

PLANNING REF : 250415
PROPERTY ADDRESS : School Green Centre
: Shinfield, Rg2 9eh, School Green, Shinfield, Berkshire
: RG2 9EH
SUBMITTED BY : Mrs Sally Herring
DATE SUBMITTED : 25/03/2025

COMMENTS:

Shinfield Parish objects to this development for the following reasons:-

1. It is not in the WBC Local Plan and may be required for either housing to meet new mandatory housing targets or as offices for a new unitary authority. Given the historic position and design features of the existing buildings, it should be listed. Preservation of its appearance could be facilitated via a multitude of development options, for example, a Hotel, Conference Centre, Education facilities.
2. The current brutalist design is a landmark sight whereas the proposed plans look cheap and badly designed.
3. The need for these types of industrial units is not required as there are already similar empty properties nearby.
4. The proposed development is unsuitable for its location, given that the capacity of Junction 11 was designed to meet 2012 traffic volumes, and the developments since then, most notably the South of M4 SDL and the multitude of developments accessing the A327 have vastly increase traffic volumes.
5. The site is surrounded by mature trees and woodland and this proposal does nothing to enhance the area.
6. There doesn't appear to be any form of catering/cafe onsite for the workers to use so the travel plan must include details of workers leaving the site during the day to find food. The travel plan has been copied/pasted from another document and there are numerous references to roads and junctions that do not apply - this brings to question the validity of the travel plan and the consultants who designed it.

The development would be acceptable if the following conditions are met:-

1. A Section 106 agreement is made which:-
 - a. Fully funds safety improvements on the B3270 leading from the site to the M4 junction including traffic signals/roundabout to the ction of Whitley Wood Lane and the B3270.
 - b. Commits the developers granting free use of car parking between 18:00 and 24:00 to Shinfield Players on required evenings.
 - c. Allow the site car parks to be used out of hours for the football park and ride.
 - d. The developers offer WBC and Reading buses the option to reinstate the X3 express shuttle with a terminus in the development.
 - e. The developers make a substantial donation to the Shinfield Players Theatre as a fund for its redevelopment to include an area for community use.
2. Planning conditions to:-
 - a. Maintain the footpath through the site during the construction and future use of the site.
 - b. Prevent encroachment on any mature or veteran trees with full root protection systems to be approved by WBC.

- c. Restrict the presence of catering vans to less than 1 hour per day in defined spaces, ie no trailers or caravans, with the site owner responsible for managing rubbish.
- d. Restrict operational use between 21:00 and 19:00 due to the close proximity of residential properties adjacent to the site.
- e. Restrict access to and from the site to Reading via the A33 only with no access the site via the Shinfield Road.

Submitted by Deputy Clerk to Shinfield Parish Council