

PLANNING REF : 242665
PROPERTY ADDRESS : School Green Centre
: Shinfield, Rg2 9eh, School Green, Shinfield, Berkshire
: RG2 9EH
SUBMITTED BY : Mrs Sally Herring
DATE SUBMITTED : 20/03/2025

COMMENTS:

Shinfield Parish Council would like to make the following observations:-

- the garden layout for plots 24/25 look particularly badly designed and should be redrawn. Having a garden physically separate from the property is not a good design practice. Many of the other gardens are poorly shaped with numerous angles and corners; plots 32,33,34,& 35 vary considerably in size for the same type of dwelling. The inadequate designs of the gardens do not make this development a nice place to live.
- The one bedroom flats are only given one allocated parking space, whilst this may be inline with the very limited WBC policies it is wholly inadequate for this site, especially considering the distance to any form of public transport. This poor design will lead to on-road and verge parking by residents. Increasing the allocated spaces for the one bedroom flats from 1 to 2 would resolve this problem.
- The access to Woodcock Lane (the BOAT) needs to be carefully considered. This pathway needs to be downgraded to a bridlepath to avoid it being destroyed by motorbikes and 4x4s. The plans do not give enough information on access to this path, both from the north of the site, and other places along the border. At a minimum, there should be additional accesses from the southern field and at the southern end of the houses. It is imperative that access should only be for pedestrians, bikes and pushchairs, and must limit access by cars or motorbikes. During construction of the site, Woodcock Lane must remain open to users with the northern entrance fully accessible. It must not be blocked by construction vehicles. It must also remain safe for users, including horses.
- The installation of electric charging points and air source heat pumps is welcome but must be guaranteed. The installation of PV panels is also welcomed but it seems odd that many of them are on the north facing roofs, these should be realigned where possible to maximise efficiency.
- The landscaping process seem acceptable.
- The straight line road layout for the western side of the development should have clearer traffic calming measures installed otherwise it will become a racetrack for vehicles leaving the site. This could be achieved by using raised tables or pinch points.
- We would like clearer information on the SUDs system that is proposed; mainly to do with the impact of flooding on Woodcock Lane. Will this SUDs system change the water runoff that appears on Woodcock Lane in any way? Could it reduce the amount of flooding on this lane, which would be welcome, or would it increase the water level to a point where the lane becomes impassable more often.
- The play areas proposed are particularly uninspiring, especially considering the distance that this development is from the rest of the villages. More substantial play areas should be designed and incorporated into this development

Submitted by the Deputy Clerk to Shinfield Parish Council

