

PLANNING REF : 262054
PROPERTY ADDRESS : School Green Centre
: School Green, Shinfield
: RG2 9EH
SUBMITTED BY : Bruce Winton
DATE SUBMITTED : 18/09/2026

COMMENTS:

Shinfield Parish Council has reviewed the submitted planning application for the Land off Kirton's Farm Road, Reading and raises no objection in principle to the restoration of the site and the removal of historic imported soils.

The Council acknowledges that the proposal seeks to remove long-standing imported material and restore the land to a condition more consistent with its original agricultural use. The principle of restoring the site is therefore understood and accepted.

However, the Parish Council considers that careful attention should be given to the impacts associated with the construction phase before any permission is granted.

Highway and Traffic Impacts

The Transport Statement indicates that the works will involve the removal of approximately 18,000m³ of imported material requiring approximately 1,800 HGV loads, equating to around 3,600 two-way HGV movements over the construction period. Soil removal is anticipated to take place over approximately 95 working days, generating an average of around 38 two-way HGV movements per day.

Whilst the applicant concludes that these movements would not materially affect the local highway network, the Parish Council notes that Kirton's Farm Road is a rural road, approximately 6 metres wide, without footways or street lighting and containing constrained sections further north.

The Parish Council would therefore ask that the Highway Authority satisfy itself regarding:

- Peak daily HGV movements rather than average daily figures alone.
- The suitability of Kirton's Farm Road to accommodate sustained HGV movements over a prolonged period.
- The effectiveness and deliverability of the proposed temporary 30mph speed limit.
- The safety implications of large articulated vehicles using part of the opposing carriageway when entering and leaving the site, as identified within the Transport Statement.
- Whether a Road Safety Audit should be required given the scale and duration of the proposed traffic movements.

The Parish Council also requests that robust measures are secured through the Construction Logistics Plan to control mud, debris and dust on the public highway and that any highway damage attributable to the development is repaired at the developer's expense.

Trees and Arboricultural Matters

The Arboricultural Impact Assessment identifies 26 arboricultural features within the site and surrounding area, including one Category A tree and a number of Category B features.

Of particular significance is the identification of T1 Alder, which the Assessment classifies as an Ancient Tree and therefore an irreplaceable habitat under national planning policy.

The Parish Council notes that the applicant's own assessment identifies:

- Works within the Root Protection Area of the ancient alder.
- Potential impacts on retained trees.
- Root Protection Area incursions affecting four individual trees and seven groups of retained trees.
- The need for arboricultural supervision and further mitigation measures.

The Parish Council therefore requests that the Borough Council ensure that:

- The ancient alder is fully protected throughout the works.
- A detailed Arboricultural Method Statement is approved before works commence.
- Arboricultural supervision is secured throughout all sensitive excavation and reprofiling operations.

- Root Protection Areas are protected in accordance with the submitted assessment and any subsequent approved method statement.
- Conclusion

Accordingly, Shinfield Parish Council raises no objection in principle to the restoration of the site and removal of the imported soils. However, the Council requests that Wokingham Borough Council gives particular consideration to:

- Construction traffic impacts and HGV routing.
 - Highway safety on Kirton's Farm Road.
 - The practicality of the proposed temporary speed restriction.
 - Protection of the identified ancient tree and other retained trees.
 - Robust construction management measures throughout the duration of the works.
- before determining the application.