

6th February 2026

Our Ref: 333101349

Planning Services
Wokingham Borough Council
Shute End
Wokingham, Berkshire
RG40 1BN

BY EMAIL: abi.peacock@wokingham.gov.uk

Dear Abi,

LAND EAST AND WEST OF HYDE END ROAD, SHINFIELD – AMENDED PLANS AND FURTHER INFORMATION SUBMITTED ON BEHALF OF BLOOR HOMES SOUTHERN LIMITED AND UNIVERSITY OF READING

On behalf of our client, Bloor Homes Southern Limited we are pleased to submit a pack of revised suite of plans and technical reports for our planning application (ref: 252138) to Wokingham Borough Council (WBC) for residential development on Land east and west of Hyde End Road, Shinfield prepared in response to the feedback received from the Council officers during the consultation period.

The proposed description of development for which full planning permission is sought is as follows:

“Full application for the proposed erection of new dwellings (C3 Use Class) together with associated landscaping, open space provision, drainage infrastructure, parking, access and associated works.”

Overview

As discussed, we are submitting this information in order for the application to be presented to Planning Committee on the 11th of March. In light of this, we have worked closely with our client, the wider consultant team and proactively engaged with Council officers to prepare the amendments pack as efficiently as possible. The information submitted responds to the feedback received by the Council officers throughout this course to support the timely determination of the application.

The revised layout reflects the latest changes made following the feedback received and should be read alongside the suite of respective revised plans and technical reports.

Additionally, we have also prepared a table 1, (please see below appended) identifying new references of revised plans and technical reports and the corresponding documents they supersede.

Please also see below key aspects of the proposal highlighting important amendments which address points raised by Council officers.

Design Update

The proposed development has been comprehensively revised in response to officer feedback, with a particular focus on improving landscape quality, usability of open space, and the relationship between built form and sensitive edges of the site.

SuDs & Public Open Space

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SuDS features across the site have been reworked and regraded to significantly improve the usability of open space. Attenuation basins are now designed as multifunctional landscape features with gentle side slopes, allowing them to be comfortably used as informal open space outside of storm events. Sections through the reprofiled basins are included within the resubmission drawings to demonstrate these improvements and confirm that usability has been a key consideration in their design.

Boundary Treatments and Permeability

Fencing and boundary treatments have been greatly reduced throughout the scheme. Where demarcation is required, timber bollards are now used selectively, creating a much more open and free-flowing transition between housing areas and public open space. This approach improves permeability, legibility, and the overall landscape character of the development.

Layout, Density, and Housing Mix

The layout and housing mix have been reworked to introduce 3-storey flats in the suggested appropriate sustainable location. The inclusion of apartments allows for a more efficient use of land, while enabling a lower density built form along the more sensitive edges of the site. This revised approach supports a softer transition to the SANG and surrounding landscape and responds positively to comments raised.

Southern Edge and Gateway Treatment

The southern edge of the development has been substantially redesigned to form a strong and legible gateway into the site and Shinfield as a whole. Structural woodland planting has been introduced along this boundary, and dwellings have been re-orientated where possible to positively address this edge. Swales previously proposed along the boundary have been removed, allowing for additional planting and a more cohesive landscape structure. As a result, this area now forms a lower-density edge that provides an appropriate and gradual transition to the wider landscape and the SANG.

Gardens and Private Amenity Space

Residential amenity has also been improved through revisions to private garden arrangements. Situations where gardens were enclosed by three garages have been designed out, and garden lengths across the site have been reviewed and improved wherever possible to better meet policy requirements and enhance usability.

Recreation Ground and Connectivity

The layout has been updated to reflect revised proposals for the recreation ground, which are now shown on the site layout. The pedestrian link to the recreation ground has been moved north in line with these plans. This connection is now overlooked as a result of the reworking of the 'ducks head' parcel, improving natural surveillance and the perceived safety of the route.

Eastern Parcel and Green Infrastructure

Within the eastern parcel, a new connection point has been provided at the 'ducks beak' as suggested, to improve permeability and access to green infrastructure beyond. Furthermore, the eastern edge has been reworked to pull development back from the woodland buffer, allowing for the creation of a continuous blue-green corridor. Dwellings now front onto this edge, providing active frontage and a stronger, more defensible relationship with the landscape.

Access Track

The access track is retained where necessary within the woodland buffer and veteran tree root protection area; however, it is then directed through the development, helping to open up and activate the central area of public open space. The turning area has been removed from this location so that it no longer

encroaches into public open space, allowing additional landscaping and the potential inclusion of a trim trail.

Movement, Traffic Calming, and Pedestrian Priority

Movement and connectivity across the site have been significantly improved. Road narrowing and raised tables are introduced at locations where the spine roads cross central areas of open space. These measures provide effective traffic calming while prioritising pedestrians and cyclists, strengthening east-west connections and creating a more continuous and legible green corridor through the development.

On the western side of the site, structural woodland planting has also been introduced along the southern boundary to mirror the approach taken to the east. This, in combination with a lower density built form, creates a softer transition to the SANG to the south.

Connectivity

Additional routes have been incorporated into the revised proposals, including a direct 3m-wide east-west foot and cycle route, new connections in the north-east and south-east linking onto Hyde End Road, and additional pedestrian links from private driveways. These changes allow people to follow natural desire lines and significantly improve overall permeability and accessibility across the site.

Proposed footpaths that were considered 'doubled up' have been removed, allowing more space on both the east and west parcels for additional soft landscaping.

SUDs Basins

The basin adjacent to the north boundary of the eastern parcel is designed following the example of Sidmouth amphitheatre. The basin parallel to Tanner's Copse is reconfigured to allow more public open space and integrate sense of community around the LAP area. The basin in the western parcel adjacent to the eastern boundary is reconfigured to make it more accessible. A pedestrian link is provided across east to west with the intention to better connect the eastern parcel and the Langley Mead car park entrance. Cross section drawings of the basins from the both the parcels are shown in drawing references - HD068-FA-061 and HD068-FA-062. Illustrative landscape sections of these basins are shown in drawing references 12332-FPCR-XX-XX-DR-L-0005.

Access and Parking

On the eastern parcel, additional connection to Langley Mead SANG is provided from the north-eastern area of the development. The pedestrian link connecting Millworth Recreation Ground is further moved to the west to avoid emerging behind the cricket nets. Additionally, on the eastern parcel adjacent to the southern boundary a pedestrian connection to Langley Mead SANG alongside car park has been added. The existing access track is now shown as being removed in the vicinity of a veteran tree. The proposed path network parallel to Tanner's Copse has now been reconfigured to make it a multi use path and is designed to maintain separation from the Copse and the SUDS. The retained maintenance access to the SANG has now been provided via residential estate road to the west of the Copse.

On the eastern parcel, the private drive connection between plots 114 to 116 and 110 to 113 from the original layout drawing have been removed across the green space. The kerb interfaces between these drives have been eased to assist turning movements.

On the western parcel additional footpath connections are added to improve east-west connectivity within southern area of western parcel and permeability to Hyde End Road.

Key paths within both the parcels have been widened to 3m including where they provided onward connections to SANG and PRoWs. Pedestrian / cycle routes with the development have been refined and

enhanced to deliver improved and direct connectivity to existing bus services operating along Bolton Drive to the west.

Vertical and horizontal calming features are introduced in both parcels, taking the form of raised tables at feature junctions, differing surface treatments and carriageway narrowing.

Right angle junctions are replaced with appropriate kerb radii where shared surfaces join with Spine Streets. Kerb splays are also eased to assist turning movements at interfaces with private drives.

The following points explain why certain requested amendments have not been incorporated in the revised layout.

- Provision of 3m shared cycleways along main streets in both parcels.

Response: Cycleways of 3m wide are provided through both parcels to cater for active travel movements off-street. The Spine Streets within each parcel have however been designed to accord with WBC standards which do not require cycleways given the low quantum of development being served.

- Request to explore gated car ports as an alternative to garages.

Response: Car ports were not deemed to be necessary to accord with WBC parking standards as where garages are required to contribute towards allocated parking, these are provided at a size larger than WBC standards.

Transport and Highways

In relation to the development providing additional bus stop infrastructure on Hyde End Road, discussions were held with Reading Buses and they had agreed that the preferred solution would be to safeguard provision of possible bus stops if deemed to be required in the future via financial contribution within S106 Agreement.

In relation to the location of a suitable bus stop, proposed access arrangements ensure that the ability to deliver possible future bus stops along Hyde End Road frontage is not prejudiced.

As part of off-site mitigation, includes widening of Hyde End Road bends and improved pedestrian/cycle connectivity at Shinfield Primary School. The proposed schemes are presented within updated Transport Assessment Report.

The proposed priority junction onto Appleton Way is refined to incorporate comments and submitted for Independent Road Safety Audit. Additionally, a raised crossing for cycleway is incorporated into the Appleton Way access junction.

The proposed refuge island crossing at Hyde End Road towards the northern frontage of the site is replaced with a Toucan crossing.

Continuous access to Langley Mead SANG car park is now included within the updated Construction Environmental Management Plan (CEMP) ref: HD068-R012/D albeit to note that the access proposal do not promote highway revisions at interface of existing SANG access onto Hyde End Road.

Flood Risk and Drainage

As mentioned above the drainage basins are reconfigured to reflect WBC feedback. Landscaping has been introduced to these basins to soften the appearance. All basins are easily accessed to enable them

to be useable space in good weather and a 2m buffer is shown with clear maintenance area to access the basins. Routes of foul drainage are shown on the updated drawing.

Permeable paving has been introduced where appropriate.

Trees

A major change to the scheme in relation of tree matters was to introduce a new woodland buffer. This is provided in the southern boundary of both the parcels to provide a 'gateway' to frame the sense of arrival as a new entrance into Shinfield.

Other minor reconfigurations are made to the removed section of HR9003 to reflect changes to footpath layout and related changes to tree survey data and AIA. HR9014 is adjusted to reflect changes to footpath layout.

The former track within veteran tree 9003 and root protection area of 9004 has been removed.

Landscape

More detailed and comprehensive basin designs are provided, demonstrating how SuDS features can function as seasonally accessible amenity spaces, rather than residual drainage areas.

As mentioned above additional access routes are provided for improved circulation, creating clearer and more legible movement through the site. Enhanced pedestrian linkages are introduced, both within the site and connecting into the wider surrounding context.

Inclusion of "play on the way" elements such as trim trails are now proposed within both the development parcels to support informal activity and journey based play. Public open space areas are aligned with the latest site layout and movement strategy.

A structural woodland belt is introduced to the south of the eastern and western parcels to strengthen landscape structure. Trees are removed from swales and basins. Increased tree planting has been proposed in naturalistic clumps (groups of 1s, 3s and 5s) to reinforce character and avoid over-regular spacing.

Boundary hedges are removed between residential areas and public realm open space to improve openness and surveillance and are retained only where private land definition is required.

Introduction of grass planting strategies within basins are designed to work cohesively across wet dry gradients, using mixes selected to support successful establishment and long-term resilience. This includes a defined "Long Grasses – Edge & Bank Mix", comprising tall, clump-forming, non-invasive grasses tolerant of wet-dry cycling. These provide vertical structure at basin edges and lower banks, with species detail to be confirmed at detailed landscape design stage.

Other matters

Separately, as discussed in our meeting with WBC Officers on 2nd February, we will issue a comprehensive response setting out how we have addressed comments from local residents. Additionally, we will also issue a separate response on draft Heads of Terms.

Summary

The revised scheme has been refined to improve open space usability, landscape quality, and connectivity, with SuDS features reworked to function as usable green space and boundary treatments reduced to enhance permeability. The housing mix now includes apartments, enabling lower-density edges, improved residential amenity, and a softer transition to the SANG, while structural woodland

planting strengthens the southern gateway into Shinfield. A clearer, pedestrian-focused movement network improves legibility, accessibility, and connectivity across the site.

Conclusion

Should you require any further information or wish to discuss any aspect of the submission in more detail, please do not hesitate to contact me at bhamini.patgiri@stantec.com.

Yours faithfully

Bhamini Patgiri

BHAMINI PATGIRI
Planner
Stantec UK Ltd

Appendix 1

Table:1 List of plans and technical reports (please note “-“ means the references are not being replaced)
[Note: Drawings - Housetype pack and Illustrative Street scenes to follow separately.]

Plans	Prepared by	Originally submitted reference	Revised drawing reference
Location Plan	Pegasus Group	P24-0299_DE_01_17	-
Housetype Pack	Pegasus Group	P24-0288_3OC	P24-0288_3OD
Character Areas Plan	Pegasus Group	P24-0288_DE_01_J_06	P24-0288_DE_01_K_06
Building Heights Plan	Pegasus Group	P24-0288_DE_01_M_20	P24-0288_DE_01_N_20
Refuse Strategy	Pegasus Group	P24-0288_DE_02_X_23	P24-0288_DE_02_Y_23
Tenure Plan	Pegasus Group	P24-0288_DE_03_Y_23	P24-0288_DE_03_Z_23
Parking Strategy	Pegasus Group	P24-0288_DE_04_X_23	P24-0288_DE_04_Y_23
Adaptable & Accessible Plan	Pegasus Group	P24-0288_DE_05_X_23	P24-0288_DE_05_Y_23
Materials Plan	Pegasus Group	P24-0288_DE_06_V_23	P24-0288_DE_06_W_23
Enclosure Details Plan	Pegasus Group	P24-0288_DE_07_X_23	P24-0288_DE_07_Y_23
Boundary Treatments Plan	Pegasus Group	P24-0288_DE_08_X_23	P24-0288_DE_08_Y_23
Illustrative Streetscenes	Pegasus Group	P24-0288_DE_10_B_01	P24-0288_DE_10_C_01
Detailed Site Layout	Pegasus Group	P24-0288_DE_01_ZD_23	P24-0288_DE_01_ZJ_24
Landscape Strategy	FPCR	12332-FPCR-XX-XX-DR-L-0003 Rev P06	12332-FPCR-XX-XX-DR-L-0003 Rev P12
Open Space Plan	FPCR	n/a	12332-FPCR-XX-XX-DR-L-0004 Rev P06
Illustrative Landscape Sections	FPCR	n/a	12332-FPCR-XX-XX-DR-L-0005 Rev P01
Drainage Basin Cross Section Sheet 1	Abley Letchford	n/a	HD068-FA-061 Rev A
Drainage Basin Cross Section Sheet 2	Abley Letchford	n/a	HD068-FA-062 Rev A
Access arrangements	Abley Letchford	n/a	HD068-003/P7
General Arrangement	Abley Letchford	n/a	HD068-FA-001
Street Lighting Lux Layout Sheet 1	Abley Letchford	n/a	HD068-FA-011 Rev B
Street Lighting Lux Layout Sheet 2	Abley Letchford	n/a	HD068-FA-012 Rev B
Long Sections Sheet 1	Abley Letchford	n/a	HD068-FA-021 Rev C
Long Sections Sheet 2	Abley Letchford	n/a	HD068-FA-022 Rev C
Long Sections Sheet 3	Abley Letchford	n/a	HD068-FA-023 Rev C
Long Sections Sheet 4	Abley Letchford	n/a	HD068-FA-024 Rev C

Long Sections Sheet 5	Abley Letchford	n/a	HD068-FA-025 Rev C
Engineering Layout Sheet 1	Abley Letchford	HD068-FA-041 Rev C	HD068-FA-041 Rev D
Engineering Layout Sheet 2	Abley Letchford	HD068-FA-042 Rev C	HD068-FA-042 Rev D
Engineering & Drainage Overview Sheet 1	Abley Letchford	HD068-FA-045 Rev A	HD068-FA-045 Rev B
Engineering & Drainage Overview Sheet 2	Abley Letchford	HD068-FA-046 Rev A	HD068-FA-046 Rev B
Drainage Layout Sheet 1	Abley Letchford	n/a	HD068-FA-051 Rev D
Drainage Layout Sheet 2	Abley Letchford	n/a	HD068-FA-052 Rev D
Exceedance Flows Layout Sheet 1	Abley Letchford	n/a	HD068-FA-053 Rev D
Exceedance Flows Layout Sheet 2	Abley Letchford	n/a	HD068-FA-054 Rev D
Drainage Construction Details Sheet 1	Abley Letchford	n/a	HD068-FA-055 Rev A
Drainage Construction Details Sheet 2	Abley Letchford	n/a	HD068-FA-056 Rev B
Drainage Catchment Areas Layout Sheet 1	Abley Letchford	n/a	HD068-FA-058 Rev D
Drainage Catchment Areas Layout Sheet 2	Abley Letchford	n/a	HD068-FA-059 Rev D
Highway Construction Details Sheet 1	Abley Letchford	n/a	HD068-FA-065 Rev A
Highway Construction Details Sheet 2	Abley Letchford	n/a	HD068-FA-066 Rev A
Materials Layout Sheet 1	Abley Letchford	n/a	HD068-FA-071 Rev D
Materials Layout Sheet 2	Abley Letchford	n/a	HD068-FA-072 Rev D
Swept Path Analysis Large Refuse Sheet 1	Abley Letchford	n/a	HD068-FA-081 Rev C
Swept Path Analysis Large Refuse Sheet 2	Abley Letchford	n/a	HD068-FA-082 Rev C
Swept Path Analysis Fire Tender Sheet 1	Abley Letchford	n/a	HD068-FA-083 Rev C
Swept Path Analysis Fire Tender Sheet 2	Abley Letchford	n/a	HD068-FA-084 Rev C

Swept Path Analysis Large Car Sheet 1	Abley Letchford	n/a	HD068-FA-085 Rev C
Swept Path Analysis Large Car Sheet 2	Abley Letchford	n/a	HD068-FA-086 Rev C
Swept Path Analysis Internal Junctions	Abley Letchford	n/a	HD068-FA-087 Rev A
Swept Path Analysis - Two Way Working	Abley Letchford	n/a	HD068 - 013 P3
Description of Technical Reports	Prepared by	Originally submitted title name/reference number	Revised title name/reference number
Arboricultural Implications Assessment	FLAC	44-1023	CC44-1023
Economic Benefits Statement	Stantec	Land East and West of Hyde End Road, Shinfield Economic Benefits Statement, Rev: Final V2	-
Design and Access Statement	Pegasus Group	P22-0288_C	-
Statement of Community Involvement	Stantec	Land East and West of Hyde End Road, Shinfield Statement of Community Involvement	-
Ecology Impact Assessment	EPR	Ecological Impact Assessment 31/33-2A	Ecological Impact Assessment 31/33-2C
Ecology Impact Assessment	EPR	n/a	Information for Habitats Regulations Assessment 31/33-3A
Transport Assessment	Abley Letchford	HD068-R011/A	HD068-R011/C
Construction Environmental Management Plan (CEMP)	Abley Letchford	HD068-R012/B	HD068-R012/D
Flood risk assessment and surface water drainage strategy	Abley Letchford	Flood Risk Assessment and Drainge Strategy HD068 – R005 Rev E	Flood Risk Assessment and Drainge Strategy HD068 – R005 Rev F
Lighting Assessment	Abley Letchford	Street Lighting Strategy HD068-R008C	Street Lighting Strategy HD068-R008D
Utilities Assessment	Abley Letchford	Utilities Assessment HD068-R009C	-
Ground conditions report	GESL	Geo-environmental Desk Study Report V1	-
Minerals Safeguarding Assessment	Stantec	Mineral (Sand & Gravel) Resource Assessment Desk Study Rev 1	-

Agricultural Land Classification and Soil Resources Report	Reading Agricultural Consultants Ltd	Agricultural Land Quality	-
Cultural Heritage Desk Based Assessment	RPS	Cultural Heritage Desk Based Assessment V5	-
Noise impact assessment	Suono	Planning Noise Assessment Report 2949.RP.1.4 // 6 August 2025	Planning Noise Assessment Report 2949.RP.1.6 // 6 February 2026
Landscape and Visual Assessment	FPCR	Landscape and Visual Appraisal Report B	-
Sustainability Assessment/ Energy Statement	Briary Energy	Land east and west of Hyde End Road Shinfield - Bloor Homes Limited and University of Reading Statement v2 - Energy Strategy Statement V2	Land east and west of Hyde End Road, Shinfield - Bloor Homes Limited and University of Reading Statement V5- Energy Strategy Statement V5
Air Quality Assessment	AQE	Air Quality Assessment Rev 3 Oct 2025	Air Quality Assessment Rev 5
Accommodation Schedule	-	P24-0288 Shinfield Accommodation Schedule	P24-0288 Shinfield Accommodation Schedule 04.02.26