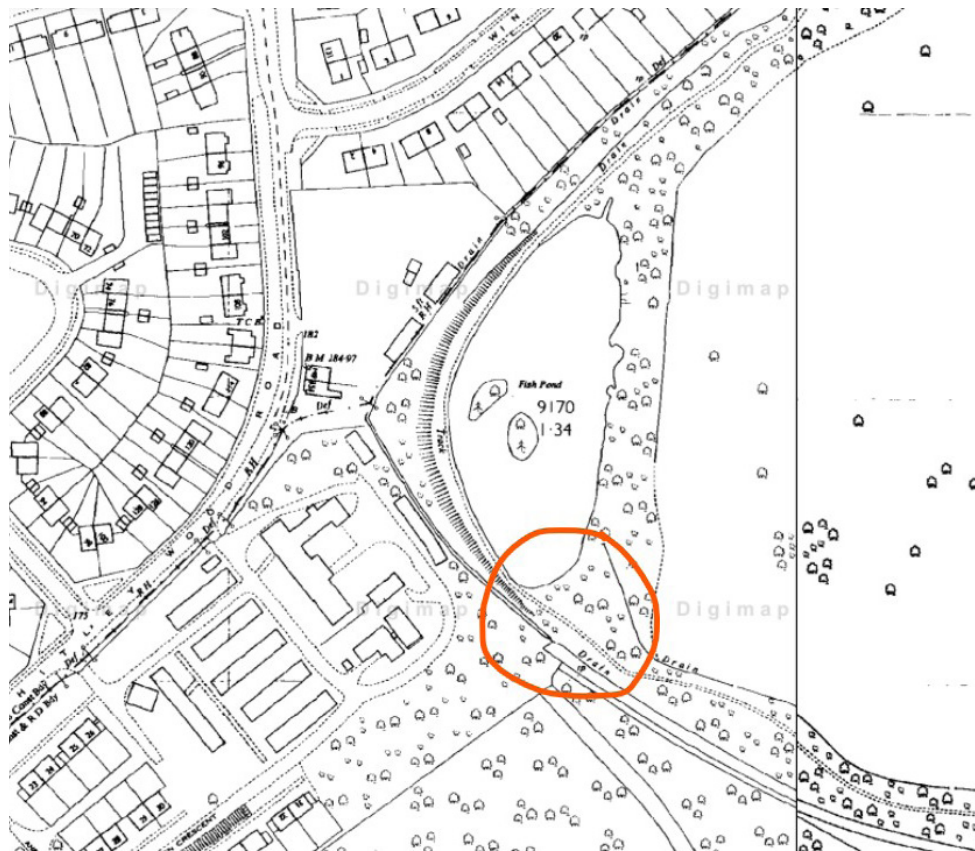


Planning Maps

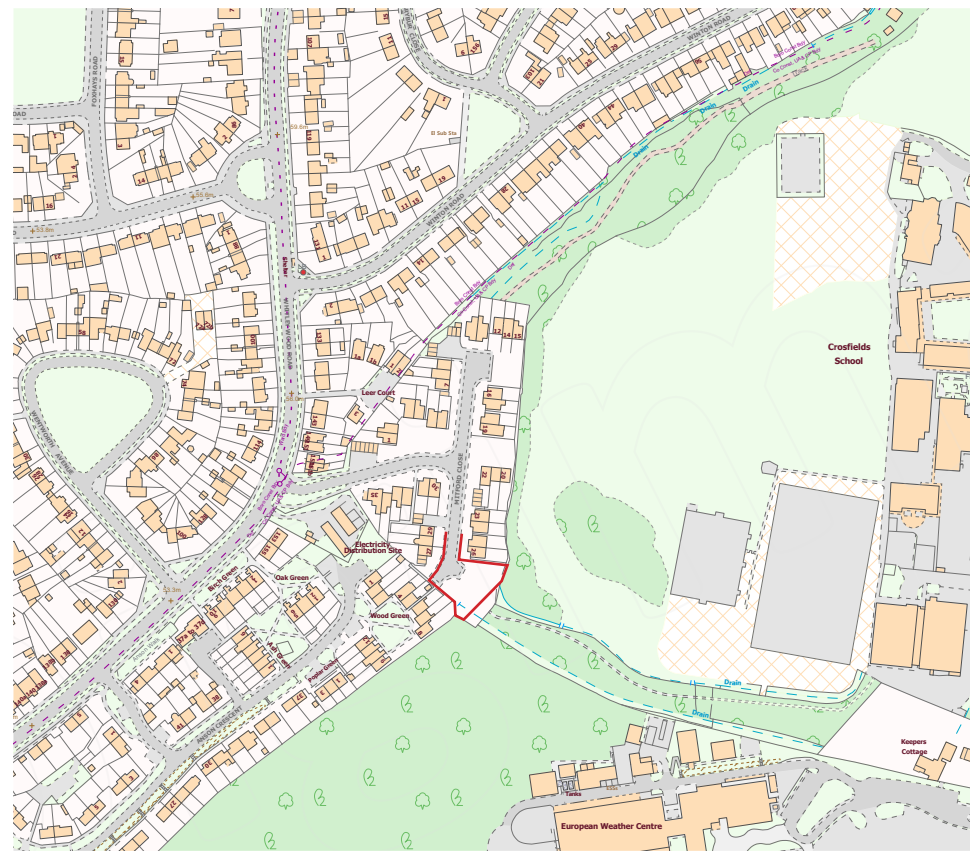
Planning Constraints

The following planning constraints have been identified in relation to the site:

- Contaminated Land Consultation Zone
- Affordable Housing Thresholds
- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals – Shinfield (Major Development Location)
- Great Crested Newt Consultation Zone
- Local Wildlife Site - Shinfield Park, Nore's Hill
- Nuclear Consultation Zone – Outer Zone
- Public Open Space
- Tree Preservation Orders - TPO-0097-1976 (area-wide)
- Landscape Character Assessment Area
- SSSI Impact Risk Zones
- Thames Basin Heaths SPA Mitigation Zones – 7km Linear Mitigation Zone
- Ordinary Watercourses Consultation Zone
- Historic Flooding Points Consultation Zone
- Local Wildlife Sites Con



Historic Map - Fish Pond site (1960)



DigiMap - Built vs nature



DigiMap - Zoomed in area

Planning Policy

Wokingham Borough Council

The proposed designs followed the following main Planning Policy at National Planning Policy Framework (NPPF) and the Local Planning Authority (LPA).

Core Strategy 2010 & National Planning Policy Framework (2024):
The site is located within the settlement limits of Shinfield and as such the principle of development should be acceptable according to Policy CP9 providing that it complies with the principles stated in the Core Strategy.

The principle of the proposed development within the settlement boundary of Shinfield is supported in principle by Policy CP9. Notwithstanding the above, the development would represent sustainable development in terms of the principle of development.

Character of the Area:

Paragraph 68 follows on from this stating that houses and streets should establish an appropriate relationship with the pattern, sizes and proportions of existing houses in the local area. Policy CP1(1) only supports development that maintains or enhances the high quality of the environment, with policy CP3 supporting development of an appropriate mass, layout, built form, height and character to the area CP3(a) and which makes a positive contribution to the sense of place contributes to the buildings and spaces themselves and in the way they integrate with their surroundings CP3(f).

The Borough Design Guide Supplementary Planning Document provides further guidance for developers with general guidance that development should respond positively to its site and local context (G1) and respond positively to the local character of the area (G2).

The proposals involve the erection of 4no. 3-bedroom dwellings. This density is in line with the pattern of the immediate urban context, and follows carefully the alignment of massing and height with its neighbours.

The proposed road design and layout would result in a decrease of hard surfacing to the front of the dwellings.

The principle of new dwellings on Mitford Close is accepted. (see Pre-application feedback, page 28-29). The density design and layout of the development proposed would link visually and tectonically with the patterns of the area.

Residential Amenity:

Policy TB07 of the MDD and R17 of the SPD require adequate internal space to ensure the layout and size achieves good internal amenity.

All of the dwellings meet the minimum GIAs and living kitchen and dining space for 3no. bedroom dwellings. All double bedrooms proposed meet the minimum 12sqm requirement.

R16 of the Borough Design Guide SPD requires a minimum depth of 11m for rear gardens and a 1m setback from the site boundary to allow access thereto. It should receive direct sunlight and be capable of accommodating play, clothes drying and storage.

The size of the proposed rear gardens have been revised and have been increased. The area of the rear gardens will be:

- House 1 - 70 m²
- House 2 - 100.44 m²
- House 3 - 74.65 m²
- House 4 - 58.93 m²

The proposed rear gardens will incorporate earthworks and stepped terraces, creating clearly defined areas for recreational use. This arrangement offers an improvement over the situation at No. 26 Mitford Close, where garden use is constrained by dense tree cover and pronounced site gradients. The scheme provides above-average amenity space, featuring a clear and functional rectangular garden layout. In the context of backland development, this exceeds national benchmarks for three-bedroom homes, which typically range between 50–60 m².

Neighbouring Amenity:

Overlooking:
Figure 4.25 of the Borough Design Guide (BDG) outlines the minimum separation distance required for residential development to maintain privacy and limit sense of enclosure.

All proposed windows have been located to avoid direct overlooking. Only windows to the side will be frosted. These are: House 1 - H1G.02; House 2 - H2G.02; House 3 - H3F.05 & H3F.06; House 4 - H4F.04 & H4F.03. These will be windows to the bathrooms, serving as ventilation. Please see page 38 from this D&A, the front to back distance between the elevations of the dwellings would only be above 20 metres. The rear fenestration would only overlook woodland.

Highway Access and Parking Provision:

Mitford Close is an adopted unclassified cul-de-sac with a turning head at the end of the close. The council's highway engineer has advised that Traffic from this proposed development would not have an adverse impact on the wider highway network.

Full details, including a local Parking survey has been included in the ' Mitford Close_Transport Statement.

Landscaping, Trees and Ecology:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character. R14 of the Borough Design Guide SPD requires well-designed hard and soft landscaping that complements housing.
Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network.

The proposed removal of trees to be read in conjunction with:
- The Arboricultural Impact Assessment (by Andrew Day);
- BNG Report (by aLyne Ecology Ltd.);
- PEA & GLTA Report (by aLyne Ecology Report Ltd.)
- Bat Report (by PAD Ecology).
- Drawing 100_02 (Site Location Plan, Removed Vegetation by Laura Nica Studio).

The main justification for removing this vegetation and trees include:

Trees proposed for removal are not protected, as they post-date the Tree Preservation Order issued in the 1976s.

No trees identified for removal were found to host protected species, such as bats.

Several specimens are either dead, in poor health, or have developed in unsuitable conditions, compromising their sustainability on site.

A number of these trees obstruct ongoing maintenance of the existing dry ditch.

