

PLANNING REF : 251086
PROPERTY ADDRESS : School Green Centre
: Shinfield, Rg2 9eh, School Green, Shinfield, Berkshire
: RG2 9EH
SUBMITTED BY : Shinfield Parish Council Shinfield Parish Council
DATE SUBMITTED : 12/06/2025

COMMENTS:

Shinfield Parish Council strongly objects to application reference 251086, submitted at Stanbury House, Basingstoke Road, Spencers Wood RG7 1AJ for the following reasons:-

- While recognising this is adjacent to Phase 1, the scale of development on land outside the settlement boundary (Policy CC02, TB21, Policy 1 & Policy 2).
- The scale of development on land inside the DEPZ (Policy TB04).
- The scale of property mass, layout, and height of the proposals (Policies CP3, CP9, CP11, CC03 and Policy 2 of the Neighbourhood Plan).
- Continuing urbanisation of the small village (Policy TB26 as well as Policy 1 and Policy 2 of the Neighbourhood Plan).
- Inadequate access arrangements onto Basingstoke Road (Policy CP6).
- Inadequate public transport provision (Policy CP6).
- Adding to an existing inadequate school provision.
- Loss of agricultural land and harm to the rural environment (Policy CP1).
- Reduction to the adjacent SANG.
- The development programme isn't clear in the parameter plan.

Planning Policy Context

Paragraph 15 of the National Planning Policy Framework (NPPF) requires the planning system to be plan-led, whereby plans should provide a positive vision for the future of each area, a framework for addressing housing needs and other priorities.

The relevant policies are:

- Policy CP1 (Sustainable development) states that planning permission will be granted for development proposals that avoid areas of best and most versatile agricultural land.
- Policy CP4 (Infrastructure Requirements) says planning permission will not be granted unless appropriate arrangements for the improvement or provision of infrastructure, services, community and other facilities required for the development taking account of the cumulative impact of schemes are agreed.
- Policy CP6 (Managing Travel Demand) sets out seven criteria for successful schemes.
- Policy CP9 (Scale and Location of Development Proposals) classifies Spencers Wood as a modest development location. The policy says that the scale of development proposals in Wokingham borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility.
- Policy CP11 (Proposals outside development limits including countryside) constrains development in the countryside and sets out criteria when its acceptable.

Shinfield Neighbourhood Plan (2017)

In terms of this outline planning application, the key policies are:

- Policy 1 (Location of Development) states that development adjacent to the Development Limits will only be supported where the benefits of the development outweigh its adverse impacts.
- Policy 2 (General Design Principles) states that development needs to be in "compatibility with the scale and features of existing buildings in the locality."
- Policy 4 (Accessibility and Highways Safety) confirms that all development proposals should demonstrate appropriate levels of accessibility and highway safety.

Managing Development Delivery Local Plan (2014)

The key policies are:

- Policy CC02 (Development Limits) says that planning permission for proposals at the edge of settlements will only be granted where they can demonstrate that the development, including boundary treatments, is within development limits and respects the transition between the built up area and the open countryside by taking account of the character of the adjacent countryside and landscape.
- Policy CC03 (Green Infrastructure, Trees and Landscaping) says development proposals should demonstrate how they have considered and achieved the key criteria within scheme proposals.
- Policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) says development will only be permitted where the applicant demonstrates that the increase in the number of people living, working, shopping and/or visiting the proposal (including at different times of the day) can be safely accommodated having regard to the needs of "Blue light" services and the emergency off-site plan for the Atomic Weapons Establishment site at Burghfield.

Enhancements required

Were this application to be approved Shinfield Parish Council would expect the following enhancements to be made to the area as an absolute minimum:-

- Funding for Spencers Wood Village Centre
- A path in front of the library
- Relocating the bus stop to the northern side of the Hyde End Road junction
- Improving the southern section of Woodcock Lane
- Approval and implementation of Planning Application 241861 - Spencers Wood Primary School

Conclusion

Shinfield Parish Council would urge the planning authority to recognise the importance of adhering to the 'plan-led system' as emphasised in the National Planning Policy Framework and to consider the long-term implications of this development. As such, we respectfully request that application reference 251086 be refused.

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