

STATEMENT OF COMMUNITY INVOLVEMENT (OUTLINE)

Outline application for the erection of a single dwelling (All Matters Reserved)

Land adjacent to Keepers Cottage, 39 Hyde End Road, Shinfield, Reading, RG2 9EP

1. Introduction

This statement supports an outline planning application to establish the principle of residential development on Land adjacent to Keepers Cottage, 39 Hyde End Road, Shinfield, Reading, RG2 9EP. In accordance with the Wokingham Borough Council Statement of Community Involvement (Adopted March 2024), the applicant has considered the requirement for community engagement proportional to the scale of the development.

2. Community Engagement Approach

Due to the limited scale of the proposal—the creation of a single residential unit—and the fact that this is an Outline application with All Matters Reserved, no formal pre-submission public consultation was undertaken.

3. Justification

The applicant considers that the formal statutory consultation period managed by Wokingham Borough Council is the most appropriate mechanism for community engagement for this specific proposal because:

- The application seeks only to establish the principle of development.
- The proposal is "Minor" in nature and does not meet the Council's threshold for "Strategic" or "Major" development which would require a public exhibition or wider community forum.
- As all matters (Access, Appearance, Landscaping, Layout, and Scale) are reserved, the specific details that usually interest neighbours and the general community have not yet been determined.

4. Future Engagement

The applicant remains open to discussing the proposal with immediate neighbours during the course of the application. Furthermore, should Outline permission be granted, the applicant intends to engage with the immediate community during the design phase of the 'Reserved Matters' application to ensure local character and amenity are respected.

5. Conclusion

This approach is consistent with the 2024 SCI guidance for minor applications. Any concerns regarding the technical detail of the development will be fully addressed during the subsequent Reserved Matters stage.