Appendix 1: Schedule 2 Gateway Assessment Form (GAF)

Wokingham Borough Council | National Scheme of Delegation

1. Application and triage details

Application reference	252138
Site address	Land East and West of Hyde End Road, Shinfield
Proposal	Full application for the proposed erection of 183 dwellings (C3 Use Class) together with associated landscaping, open space provision, drainage infrastructure, parking, access and associated works.
Case Officer	Adriana Gonzalez
Ward Member comments (summary)	Object to proposal on several grounds
Own-interest application	☐ Yes ☒ No
Date assessed	18/11/2026

Case Officer triage: Does the application meet the Council's revised Scheme of Delegation threshold for Gateway consideration?

☒Yes, proceed to Gateway Test ☐ No, retain under officer delegation

Basis: ☒Major application recommended for approval ☐ Own-interest ☐ Other ☐ Threshold not met

Brief reasons: Proposal was conditionally approved by Members at March Planning Ctte subject to conditions set out in the Officer Report and the completion of the S106 legal agreement.

An additional condition was included to the report to ensure consistency with application 242484, which requires the applicant to complete the off-site highway improvements works to the Black Boy Roundabout prior to the 50th dwelling occupation. As part of the negotiations on the S106 legal agreement, it has been agreed between the applicant and the local planning authority, in consultation with our Highways team, that these improvement works will be delivered by the University of Reading at a later date. The reason for this is to take into consideration the cumulative traffic impacts of the Loddon Garden Village and to enable the works around this junction to be undertaken once, therefore preventing abortive work and additional disruption due to multiply traffic management over an extended period. Due to the presumed build out periods, this would not result in significant additional impacts to traffic over the period. As such, since the delivery of the improvement works to the Black Boy are being secured through the S106, the condition is no longer necessary and should therefore be removed.

2. Statutory Gateway Test

Statutory criterion	Yes	No	Brief reason
A. Economic, social or environmental issue(s) of significance to the local area	☒	☐	Emerging LPU allocation site.
B. Significant planning matter(s), having regard to the Development Plan and other material considerations	☒	☐	Emerging LPU allocation site.

3. Nominated Officer and Nominated Member decisions

Decision-maker	Name / role	Refer	Officer decision	Initials / date
Nominated Officer / substitute	Connor Corrigan – Head of Strategic Development	☒	☐	CC – 23.11.2026

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Nominated Member / substitute	Martijn Andrea - Chairman of Planning Committee	☒	☐	MA – 23.11.2026

Additional reasons (if required):

_____

4. Final outcome

☒ Refer to Planning Committee: at least one criterion is met and both decision-makers agree.

☐ Officer determination: Gateway criteria are not met.

☐ Officer determination: nominated officer and nominated member do not agree.

Recorded by: __Adriana Gonzalez_____ Date: _23.11.2026_____ Planning system updated: ☒

Mandatory rule: Referral requires at least one statutory Gateway criterion to be met and agreement by both the nominated officer and nominated member. If agreement is not reached, the application remains delegated to officers.

Reference basis: Council report and appendices; sections 319ZZC–319ZZF of the Town and Country Planning Act 1990; and statutory guidance, Planning Committees and the National Scheme of Delegation of Planning Functions (published 1 June 2026).

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