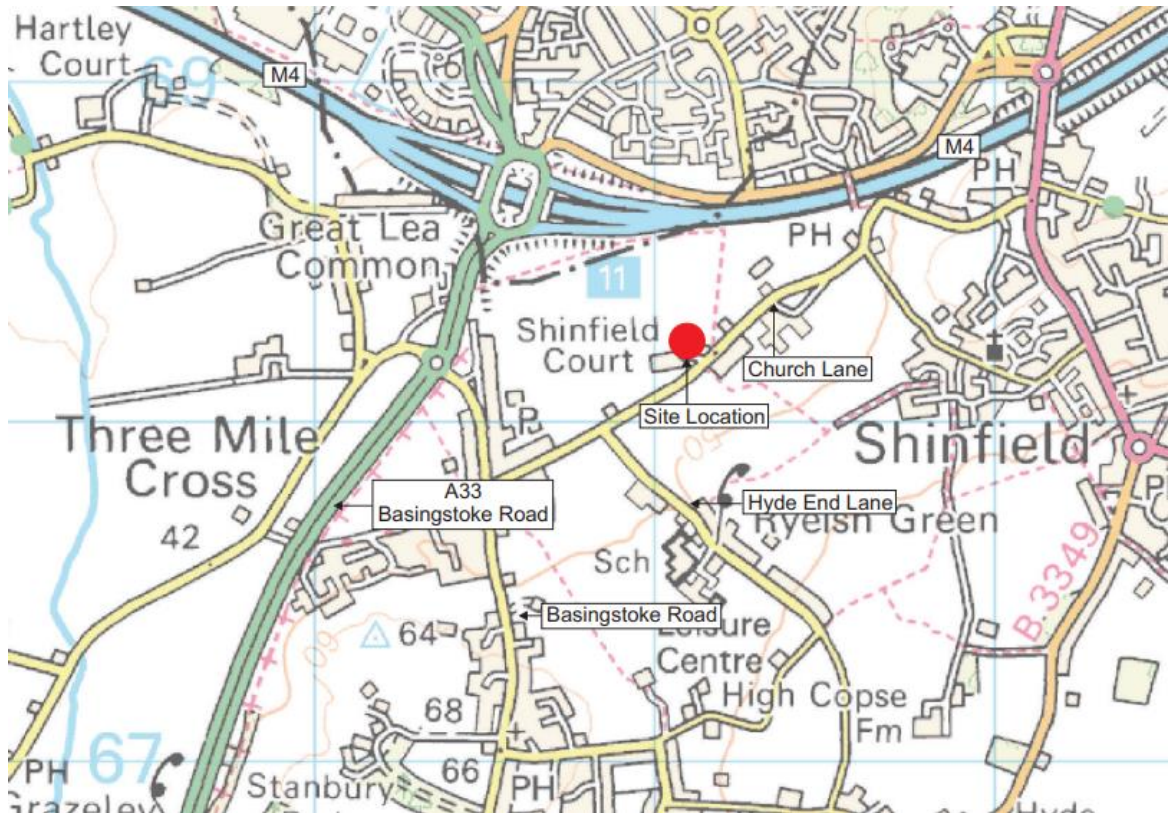
- It is a '**minor**' **application** with 8 week target.
- The proposed floor space is **375m² gross**, replacing 78m² existing building, thus net 297m².
- There are no immediate neighbours.
- The proposal is contained within the existing church site.
- The access onto the highway is existing and not adjacent any neighbours.

1.3. All retail members are members of the city Hall and currently use Arkwright Road which will close, and this site will reduce trips for most customers and there is support from the members to the relocation.

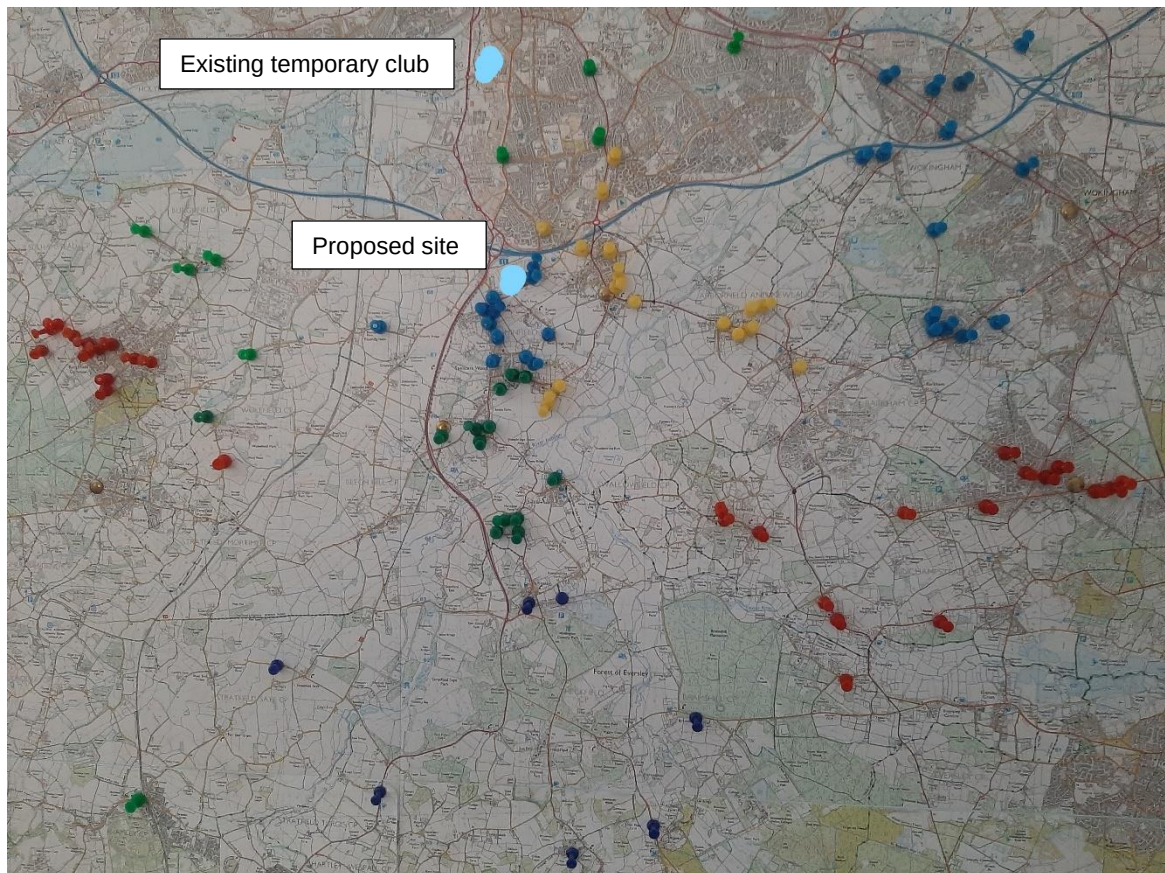
2. SITE LOCATION & DESCRIPTION

2.1 The application site is located on Church Lane within Shinfield South Ward close to the M4 junction 11 at Three Mile Cross. The site sits in the middle of three settlements – to the north Reading, to the west Three Mile Cross and to the

east Shinfield as shown below.



- 2.2 The site is within the front plot of the Brethren Gospel Hall approved in June 2008 – reference 072185 – *"Proposed erection of new gospel hall with car parking and landscaping amenities. New caretakers cottage with bat loft above. Access from Church Lane. Demolition of existing buildings"*.
- 2.3 The site is on a linear route parallel with the M4 linking Three Mile Cross to Shinfield. The site is well screened from the highway with the hall, caretakers building, and store and houses set back, with existing trees dominating the street scene.



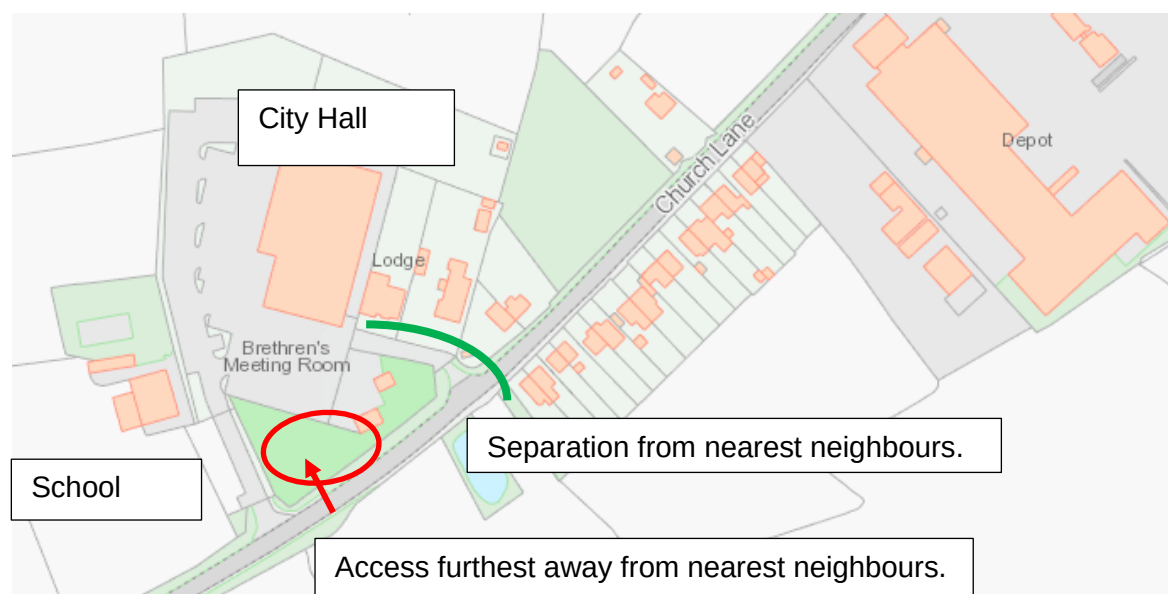
The coloured dots show the locations of existing households within the full RGHT congregation.

The different colours are the sub groups which meet in the smaller halls for local services.

All the congregation gather at the Three Mile Cross site for the combined larger services.

The city hall and retail club store will serve the whole congregation from one central site and enable linked trips.

2.6 The site is the front plot within the existing church site. A school has been approved and started adjacent. The nearest neighbours are set away from the site. The Lodge property is a church member.



3. LOCAL VALIDATION LIST

- 3.1 Wokingham have a new draft local validation list August 2023.
- 3.2 This confirms - **Minor development**: Any application for 1 – 9 houses or up to 999m² of new floor space is classified as a minor.
- 3.3 The Local List for full applications in relation to SCI are –

Statement of Community Involvement Development is ‘major development’.

4. CONCLUSIONS

- 4.1 An SCI exercise is not required as the proposal is minor development and less than 999m².