

PLANNING REF : 252138
PROPERTY ADDRESS : School Green Centre
: School Green
: RG2 9EH
SUBMITTED BY : Shinfield Parish Council Shinfield Parish Council
DATE SUBMITTED : 09/10/2025

COMMENTS:

Shinfield Parish Council (SPC) acknowledges the need for additional housing, particularly affordable dwellings, and does not oppose

development in principle. However, it is important to note that this area has already seen significant development, while other parts of Wokingham remain largely untouched. A more balanced distribution of housing across the borough would be preferable.

The primary concern with this proposal is the access arrangement for the eastern parcel, which will accommodate 116 dwellings. The proposed access point is located on a narrow bend in Hyde End Road, raising serious safety concerns. SPC strongly recommends that the site design be revised to include a roundabout serving both the eastern and western parcels. This would:

-Calm traffic along Hyde End Road.

-Clearly delineate the boundary between Shinfield village and the open countryside beyond.

-Provide the safest possible solution for vehicles entering and exiting the site.

This approach has proven effective in similar developments, such as Hayes Drive / Coronation Drive / Church Lane, where it successfully marked the transition between built-up areas and open space.

The traffic assessment references carriageway widening outside the site boundaries, including:

-The footpath between Lailey Path and Shinfield Infant School.

-Widening of Hyde End Road near the garden centre.

These improvements should be secured through the Section 106 agreement and delivered prior to any occupation of the site. The assessment

suggests removing the old footpath due to a permitted path inside the field line; however, this must not compromise pedestrian access for existing dwellings along Hyde End Road. Residents must retain safe and direct foot access.

The street lighting strategy is inadequate, particularly between Appleton Way and the eastern site entrance. This stretch must be upgraded to ensure safe access, which would be significantly improved by the introduction of a roundabout.

Pedestrian infrastructure also requires enhancement. The eastern side of Hyde End Road between Appleton Way and the site entrance currently lacks a continuous footpath. While a crossing point is proposed, SPC believes this is insufficient. A continuous footpath should be

provided along the eastern edge of Hyde End Road to allow safe, direct access to Shinfield's schools and shops without requiring multiple road crossings.

Additional points for consideration:

-Public Right of Way FP14: This path runs along the northern edge of the western parcel. The developer must ensure it remains open and safe throughout construction and improve its condition through High Copse woods. It must also be blocked to vehicular traffic.

-Access to Ancient Woodland: The plans are unclear regarding public

access to Tanner's Copse and High Copse. Clarification is needed.

-Millworth Lane Recreation Ground: The proposed path access is welcome. The developer should contribute via the Section 106 agreement to expand sports provision at Millworth Lane and High Copse sports field.

Submitted on behalf of the Deputy Clerk to Shinfield Parish Council.