

Date: 19th September 2025
 Application Ref: 252057
 Your Ref: 333102014



**WOKINGHAM
BOROUGH COUNCIL**

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**REQUEST FOR SCREENING OPINION UNDER REGULATION 6 OF THE TOWN
AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017 (AS AMENDED)**

Application Number: 252057

Site Address: Shinfield Studios Phase 3, South Avenue, Land at
Cutbush Lane, Shinfield, Reading, RG2 9AA

Expiry Date: 19 September 2025

Proposal: Screening Opinion application for an Environmental Impact Assessment for the proposed erection of film studio workshops, office space, a backlot for external filming and a compound area with supporting access, parking, landscaping, attenuation and associated works, plus external and internal alterations to Oldhouse Farm Barn, and change of use and internal alterations to Oldhouse Farm House from residential to office and demolition of existing buildings at Oldhouse Farm.

Dear Ms Daly

Thank you for your Screening Opinion request received on the 29 August 2025 at Shinfield Studios Phase 3, South Avenue, Land at Cutbush Lane, Shinfield, Reading, RG2 9AA. The application has been screened in accordance with Regulation 6 (2) of the Environmental Impact Assessment (EIA) Regulations 2017 (Town and Country Planning Environmental Impact Assessment Regulations 2017) and the supporting Planning Practice Guidance.

In summary, based on the scale and nature of the proposed development, it is concluded that an Environmental Impact Assessment (EIA) is not required to accompany any forthcoming planning application. This conclusion is supported by the assessment set out within this letter and the accompanying Matrix, which demonstrate that the development is unlikely to result in significant environmental effects, provided that appropriate mitigation measures are secured and robust supporting documentation is submitted as part of the application.

Site Description and Context

The proposed development site comprises predominantly undeveloped land, with a smaller portion identified as brownfield. This previously developed area, known as Oldhouse Farm, contains a mix of agricultural and light industrial buildings, compounds, and areas of hardstanding. Within this area are two Grade II Listed buildings: Oldhouse Farmhouse and Oldhouse Farm Barn.

Immediately to the south of Oldhouse Farm lies the site's backlot, which currently benefits from two temporary planning permissions for filming activities. The western parcel is permitted for use until April 2026 (ref. 243097), while the eastern portion has consent through 2027 (ref. 222906).

The site is located approximately 5.4 km south of Reading Train Station and around 5 km southeast of Reading town centre. It lies approximately 340 metres south of the M4 motorway at its closest point and roughly 2 km west of Junction 11, which provides strategic access to the A33 Basingstoke Road, connecting Reading to the north and Basingstoke to the south.

To the immediate north of the site are the Shinfield Studios, a major television and film production facility developed by the Applicant under planning reference 211841, with Phase 1 construction commencing in 2021 and is now completed. This area forms part of a wider commercial zone that includes the Thames Valley Science Park (TVSP). The site lies within and adjacent to the TVSP, which is primarily allocated for research and development, laboratory, and high-tech uses, along with associated infrastructure and facilities. The first phase of the Science Park was granted planning permission in 2010.

Surrounding Area

To the north of the M4 lies the settlement of Earley, predominantly residential in character. To the west is Shinfield village, with the eastern edge adjacent to the Site characterised by low-density housing, typically two to three storeys high and set within large plots. Agricultural fields surround the Site to the south and east, with notable buildings in the eastern fields including Hall Farm (owned by the University of Reading) and the International Cocoa Quarantine Centre. Bearwood Lakes Golf Club is located approximately 3 km to the east.

To the east of the Site lies the Loddon River Valley, a landscape of high quality, strong character, and high sensitivity. This area features flat valley floors with arable fields, small wet meadows, and woodlands.

Environmental and Heritage Designations

The southern portion of the Site, encompassing Oldhouse Farm, is located within Flood Zones 2 and 3, while the remainder of the Site lies within Flood Zone 1. The Site also partially falls within the Wokingham Air Quality Management Area (AQMA), which includes properties along the M4 corridor.

Two Sites of Special Scientific Interest (SSSIs) are located nearby: Stanford End Mill and River Loddon SSSI approximately 4 km to the south-west, and Longmoor Bog SSSI around 5 km to the south-east.

The closest Scheduled Monument is the Site of St Bartholomew's Church, located approximately 900 m to the south-east. In addition to the two Grade II Listed buildings at Oldhouse Farm, there are 11 Listed buildings within a 1 km radius of the Site, including the Grade I Listed Church of St Mary the Virgin, situated approximately 1 km to the south-west.

Proposed development

Full planning permission is sought for the proposed development. The applicant has advised that the description of the Proposed Development is as follows:

“Full planning application for the erection of film studio workshops, office space, a backlot for external filming, a compound area, with supporting access, parking, landscaping, attenuation and associated works. Planning application and listed building consent for the external and internal alterations to Oldhouse Farm Barn, and change of use and internal alterations to Oldhouse Farm House from residential to office and demolition of existing buildings at Oldhouse Farm.”

The proposed development includes four new workshops with a combined floorspace of up to 7,233 sqm. Individual workshop units will range in size from approximately 825 sqm to 1,957 sqm. One of the workshops currently benefits from temporary planning permission and is proposed to be made permanent as part of this application. Office space totalling up to 2,078 sqm is proposed, to be located within Oldhouse Farmhouse and in the northern part of the Site, including the replacement of the existing SSL office building with a new facility.

The application also seeks to make permanent the backlot area currently subject to temporary permissions under WBC references 222906 and 243097. A storage compound is proposed to the south of the British Museum site. Landscaping works are proposed throughout the Site, including the removal of existing light industrial buildings, compounds, and hardstanding at Oldhouse Farm, to be replaced with high-quality landscaping.

The Grade II Listed Oldhouse Farm Barn is proposed to be retained, repaired, and repurposed as a multi-purpose events space for film-related activities. Oldhouse Farmhouse is also proposed to be retained and converted into office use with minimal internal alterations. A curtilage-listed shed is proposed for demolition; this structure has been assessed as having no historic significance.

Infrastructure works include the widening of Oldhouse Lane to facilitate two-way traffic where feasible, with retention of existing trees and hedgerows except for the removal of one Category B tree to enable access. A separate foul and surface water drainage system is proposed, incorporating Sustainable Drainage Systems (SuDS) such as swales and filter trenches.

Parking provision will be consistent with previous phases of Shinfield Studios, with 113 additional spaces proposed, including 14 disabled bays. Electric vehicle charging infrastructure will be provided in accordance with WBC standards, with 5% of spaces equipped for active charging and 20% for passive provision.

The layout of the proposed development has been designed to utilise existing access points and field boundaries, with landscape screening and earth mounding proposed along the southern boundary to mitigate visual impacts and maintain the character of the surrounding area.

Planning History

The planning history for the site and significant extant planning approvals / applications for the local area are summarised in Appendix 1.

Requirement for an EIA

The proposal is considered to fall under category 10 of Schedule 2 of the 2017 EIA regulations. The development includes more than 1 hectare of urban development which is not dwellinghouse development, and the site exceeds 5ha of land, and as such, the application needs to be screened to determine whether EIA is required.

Indicative criteria provided as part of The Planning Practice Guidance states that Sites which have not previously been intensively developed will need to be considered for an EIA. This includes if the area of the scheme is more than 5 hectares; it would provide a total of more than 10,000 m² of new commercial floorspace; or the development would have significant urbanising effects in a previously non-urbanised area. The Proposed Development meets all of these thresholds.

For the reasons set out above, as well as the criteria provided in the Planning Practice Guidance and Schedule 3 (Selection Criteria for Screening Schedule 2 Development) of the EIA Regulations, it is considered that an EIA is not required.

Conclusion

In summary, while the proposed development has the potential to increased the cumulative impacts, it is considered that an Environmental Impact Assessment (EIA) is **not required** to accompany any forthcoming planning application. This conclusion reflects the scale and nature of the proposal, the physical separation from other developments, and the mitigation measures proposed to manage construction and operational impacts.

Although the site lies within the Loddon River Valley, a landscape of High Quality, Strong Character, and High Sensitivity, the development is not visually prominent and

is unlikely to contribute cumulatively to landscape or townscape views. Potential impacts can be appropriately addressed through a planning application and submission of a Construction Environmental Management Plan (CEMP), Construction Traffic Management Plan (CTMP), Travel Plan, and supporting technical assessments including but not limited to a Drainage Strategy, Flood Risk Assessment, Ecological Impact Assessment, and, where relevant, an Air Quality Assessment. These documents will ensure that any environmental effects are identified, assessed, and mitigated to avoid significant adverse impacts.

The accompanying Matrix further supports this conclusion, demonstrating that the development does not meet the thresholds or criteria that would trigger the need for an EIA under the relevant regulations.

If you have any queries regarding this advice, please contact the case officer Abi Peacock on abi.peacock@wokingham.gov.uk

Yours Sincerely,



Connor Corrigan
Service Manager

Application Ref.	Site Location	Description of Development	Planning Status	Approx. Distance from Site
092167 (O/2009/1027)	Land North Of (Lane End Farm) Cutbush Lane Shinfield Reading	Outline application for phase 1 development of Science & Innovation Park (Access to be considered) plus full application for the construction of access road foot and cycle ways M4 overbridge and associated works including landscaping and engineering works plus erection of boundary wall and fence adjoining Shinfield Road/Access Road. Part demolition and reformation of facade of Stable Buildings at Lane End Farm and demolition of existing farm buildings.	Approved 27/10/10	~0km north of the site
101505 (F/2010/1428)	Land Between Cutbush Lane, Arborfield Road & Shinfield Road Shinfield Reading RG2 9BE	Full application for the construction of an Eastern Relief Road (ERR) to Shinfield including the construction of road foot and cycle-ways an M4 over-bridge. Re-grading of embankments landscaping utilities creation of flood compensation areas and associated works including engineering and other operations. Erection of replacement boundary wall and fence adjoining Shinfield Road/ ERR part demolition of existing farm buildings at Lane End Farm and demolition/deconstruction of two poly tunnels south of Cutbush Lane. – Delivered and open	Appeal Allowed 22 October 2012	~0.3km west of the site
101507 (O/2010/1432)	Land West of Hollow Lane, South of Church Lane Hyde End Road Shinfield Reading RG2 9EP	Outline application for a residential development of up to 1200 dwellings a further 150 units of specialist housing (including sheltered housing) for elderly persons a local centre to include a food store (2500 sqm) and other retail and office uses a community building proposed extension of existing primary schools' erection of a new primary school public open space sports pavilion suitable alternative natural greenspace (SANG) and access and landscaping.	Appeal Approved 08/11/2012	~1.1km south west of the site
111277 (O/2011/0204)	Land at the Manor, bordered by Brookers Hill, Hollow Lane and Church Lane Shinfield Reading	Outline application for demolition of existing buildings and a residential development comprising up to 126 dwellings, a sports pavilion, public open space, landscaping and associated works (means of access to be considered: appearance, landscaping, layout, and scale reserved).	Appeal Allowed 8 January 2013	~1km south west of the site
130162 (O/2013/0346)	Land At Church Lane, Hyde End Lane And Hyde End Road Three Mile Cross Reading	Hybrid application with part in outline in respect of up to 900 dwellings up to a three form entry primary school public open space access and landscape (means of access into	Approved 22 July 2014	~2km south west of the site

		the site to be considered) and part in full in respect to Suitable Alternative Natural Greenspace (SANG) following demolition of existing dwelling and ancillary buildings including greenhouses sheds stables and garage (214a Hyde End Road). - Approved 24/12/2013		
130163 (F/2013/0347)	Land South of Croft Road Spencers Wood Reading RG7 1DR	Full planning permission for the erection of 276 dwellings with associated access landscaping and open space following demolition of existing dwelling and ancillary buildings (214a Hyde End Road). - Approved 24/12/2013 <i>Note part of the 900 dwellings as referred to under O/2013/0346 -above</i>	Approved 22 July 2013	~ 2.5km south west of the site
130363 (O/2013/0101)	Land North Of Cutbush Lane Shinfield Reading RG2 9AF	Outline planning permission for a residential development comprising up to 126 dwellings, public open space, children's play areas, accesses to Cutbush Lane and the Shinfield Eastern Relief Road, Landscaping, Ecological buffer zone, ground modelling, sustainable drainage systems and associated infrastructure. –	Approved 24/12/2013	~ 0.35km west of the site
132180 (VAR/2013/0602)	Land At The Manor, Bordered By Brookers Hill, Hollow Lane And Church Lane Shinfield Reading	Application to vary conditions 1, 9, 14, 15, 29 and to removal of conditions 50 and 53 of Appeal planning consent O/2011/0204.	Approved 17 June 2013	~1km south west of the site
140791 (RM/2014/2062)	Land At The Manor, Brookers Hill Shinfield Reading RG2 9BX	Reserved Matters application pursuant to planning consent VAR/2013/0602 for a development of 126 dwellings, a sports pavilion, public open space, landscaping and associated works. This application comprises details of appearance, landscaping, layout and scale.	Approved 30 June 2017	~1km south west of the site
140977 (O/2014/2280)	Arborfield Garrison & Adjoining Land Arborfield Reading RG2 9NW	OUTLINE PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a foodstore up to 4,000 sqm gross with up to a further 3,500 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sqm (gross) floor space within Classes D1 and D2. Neighbourhood centre to	Approved 2 April 2015	3.1km ~ south east of the site

		provide up to 300 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works. PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.		
141016 (VAR/2014/0624)	Land West of Hollow Lane, South of Church Lane Hyde End Road Shinfield Reading RG7 1BJ	Application to remove condition 48 of planning consent O/2010/1432 (the development shall be implemented in accordance with the approved Residential Travel Plan)	Approved 22/10/14	1.1km south west of the site
142517 RM/2014/2561	Land North of Cutbush Lane Cutbush Lane Lower Earley Reading	Reserved Matters application pursuant to Outline Planning Consent O/2013/0101 for a residential development comprising up to 126 dwellings public open space, children's play areas, accesses to Cutbush Lane and the Shinfield Eastern Relief Road, Landscaping, Ecological Buffer Zone, ground modelling, sustainable drainage and associated infrastructure.	Approved 24 June 2015	~ 0.35km west of the site

150162	Land At, Biggs Lane Arborfield	Reserved Matters application for the erection of 113 dwellings with access from Biggs Lane and Princess Marina Drive, with associated internal access road, parking, landscaping and open space, footpaths and sustainable Urban Drainage (Suds) – ‘Phase One’	Approved 26 November 2015	~4km south east of the site
151988 (RM/2015/0630)	Land North Of Lane End Farm Cutbush Lane Shinfield Reading RG1 3BE	Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 for the development of phase 1A of proposed Thames Valley Science Park comprising the construction of a gateway building and all associated landscaping and ancillary works plus temporary car parking arrangements, - Appearance, Landscaping, Layout and Scale to be considered		~ 0.05km west of the site
153336	Nine Mile Ride Extension Arborfield Garrison Wokingham	Reserved Matters application pursuant to planning consent O/2014/2280. The application relates to the Nine Mile Ride Extension, School Access Road and A327 Roundabout. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 24 March 2016	~4km south west of the site
153435	Land at the Manor, bordered by Brookers Hill Hollow Lane, & Church Lane Shinfield	Reserved Matters application pursuant to planning consent VAR/2013/0602 for development of a sports pavilion and associated vehicle parking, public open space (including a cricket pitch and informal open space), landscaping and associated works. This application comprises details of appearance, landscaping, layout and scale.	Approved 26 May 2016	~1km south west of the site
160183	Land West of Shinfield West of Hyde End Road And Hollow Lane South of Church Lane Shinfield	Application for Reserved Matters submission in respect of the primary infrastructure phase including access roads, suds ponds, foul and surface water drainage and associated landscaping.	Approved 15/04/16	~1.1km south west of the site
161189	Land West of Shinfield, West of Hyde End Road and Hollow Lane South of Church Lane Shinfield	Reserved Matters application pursuant to Outline planning permission VAR/2014/0624 (Pursuant to O/2010/1432) for the erection of 517 dwellings including access roads, garages, parking spaces, open space and landscape treatment of Phase 1, Shinfield West. (Access within the site, appearance, landscaping, layout and scale to be considered).	Approved 21/07/17	~1.1km south west of the site
161255	Land North of Hyde End Road Hyde End Road Shinfield RG2 9EP	Full application for the proposed erection of 32no dwellings with associated vehicular access, parking and landscaping.	Approved 15 August 2017	~2.5km south west of the site

161536	Land At, Arborfield Garrison Biggs Lane Arborfield	Application for Reserved Matters for the erection of 127 dwellings together with access from Princess Marina Drive with associated internal access roads, landscaping, open space, footpaths and sustainable urban drainage (SUDS), relating to (parcel T) land – ‘Phase Two’	Approved 14 September 2016	~4km south east of the site
161747	Land At Arborfield Garrison Sheerlands Road Arborfield Reading RG2 9ND	Application for Reserved Matters for the erection of 223 dwellings together with access from Sheerlands Road and the Nine Mile Ride Extension, with associated internal access roads, parking, landscaping, open space, footpaths, bridleways and sustainable urban drainage (SUDS), relating to Parcel A-G land – ‘Phase Three’	Approve 23 November 2016	~3.5km south east of the site
162818	Land North of (Lane End Farm) Thames Valley Science Park) Cutbush Lane Shinfield Reading	Reserved Matters application for the car park for phase 1 of the Science Park.	Approved 8 TH December 2016.	~0.35km west of the site
162829	Land north of Church Lane Church Lane Three Mile Cross	Application for Reserved matters application for 175 dwellings including internal access roads, garages, parking places, open spaces, allotments, Multi-Use Games Area (MUGA) and Locally Equipped Area of Play. Approved 10/03/17	Approved 10 March 2017	~2km west of the site
162841	Land North Of (Lane End Farm) Cutbush Lane Shinfield Reading	Reserved Matters in relation to the development of Phase 1b of the proposed Thames Valley Science Park (TVSP) for a new cancer treatment centre, all associated landscaping, access and ancillary works	Approved 8 TH December 2016.	~0.3km west of the site
163457	Land North of Croft Road West Of Hyde End Lane South Of Ryeish Lane and East	Reserved Matters application pursuant to Outline Planning Consent O/2013/0346 for the primary infrastructure phase including Spine Road, Suds Ponds, Foul and Surface Water Drainage and Associated Landscaping Approved 23/5/17	Approved 23 May 2017	~2km south west of the site
163547	Reading FC Training Ground Park Lane Finchampstead Wokingham RG40 4PT	Outline application (all matters reserved except access to the site) for up to 140 residential units (Use Class C3) and all associated parking, soft and hard landscaping within the site and ancillary works. (Means of access into the Site off Park Lane, demolition of existing buildings and 2.83ha of SANG to be determined in full detail).	Approved 31 March 2021	~4.4km south east of the site

163609	Thames Valley Science Park Land North of Cutbush Lane, East of Shinfield Eastern	Outline planning application for Phase 2 of the Thames Valley Science Park comprising up to 57,110 sqm research and development and innovation floor space (with occupancy restricted by a Gateway policy) inclusive of up to 5,711 sqm of amenity and supporting uses and an energy centre (all matters reserved except access to the site).	Approved 06 July 2017	~0km west of the site
170010	Land North of Croft Road, West of Hyde End Lane, North & South of Ryeish Lane, East of Clares Green Road Spencers Wood	Reserved Matters application pursuant to Outline Planning Consent O/2013/0346 for 363 dwellings including internal access roads, garages, parking spaces, SuDS attenuation, open space, Play Areas and associated landscaping enhancements. Approved 26 th July 2017	Approved 26 July 2017	~2.2km south west of the site
170035	Land to the West of Shinfield	Reserved Matters application for a two-form entry (2FE) primary school, including all hard & soft play areas, school car parking, attenuation pond (habitat area), landscaping and associated drop off car parking.	Approved 11/05/17	~1.7km south west of the site
170239	Land East of Hyde End Lane, North of High Copse Farm West of Hyde end Lane Shinfield	Application for approval of reserved matters following outline approval (O/2013/0346) for a sustainable transport link to serve public transport (buses), emergency vehicles and pedestrian and cycle links. Approved 7/12/18	Approved 7 December 2017	~2km south west of the site
170686	Land at Arborfield Garrison Parcels H, I and J Arborfield	Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the erection of 179 dwellings with access From the Nine Mile Ride Extension (NMRE), with associated internal access roads, paths, circulation areas, car parking including garages, landscaping, open space and associated infrastructure and works. (Parcels H, I and J) – 'Phase Four'	Approved 25 July 2017	~4km south east of the site
171333	Parcel U2 Arborfield Garrison Biggs Lane	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for 79 dwellings with access from Biggs Lane, with associated internal access roads, parking, landscaping and open space, footpaths/cycleways, Sustainable Urban Drainage (SuDs) sub-station and gas governor – 'Phase Five'	Approved 9 August 2017	~3.6km south east of the site
172005	Parcel Q Nine Mile Ride Arborfield Garrison	Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the construction of 114 apartments with communal space, access from the Nine Mile Ride Extension (NMRE), with associated internal access roads, parking, landscaping and open space,	Approved 22 January 2018	~4km south east of the site

		footpaths/ cycle ways, Sustainable Urban Drainage (SuDS), and substation (Parcel Q) – ‘Phase Six’		
172450	Land West Of Shinfield West Of Hyde End Road And Hollow Lane South Of Church Lane Shinfield	Reserved Matters application pursuant to Outline planning permission O/2010/1432 (pursuant to VAR/2014/0624) for the erection of 473 dwellings including access roads, garages, parking spaces, open space and landscape treatment for Phase 2. (Access, Appearance, Landscaping, Layout and Scale to be considered)	Approved 14/12/17	~1.5km south west of the site
173287	Thames Valley Science Park - Phase 1 (Building 2) Land North of Cutbush Lane Shinfield	Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 (as extended under planning permission 152330) for the development of phase 1 of Thames Valley Science Park, comprising the construction of building 2 of the gateway building and all associated landscaping and ancillary works, plus temporary car parking arrangements - Appearance, Landscaping, Layout and Scale to be considered.	Approved 14 February 2018	~0km west of the site
173734	Parcel K Sheerlands Road Arborfield	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for 12 dwellings with access from Sheerlands Road, with associated internal access roads, parking, landscaping and open space, footpaths/cycleway, Sustainable Urban Drainage (SuDs) (Parcel K) – ‘Phase Seven’	Approved 11 April 2018	~3.6km south east of the site
180757	Specialist Housing Site (South) Local Centre Land West of Shinfield West of Hyde End Road & Hollow Lane South of Church Lane RG2 9EH	Reserved matters application for the erection of a 68-bed care home building (Class C2) and associated development including site access, car parking and landscaping in the part of the site identified by the outline planning consent for specialist housing. Access, Layout, Scale, Appearance and Landscaping to be considered.	Approved 20/06/18	~1.1km south west of the site
180758	Specialist Housing Site 1 Local Centre Land West of Shinfield West of Hyde End Road & Hollow Lane South of Church Lane RG2 9EH	Reserved matters application for the erection of a building comprising 80 no. extra care units (Class C2) and associated development including site access, car parking and landscaping in the part of the site identified by the outline planning consent for specialist housing. Access, Layout, Scale, Appearance and Landscaping to be considered.		~1.1km south west of the site
181366	Land South of Church Lane, East of Basingstoke Road, West of Hyde End Lane, North	Reserved Matters application Pursuant to Outline planning consent O/2013/0346 for the erection of 86 dwellings including internal access roads, garages, parking spaces,	Approved 13 September 2018	~2.5km south west of the site

	of Oakbank School Three Mile Cross	SuDs attenuation, open space, Play Area, Allotment and associated landscaping enhancements. Pending (part of the global 900 dwellings referred to above in consented schemes)		
181499	Land to the South of Cutbush Lane Shinfield	Full planning application for the erection of 249 dwellings, new public open space, landscaping, surface water attenuation, access and associated works at land to the south of Cutbush Lane Shinfield.	Appeal Allowed 10 March 2020	~0.3km south west of the site
181631	Land South of Reading Road and Arborfield Road, East of Chestnut Crescent	Full planning application for the change of use of 21.7ha of land from agricultural use to informal recreation (Suitable Alternative Natural Greenspace SANG) and associated infrastructure including pedestrian and vehicle access, a car park, footpath network and landscaping	Appeal Allowed 6 January 2020	~0.8km south west of the site
181658	Parcel C2 Secondary School Access Road Arborfield Garrison	Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the construction of 104 apartments, communal space (Clubhouse) and access from the Secondary School Access Road, with associated internal access roads, parking, landscaping and open space, footpaths/cycle ways, and Sustainable Urban Drainage (Parcel C2).	Approved 12 November 2018	~4.2km south east of the site
201002	Land west of Kingfisher Grove Three Mile Cross	Outline application for the proposed erection of 49 dwelling, including 22 units of affordable housing, with new publicly accessible open space and access. (Access to be considered)	Appeal Approved 31 January 2023	~3.5km south west of the site
211081	Barkham Farms Barkham Wokingham RG40 4EX	Full application for EIA development for the proposed installation of a new 52ha solar farm for a temporary period of 25 years including underground grid connection between site and Electricity Distribution Centre, laying of internal access road, the erection of substation building security fencing and associated landscaping with approximately 3.4ha of tree planting for carbon sequestration.	Full Planning Permission granted January 2022	4.1km southeast of the Site
220772	Hogwood Park Park Lane Finchampstead Wokingham RG40 4PT	Application for a Screening Opinion for an Environmental Impact Assessment for a proposed erection of 140 residential dwellings including access road, garages and all associated parking, open space, play area and soft and hard landscaping.	EIA not required	4.6km southwest of the Site
222306	Land Adjacent to Blagrove Lane Wokingham	Outline application, with all matters reserved except for access, for the proposed erection of up to 350 dwellings	Outline Planning Permission	4.7km east of the Site

		(Use Class C3) and care home (Use Class C2), with new accesses onto Barkham Road and Blagrove Lane, landscaping and onsite SANG, following demolition of outbuildings and agricultural buildings.	granted May 2025	
223370	Land at Cross Lanes Farm Reading Road Arborfield Reading RG2 9HP	Screening Opinion application for an Environmental Impact Assessment for a proposed development of up to 450 homes (including 40% affordable housing) with main access from Swallowfield Road and secondary access from Reading Road, plus a green infrastructure network including a new SANG, open spaces, green corridors and play areas, and an integrated SuDS network.	EIA not required	1.4km south of the site.
230208	Land located to the east of Watmore Lane/Maidensfield Winnersh	Outline application with all matters reserved except access for the proposed erection of up to 234 dwellings	Outline Planning Permission granted March 2024	4.5km east of the Site
232653	Land North of Sheepbridge Court Farm Basingstoke Road Swallowfield RG7 1PT	Full planning permission for a 25 ha solar farm for a temporary period of 40 years (EIA Development).	Approved March 2025	3.1km southeast of the site.
2328330	Land South of Cutbush Lane East, Shinfield	Full application for the proposed Construction of a Collections, Digitisation & Research Centre with associated infrastructure and external works including car parking, SUDS basin and landscaping. Application is a potential departure from the local plan.	Approved September 2024.	~160m east of the site
242484	Land to the north of Arborfield Road west of Shinfield Eastern Relief Road	Full application for the erection of 191 dwellings, open space, landscaping, supporting infrastructure and associated works.	Awaiting Determination	~600m southwest of the site