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Development Management  
Wokingham Borough Council  
Civic Offices, Shute End  
Wokingham  
RG40 1BN

14 March 2025

Dear Sir/Madam

**Re: Application for Permission in Principle at Land adjacent to Keepers Cottage, 39 Hyde End Road, Shinfield, Reading, RG2 9EP**

I act on behalf of the University of Reading and am instructed to submit an application for Permission in Principle to Wokingham Borough Council (*'the Council'*) for the proposed erection of a single residential dwelling in Land adjacent to Keepers Cottage, 39 Hyde End Road, Shinfield, Reading, RG2 9EP.

This Statement describes the Site and the proposal before assessing the development against the relevant planning policies in the Development Plan and considering other material considerations. It should be read alongside the following documents which are submitted in support of this application, including:

- a. The Relevant Application Form, signed and dated; and
- b. Site Location Plan.

Please note that the relevant planning application fee has been paid separately via the Council's online payment facility. In addition, we would be grateful if you could take into account the contents of this letter in your consideration of the application.

**The Site**

The application site is located in the southern area of Shinfield, on the southern side of Hyde End Road (B3349) within a predominantly residential area.

The site comprises of land adjacent to Keepers Cottage, a detached two storey three-bedroom residential dwelling with separate garage within a generous plot. 39 Hyde End Road has been divided and the land adjacent is now a separate plot comprising the application site. North of the site, a private road allows access to the 1<sup>st</sup> Shinfield Scouts headquarter building located to the rear of the site.



Fig 1. Keepers Cottage



Fig 2. The Application Site, land adjacent to 39 Hyde End Road

Shinfield village benefits from extensive amenities and includes facilities such as superstores, a petrol station, takeaways, and restaurants. Shinfield is particularly attractive to commuters due to its convenient access to major transport routes, including the M4, A33, and A329(M). While the local shops provide for day-to-day needs, larger shopping expeditions can be made to Wokingham or Reading, with Reading's Oracle Shopping Centre offering a wide variety of retail options.

The village is well-served by public transport, with railway stations in Winnersh, Wokingham, and Reading providing routes to London and the West Country. Additionally, Junction 11 of the M4 offers easy access to Heathrow Airport, Central London, the West Country, and the M25, making Shinfield a strategic location for both local living and broader travel.

The site is located within Flood Zone 1, in an area with a low probability of flooding, thus suitable for residential development.

The wider area is characterised by residential development of varying styles. However, the properties surrounding the site are predominantly detached and semidetached red brick two storey dwellings with habitable roof space. Landscaping in the vicinity is characterised by low boundary brick walls with planting/hedging and car parking fronting dwellings, with large rear gardens. Images of dwellings in the immediate vicinity are shown at Figure 3 and 4 below.



Fig 3. Residential properties north of the site



Fig 4. Residential properties south of the site

## Planning History

A review of the site's planning history has been undertaken using Wokingham's Council online database. No planning history has been found for the site.

## The Proposal

The proposal is for the erection of a single detached residential dwelling on the application site, land north of Keeper Cottage, 39 End Hyde Road.

## Planning Policy

To the extent the Development Plan policies are material to an application for planning permission, the decision must be taken in accordance with the Development Plan unless there are material considerations that indicate otherwise (Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning Compulsory Act 2004).

The policy framework relevant to the determination of this and any subsequent application consists of the National Planning Policy Framework (2024) (NPPF), the Wokingham Borough Local Development Framework which comprises of the Core Strategy (adopted January 2010), the Managing Development Delivery Local Plan (adopted February 2014) and the Shinfield Neighbourhood Plan (adopted January 2017)

### National Planning Policy

The revised National Planning Policy Framework (NPPF) was last updated in December 2024 and now constitutes guidance for local planning authorities and decision takers and is a material consideration in the determination of planning applications.

Section 4 of the NPPF advises authorities to approach decisions on applications, in a positive and creative way and that applications for sustainable development should be approved where possible. This section also highlights the importance of early engagement, suggesting that it has the potential to improve the efficiency of the planning process for both applicant and Council and result in a better outcome for the community (Paragraph 40).

The 2024 NPPF continues to reinforce the Government's emphasis on significantly boosting the supply of housing and is intended to prompt significant change in the delivery of housing, to rectify the housing crisis. The emphasis on the delivery of housing in sustainable locations remains.

### Wokingham Borough Local Development Framework

The policies relevant to the determination of the application are set out in Table 1 below.

| Document                | Policy | Description             |
|-------------------------|--------|-------------------------|
| Wokingham Core Strategy | CPI    | Sustainable Development |
|                         | CP2    | Inclusive Communities   |

|                                         |          |                                                                                |
|-----------------------------------------|----------|--------------------------------------------------------------------------------|
|                                         | CP3      | General Principles for Development                                             |
|                                         | CP5      | Housing mix, density and affordability                                         |
|                                         | CP6      | Managing Travel Demand                                                         |
|                                         | CP7      | Biodiversity                                                                   |
|                                         | CP8      | Thames Basin Heaths Special Protection Area                                    |
|                                         | CP9      | Scale and Location of Development Proposals                                    |
|                                         | CP17     | Housing Delivery                                                               |
| Wokingham Managing Development Delivery | CC01     | Presumption in Favour of Sustainable Development                               |
|                                         | CC02     | Development Limits                                                             |
|                                         | CC03     | Green Infrastructure, Trees and Landscaping                                    |
|                                         | CC04     | Sustainable Design and Construction                                            |
|                                         | CC06     | Noise                                                                          |
|                                         | CC07     | Parking                                                                        |
|                                         | CC09     | Development and Flood Risk                                                     |
|                                         | CC10     | Sustainable Drainage                                                           |
|                                         | TB05     | Housing Mix                                                                    |
|                                         | TB06     | Development of Private Residential gardens                                     |
|                                         | TB21     | Landscape Character                                                            |
|                                         | TB23     | Biodiversity and Development                                                   |
| Shinfield Neighbourhood Plan (SNP)      | SAL05    | Delivery of avoidance measures for Thames Basin Heaths Special Protection Area |
|                                         | Policy 1 | Location of Development                                                        |
|                                         | Policy 3 | Sustainable Development                                                        |
|                                         | Policy 4 | Accessibility and Highways Safety                                              |
|                                         | Policy 5 | Parking                                                                        |
|                                         | Policy 6 | Trees, Hedgerows and Woodland                                                  |
|                                         | Policy 7 | Biodiversity                                                                   |
|                                         | Policy 8 | Flooding                                                                       |

Table 1. Wokingham Local Development Plan Policies relevant to the Application

## Planning Assessment

This application seeks planning ‘permission in principle’ (PiP) for a single residential dwelling.

PiPs are the first part of a two-stage planning permission process with the principle of the development being for consideration at this stage and all other matters, including necessary conditions and legal agreements, being for a second “technical details consent” stage. Planning permission for development is granted after both stages of the approval process are completed.

In accordance with the Town and Country Planning (Permission in Principle) Order 2017 (as amended), the matters which can be considered by the Local Planning Authority in determining whether or not to grant Permission in Principle are limited to the location of development, the land use proposed, and the amount of development proposed.

### Principle and Location of Development

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Policy CCO1 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

This application seeks the erection of a single dwelling in a previously developed site within the settlement limits of Shinfield, thus constitutes development of a brownfield site within an urban area, representing sustainable development in line with the NPPF and development plan Policy CCO1 and SNP Policy1.

Policies CPI and CP6 of the Core Strategy require that development be sustainable, in terms of enhancing the quality of the environment and achieving zero carbon developments with a reduction in the need for travel and the promotion of sustainable transport. Policy CP9 identifies Shinfield as a “major development location” reflecting the good levels of facilities and services at this location together with their accessibility.

In this context, the application site is within a sustainable location and is acceptable in terms of principles stated in the Core Strategy.

There is overwhelming policy evidence in support of new housing, both within the Borough and in a wider context. The NPPF prioritises sustainable development, encouraging the use of underutilised land and buildings, particularly for housing where land is scarce. To maximise housing delivery, especially in areas with shortages, the NPPF emphasises efficient site use and discourages low-density developments.

The Core Strategy at table 3.1 identifies that the housing need for Wokingham Borough is to deliver 13,232 new homes for the plan period, this number includes a shortfall in provision from the former Structure Plan. The latest published Five-Year Housing Land Supply Statement (at 31st March 2024) shows the Council is currently only able to demonstrate 1.7 years' worth of deliverable sites. The report concludes that the Council cannot currently demonstrate a sufficient supply of housing land to meet this need over the next four or five years, accordingly the presumption in favour of sustainable development as outlined in NPPF paragraph 11, applies.

Given the substantial deficit in both past housing delivery and projected future supply, a demonstrable unmet need for the proposed type of development exists. The proposal will provide a single dwelling, representing a contribution to the supply of housing within the Borough and would make efficient use of previously developed land

in a sustainable location, thereby representing sustainable development complying with the housing growth objectives and policies of the development plan for Wokingham.

Overall, the proposal would see a net increase in residential accommodation, contributing to the Borough's housing land supply deficit. Furthermore, it delivers sustainable development through the reuse of previously developed land within an established urban area, benefiting from good access to essential services and amenities. Consequently, the application represents sustainable development, and there is a presumption in favour of a positive determination.

### Land Use

The proposal would introduce a residential use into an area that is almost exclusively residential. As such, the proposed land use would accord with the pattern and character of land uses in the surrounding area.

### Amount of Development

Paragraph 117 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes whilst safeguarding and improving the environment and ensuring, healthy living conditions.

The application seeks the erection of a single residential dwelling. This amount of development is considered appropriate to the site's constraints and in line with the character of the surrounding area. The details of the proposed dwelling are to be secured in the second "technical details consent" stage, however, it is intended that the proposal would match the dwellings surrounding the site in terms of mass, layout, built form, height and materials to ensure that the character of the area is protected. The new dwelling will comply with nationally described space standard requirements, provide suitable private outdoor amenity space, adequate car and cycle parking and a suitable bin store. Accordingly, the proposal represents an appropriate level of development for the application site.

### **Conclusions**

The application site lies within the urban area of Shinfield and proposes the redevelopment of a brownfield site, therefore there is a presumption in favour of sustainable development. The applicant is of the view that the principle of development is acceptable, and the proposed land use and amount of development would accord with the character of the surrounding area.

The proposal offers significant benefits as listed below, which also contribute positively to the merits of the application. These include:

- Housing benefits to assist with the existing housing land supply shortfall;
- Employment generation during construction; and

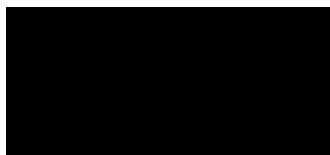
- Increased consumer spend to support local businesses and the national economy.

The technical details such as ecology, drainage, design, energy performance cannot be assessed at this stage. However, subject to the approval of stage 1, these details would form part of the next application.

Having regard to the above, we respectfully request that permission in principle is approved.

I trust you find the enclosed submission in order. Should you have any queries regarding the attached or enclosed, please do not hesitate to contact me on 7896294785 or [pamela@jmsplanning.com](mailto:pamela@jmsplanning.com).

Yours sincerely



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