

PLANNING REF : 251458  
PROPERTY ADDRESS : School Green Centre  
: School Green, Shinfield, Berkshire  
: RG2 9EH  
SUBMITTED BY : Shinfield Parish Council  
DATE SUBMITTED : 22/07/2025

COMMENTS:

Shinfield Parish Council objects to this planning application for the following reasons:-

1. Impact on Protected Trees and Local Environment

The proposed development site is entirely surrounded by trees and woodland protected under various Tree Preservation Orders (TPOs).

The removal or damage of any trees would have a significant negative impact on the local environment and biodiversity. This area,

particularly at the corner of Croft Road and Hyde End Lane, is a valued green space used extensively by walkers, cyclists, and horse riders. The loss of this verdant, open space would diminish the community's enjoyment and the character of the area.

2. Surface Water Flooding Risk

The central area of the site, where the buildings are proposed, is identified as being at risk of surface water flooding. The applicant has not demonstrated how the development would mitigate this risk or prevent increased flooding on the site and surrounding areas, including adjacent roads. This is a critical concern that must be addressed with a detailed and robust drainage strategy.

3. Proximity to AWE Burghfield - DEPZ Concerns

The site lies within the Detailed Emergency Planning Zone (DEPZ) of AWE Burghfield. While the applicant references the approval of the Hollies Nursing Home, it is important to note that the Inspector's Report for that case explicitly stated that the Off-Site Emergency Plan (OSEP) is not infinitely scalable.

Incremental, unplanned development within the DEPZ could undermine the effective management of land use planning and pose a risk to public safety. Furthermore, the Hollies site was an allocated site, whereas this application is speculative and concerns previously undeveloped land.

4. Unsuitable Access Road

The current access road from the site to Croft Road is little more than a dirt track. The proposed development would significantly increase traffic, and the applicant has not provided adequate plans to upgrade the road surface. Without proper surfacing, there is a risk of mud and debris being transferred onto the main carriageway, creating hazards for other road users.

Submitted by Deputy Clerk to Shinfield Parish Council