



11 August 2025

Our Ref: 333101349

Planning Services
Wokingham Borough Council
Shute End
Wokingham, Berkshire
RG40 1BN

SUBMITTED VIA PLANNING PORTAL (REF: PP-13770259)

Dear Connie

LAND EAST AND WEST OF HYDE END ROAD, SHINFIELD – FULL PLANNING APPLICATION

BLOOR HOMES SOUTHERN LIMITED AND UNIVERSITY OF READING

On behalf of our client, Bloor Homes Southern Limited, we are pleased to submit a full planning application to Wokingham Borough Council ('WBC') for residential development on Land east and west of Hyde End Road, Shinfield.

The proposed description of development for which full planning permission is sought is as follows:

“Full application for the proposed erection of new dwellings (C3 Use Class) together with associated landscaping, open space provision, drainage infrastructure, parking, access and associated works.”

The Site falls within Shinfield Parish, adjacent to the village of Shinfield to the north-west, and other villages of Three Mile Cross and Spencers Wood both to the west and south-west respectively, with Spencers Wood connected to Shinfield via the B3349 Hyde End Road. The western parcel of the Site is bounded by the Shinfield Meadows development to the north. The eastern parcel is adjoined by semi-detached and detached houses to the north-west as well as Millworth Lane allotments & Millworth Lane Recreation Ground to the north. To the east is Tanners Cope ancient woodland, Langley Mead SANG.

The Site is proposed for allocation within the draft Local Plan in Policy SS14 to deliver new homes. In terms of the wider surrounding area, the Site benefits from the delivery of wider infrastructure as part of the South of the M4 SDL. Furthermore, infrastructure coming forward to support housing in this location already exists.

The submission of this planning application follows pre-application engagement with WBC and engagement with the local community including Shinfield Parish Council.

A list of all documents, plans and drawings submitted with this application is provided at Appendix A.

Application Fee

Office Address:
Stantec UK Limited
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Abbey Square
Reading
RG1 3BE

Registered Office:
Stantec UK Ltd
Stantec House, Kelburn Court,
Birchwood,
Warrington WA3 6UT
Registered in England No. 01188070

The application fee of **£ 56,607.00** (including service charge) will be paid directly to **WBC** via the Planning Portal. We trust that you have sufficient information to register and validate this application promptly.

If you require any additional information or have any queries, please do not hesitate to contact me at Bhamini.patgiri@stantec.com.

Yours faithfully



BHAMINI PATGIRI
Planner
on behalf of Stantec UK Ltd

Appendix A

Document/Report	Prepared By
Completed Application Form	Stantec
Cover Letter	Stantec
CIL Form 1	Stantec
Planning Statement	Stantec
Economic Benefits Statement	Stantec
Design and Access Statement	Pegasus
Shinfield Accommodation Schedule	Pegasus
Statement of Community Involvement	Stantec
Ecology Impact Assessment and BNG Assessment	EPR
Transport Assessment	ALP
Utilities Statement	ALP
Ground conditions report	GESL
Arboricultural Implications Assessment	FLAC
Minerals Safeguarding Assessment	Stantec
Agricultural Land Classification and Soil Resources Report	Reading Agricultural Consultants Ltd
Construction Environmental Management Plan	ALP
Cultural Heritage Desk Based Assessment	RPS
Noise impact assessment	Suono
Landscape and Visual Assessment	FPCR
Flood risk assessment and surface water drainage strategy	ALP
Lighting Assessment	ALP
Sustainability Assessment	Briary Energy
Air Quality Assessment	AQE
Drawings/Plans	Prepared By
Site layout – P24-0288_DE_01_ZD_23	Pegasus
Site Location Plan - P24-0299_DE_01_17	Pegasus
Housetype Pack – P24-0288_3OC	Pegasus
Character Areas Plan - P24-0288_DE_01_J_06	Pegasus
Building Heights Plan - P24-0288_DE_01_M_20	Pegasus
Refuse Strategy - P24-0288_DE_02_X_23	Pegasus
Tenure Plan - P24-0288_DE_03_Y_23	Pegasus
Parking Strategy - P24-0288_DE_04_X_23	Pegasus
Adaptable & Accessible Plan - P24-0288_DE_05_X_23	Pegasus
Materials PLAN - P24-0288_DE_06_V_23	Pegasus
Enclosure Details Plan - P24-0288_DE_07_X_23	Pegasus
Boundary Treatments Plan - P24-0288_DE_08_X_23	Pegasus
Illustrative Streetscenes P24-0288_DE_10_B_01	Pegasus
Landscape Strategy 12332-FPCR-XX-XX-DR-L-0003-P06	FPCR