



Planning

Facilities & Services Report

Client:

Shinfield Parish Council

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1. Introduction

About the Parish

- 1.1 Shinfield is a civil parish in Berkshire, located immediately south of Reading within the unitary authority of Wokingham Borough Council. Covering approximately 4,313 acres (1,813 hectares), the parish comprises several distinct settlements, including Shinfield Village, Spencers Wood, Three Mile Cross, Ryeish Green, Grazeley and Shinfield Rise/North.
- 1.2 Shinfield has experienced significant residential growth over recent decades, with the population increasing from just over 8,000 in 2001 to around 17,600 by the 2021 Census, and this growth reflects Shinfield's accessible location, proximity to major employment areas in the Thames Valley.

Purpose of this report

- 1.3 The parish has experienced substantial growth over recent decades and continues to accommodate significant development pressure, including major schemes delivered through the South of the M4 Strategic Development Location and further large-scale proposals adjacent to the parish boundary. This growth has increased demand for community infrastructure and services, including meeting space, recreation and play provision, education, transport connectivity and local facilities, and has heightened the importance of timely, coordinated infrastructure delivery.
- 1.4 This report provides a desk based overview of the services and facilities in Shinfield Parish and considers how provision is planned, delivered. It sets out the role of Shinfield Parish Council (in managing local facilities and acting as a statutory planning consultee), reviews

the growth context and the contribution of past planning permissions to infrastructure delivery, summarises the relevant national, borough and neighbourhood planning policy context, and identifies key gaps, pressures and priorities to inform future planning decisions and developer mitigation discussions.

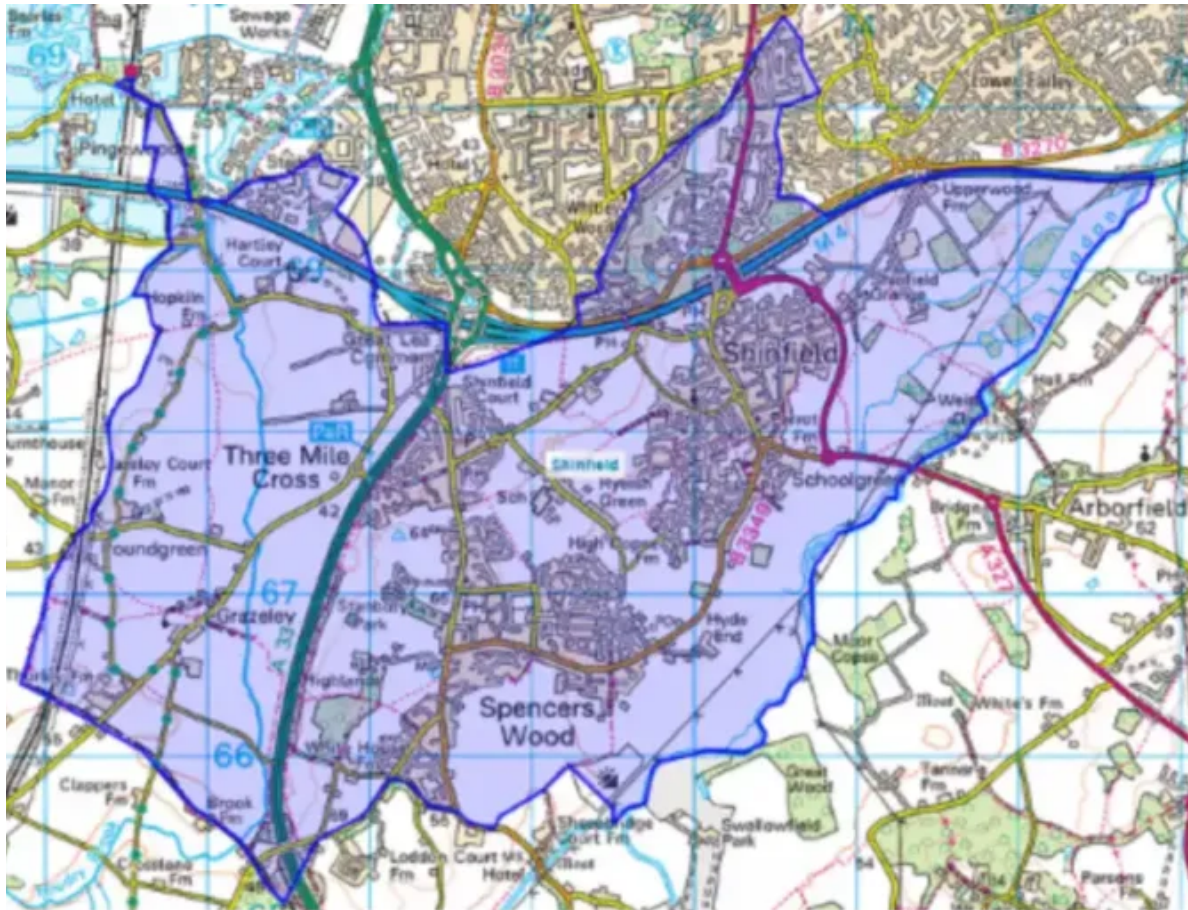


Fig 1: Map showing the Parish Boundary and area of Shinfield (taken from: <https://shinfieldparish.gov.uk>)

2. Role of Shinfield Parish Council

- 1.5 Shinfield Parish Council has responsibility for a range of community-focused services and functions. Key functions include:
- Ownership, management, and maintenance of local assets such as community buildings, open spaces, play areas, and recreational facilities.
 - Provision of smaller-scale infrastructure including seating, litter bins, noticeboards, and public realm improvements.
 - Support for community events, engagement activities, and grant funding to local organisations.
 - Acting as a formal consultee on planning applications and development proposals affecting the parish.
- 1.6 Through these functions the Parish Council helps ensure that local services and facilities respond to community needs and contribute positively to quality of life within the parish.

Role of the Parish Council in Relation to Development

- 1.7 Shinfield Parish Council acts as a statutory consultee on all planning applications affecting the parish, providing evidence and community perspective on the adequacy of services and facilities. It engages in submitting formal responses to planning applications and with Wokingham Borough Council.
- 1.8 This role ensures that local considerations, including those informed by past developments and facility needs, are factored into planning negotiations and decisions, particularly for larger applications (in or adjoining the parish) where the impacts are more significant on the parish.

3. Planning Policy Context

National Planning Policy

- 4.1 At a national level, planning for services and facilities is guided by the National Planning Policy Framework¹ (NPPF), which promotes the creation of healthy, inclusive, and sustainable communities, particularly in relation to chapter 8 (promoting healthy and safe communities).
- 4.2 The NPPF emphasises the importance of:
- Access to high-quality open spaces, sports facilities, and community services.
 - The provision of social, recreational, and cultural facilities to meet the needs of current and future populations.
 - Ensuring that new development is supported by appropriate infrastructure and community facilities.
- 4.3 National Planning Practice Guidance also provides guidance on open space, sports and recreation facilities, public rights of way and local green spaces².
- 4.4 This national policy context underpins local and neighbourhood level planning within Shinfield Parish.

Local Planning Policy – Wokingham Borough

- 4.5 Wokingham Borough Council is the Local Planning Authority and is responsible for setting the strategic planning framework for Shinfield Parish. Borough-level planning policies establish:

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

- The overall scale and location of development within the borough.
- Strategic infrastructure requirements, including transport, education, health, and utilities.
- Policies relating to open space provision, community facilities, and developer contributions.

4.6 These policies provide the strategic context within which local services and facilities in Shinfield are planned and delivered, including requirements for new or improved facilities associated with growth.

4.7 Wokingham are currently in the process of updating their Local Plan. The Local Development Scheme (LDS) for Wokingham was published in September 2024, this outlines the programme for the emerging Local Plan adoption and estimates that the adoption of the emerging Local Plan is expected in May 2026, however we understand that there is a delay of at least six months (as the stage 1 hearings were proposed to be held in April 2025 but were actually held in November 2025). There are a number of new housing allocations within the emerging Local Plan that will affect Shinfield Parish including the LGV (where a planning application has been submitted ref 252498). This is discussed in more detail within this report.

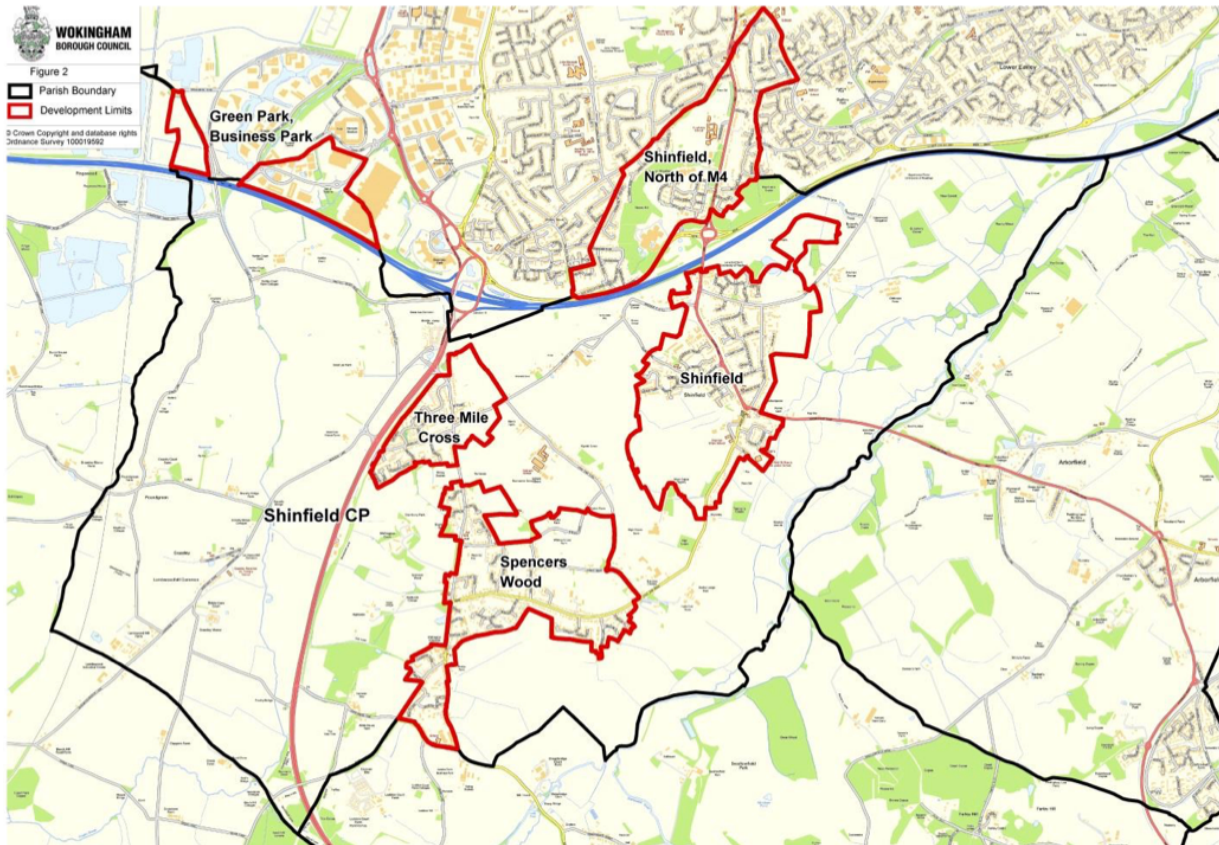


Fig 2: Parish Boundary (black line) Development limits (red line) (taken from figure 2 of Shinfield Neighbourhood Plan, made 2017)

Emerging Local Plan Evidence Base for the Wokingham Local Plan

4.8 **The Open Space, Sport and Recreation Study (Revised Standards Paper, 2012, examination library reference: IN3c)** identifies Shinfield as an area with specific qualitative and functional gaps in provision for children and young people, rather than an overall shortfall in quantity. While borough wide mapping does not show significant spatial gaps in play provision, consultation identified Shinfield as one of the locations with clear demand for enhanced teenage facilities, including skateparks, Multi-Use Games Areas (MUGAs) and BMX facilities (PPG17 Revised Standards Paper, paras 4.6–4.8). This highlights a need for facilities that cater to older

children and teenagers, rather than traditional equipped play areas alone.

- 4.9 The study also confirms that amenity greenspace across the borough is generally of good quality, but that sites often lack ancillary features, particularly for teenagers (Revised Standards Paper, para. 4.3). This reinforces the identified need in Shinfield for more functional, activity-based open space rather than purely informal or visual greenspace.

Playing Pitches and Outdoor Sports Facilities

- 4.10 The Playing Pitch Strategy Assessment Report (August 2023, examination library reference: IN5) places Shinfield within the Southern Sub-Area for analysis purposes. The Strategy confirms ongoing and future demand pressures for junior and mini football pitches across the borough, with particular emphasis on accommodating growth linked to strategic development locations south of the M4 (Playing Pitch Strategy, paras 2.32–2.34).
- 4.11 Shinfield is specifically referenced in relation to proposals at Ryeish Green, where a sports hub is identified as a key component of local sports infrastructure provision (the Ryeish Green Sports Hub has now come forward). The Strategy confirms that the Shinfield Parish Neighbourhood Plan supports this approach, with Ryeish Green identified as the preferred location for a community sports hub serving both organised clubs and the wider community (Playing Pitch Strategy, paras 2.37–2.39). This aligns with the borough's wider strategy of consolidating provision into hubs rather than dispersing pitches across smaller sites.

4.12 In addition, the Strategy notes proposals linked to the University of Reading's Shinfield sites, including new adult, junior and mini football pitches, which would further contribute to local pitch provision if delivered (Playing Pitch Strategy, paras 3.17–3.18). However, the report also highlights risks associated with loss of existing provision, including the potential loss of an adult pitch used by Shinfield Rangers FC (para. 3.18), reinforcing the importance of safeguarding and re-provision.

Indoor Sports and Leisure Facilities

4.13 The Indoor Built Facilities Strategy 2024–2040 (examination library reference: IN6) confirms that Wokingham Borough has benefited from significant recent investment at Ryeish Green, including new and enhanced indoor leisure facilities (Indoor Built Facilities Strategy, para. 1.3). These facilities form part of the borough wide network of sports halls, swimming pools and fitness provision intended to meet both current and future demand arising from population growth to 2040.

4.14 While the Strategy is not parish specific in its quantitative modelling, it highlights the role of Ryeish Green as a key leisure destination serving southern parts of the borough, including Shinfield. The Strategy also emphasises the importance of maintaining accessibility to indoor leisure facilities through community use agreements and integration with active travel networks (Indoor Built Facilities Strategy, paras 2.21–2.23).

Community Infrastructure and Transport Connectivity

4.15 The Infrastructure Delivery Plan (September 2024, examination library reference: IN7) identifies Shinfield Road / Basingstoke

Road as a critical corridor for active and sustainable transport improvements, with schemes classified as *Critical* infrastructure necessary to support growth (Infrastructure Delivery Plan, Table under Highways and Transport; Shinfield Road/Basingstoke Road entry). These improvements are directly relevant to Shinfield parish, improving access to community facilities, schools, leisure provision and public transport.

- 4.16 The IDP also confirms that community, health, sports and green infrastructure are integral to supporting development associated with the South Wokingham and South of M4 growth areas, within which Shinfield plays a key role (Infrastructure Delivery Plan, paras 3.1–3.6). This reinforces the need for coordinated delivery of facilities alongside transport and active travel measures.

Standards for providing facilities

- 4.17 Policy HC4 Open space, sports, recreation and play facilities of the emerging Wokingham Local Plan seeks to protect and enhance existing open space, sports, recreation and play facilities, resisting their loss unless clearly justified by surplus provision, suitable replacement, or overriding community benefit. It supports the delivery of new, well-located facilities and requires residential development to provide or contribute to open space and sports provision in line with borough standards, with appropriate long-term management and maintenance arrangements secured.

England guidance. New open space, sports, recreation and play facilities should be well related to the communities they serve and should, where possible, promote their dual use by being co-located with other community uses, such as schools.

4. Development proposals for residential development involving a net increase in the number of dwellings, will be required to provide or contribute to the provision of open space, sport and recreation and play facilities and must demonstrate how they meet the standards in the table below.

Type	Borough standard (ha per 1,000 population)
Parks and public gardens	1.1
Natural/ semi natural greenspace (excluding country parks*)	2.84
Amenity greenspace	0.98
Provision for children and young people (Neighbourhood Equipped Areas of Play; Local Equipped Areas of Play; Local Areas of Play)	0.25
Civic Space	0.01
Outdoor sports facilities	1.44
Cemeteries/ Burial grounds**	14.4 grave plots per 1,000 population
Allotments	0.39
Type (indoor sports)	Borough standard (m ² per 1,000 population)
Sports hall (4-badminton court) including indoor bowls (2 rinks) and Health & Fitness gyms (20 stations)	65.43
Swimming pool	8.26
Activity halls	41.31
* Where Suitable Alternative Natural Greenspace (SANG) also meets the definition of natural greenspace it can also count towards this provision, i.e., at least 2.84ha per 1,000 population of the SANG could also contribute towards the natural greenspace standard and vice versa. **Assumes a grave plot can accommodate 2.5 burials on average.	

Fig 3: Extract of standards for open space, sports, recreation and play facilities (Policy HC4 of the emerging Wokingham Local Plan).

Neighbourhood Planning Context

4.18 Shinfield Parish has an adopted Neighbourhood Plan (made in 2017) prepared under the Localism Act 2011. The Neighbourhood Plan forms part of the statutory development plan for the parish and must be taken into account in planning decisions within the parish.

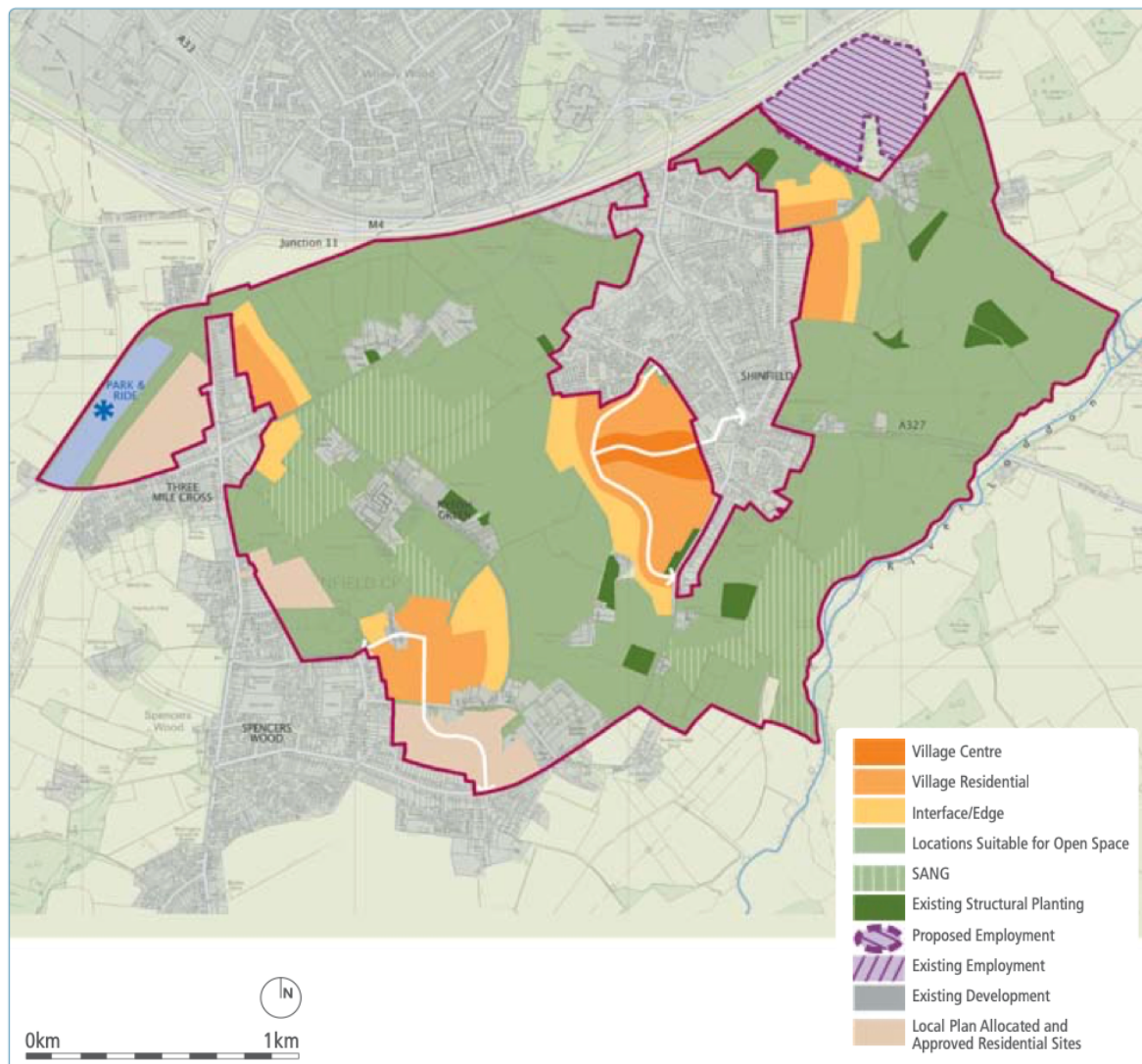
4.19 The Neighbourhood Plan provides locally specific policies and guidance that complement national and borough level planning policy. In relation to services and facilities, it:

- Supports the protection and enhancement of existing community facilities.
- Identifies local priorities for open space, recreation, and community infrastructure.
- Seeks to ensure that new development contributes positively to the provision of facilities and services needed to support a growing population.
- Reflects locally identified needs and aspirations, ensuring that planning decisions are informed by community engagement.

4.20 The Neighbourhood Plan therefore plays a key role in shaping how services and facilities are planned, delivered, and safeguarded within the parish.

4. Growth Context and Development Pressure

- 4.1 Shinfield has been the focus of significant growth through a series of large planning applications and planned development through the Development Plan. The South of the M4 major development, extending Shinfield village, Three Mile Cross and Spencers Wood, has secured outline permission for approximately 3,000 new homes, many of which are now built or under construction (as shown in figure 4).
- 4.2 This growth has increased demand for services and facilities, including:
- Community meeting spaces and social infrastructure;
 - Play and recreational provision;
 - Primary and early years education;
 - Retail and convenience facilities;
 - Transport links and pedestrian/cycle routes.
- 4.3 Effective planning must consider both existing provision and requirements arising from cumulative development.



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Fig 4: Figure 4.5 (Character Typologies) taken from the South of M4 Strategic Development Location Supplementary Planning Document³ (adopted October 2011)

³ <https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/South%20of%20M4%20Adopted%20Supplementary%20Planning%20Document.pdf>

Role of Past Planning Applications in Infrastructure Delivery

- 4.4 Large planning applications in Shinfield Parish have delivered a range of services and facilities either through direct on-site provision or through financial contributions (e.g., Section 106) towards off-site improvements. Key examples include:
- 4.5 Shinfield District Centre & Community Centre
- As part of the wider SDL development south of the M4, a district centre has been established, anchored by a new community centre and planned retail such as a Lidl supermarket granted planning permission in the centre of Shinfield village, which has now been built. This centre provides local retail convenience and a focal point for community activity, directly addressing infrastructure needs associated with population growth.
- 4.6 Education and Playing Fields
- The SDL proposals have also supported the delivery of new primary school provision (for example, at Alder Grove Church of England Primary School) alongside playing fields and open space for sport and recreation in line with policy requirements.
- 4.7 Pedestrian and Transport Links
- Development consents secured improvements to local roads and active travel infrastructure, including sections of relief roads and crossing points, improving accessibility within the parish.
- 4.8 These delivered facilities demonstrate how planning permissions have mitigated the impacts of growth by materially contributed to local services and infrastructure so that appropriate facilities are brought forward alongside housing.

Current Planning Applications of relevance to Shinfield Parish

Loddon Valley Garden Village

4.9 A planning application has been submitted for the Hall Farm site which is a proposed allocation within the emerging Wokingham Local Plan Update (2023-2040) Proposed Submission Plan. This is commonly referred to as Loddon Valley Garden Village (LVGV) site allocation. The University of Reading have submitted an outline planning application for 2,800 dwellings (reference: 252498). The hybrid planning application (part in full, part in outline) comprising outline application for:

- up to 2,800 residential units to include up to:
- 100 custom and self-build plots;
- 2 primary schools (up to 3 forms of entry) to include early years provision and 1 secondary school (up to 12 forms of entry);
- one District Centre, to incorporate up to 11,000m² of Class E (Commercial, Business and Service, to include a food store of around 2,500m²), and Class F (Local Community and Learning);
- one Local Centre, to incorporate up to 2,400m² of Class E;
- a Sports Hub to include sports pitches and pavilion space; up to 4,250m² of further Class E, Class F, and
- sui generis development to include commercial, health care and public house; associated green infrastructure, landscaping, public open space, play areas, and ecological enhancement measures;
- 20 gypsy and traveller pitches;

- drainage and flood alleviation measures to include Sustainable Urban Drainage Systems (SUDS) and engineering measures within Loddon Valley for the River Loddon;
- associated highway / transport / supporting infrastructure including spine road, pedestrian and cycle connections;
- associated utilities, infrastructure, and engineering works, including the undergrounding of overhead lines and an electricity substation;
- up to 0.5ha of land adjoining St Bartholomew's Church for use as cemetery.
- All matters reserved other than access, incorporating: access to highways, incorporating:
 - a new pedestrian, cycle and vehicular access to Lower Earley Way via a new 4th arm to the Meldreth Way roundabout;
 - a new pedestrian, cycle and vehicular bridge over the M4;
 - a new pedestrian, cycle and vehicular bridge over the River Loddon;
 - a new vehicular access to the A327 Reading Road, via a new arm to the Observer Way roundabout;
 - a new pedestrian, cycle and vehicular access to Thames Valley Science Park;
 - Phase 1 of internal roads including pedestrian / cycle routes, associated infrastructure, drainage and landscaping.
- Application includes full permission for the delivery of proposed 40.4 hectares of Suitable Natural Greenspace (SANG), 18.35 hectares of SANG link, and provision of Biodiversity Net Gain measures, the demolition and clearance of buildings and structures at the Centre for Dairy Research (CEDAR) and at Hall Farm, the demolition of 3 existing dwellings, and the retention

of specified buildings at Hall Farm as specified by the applications drawings.

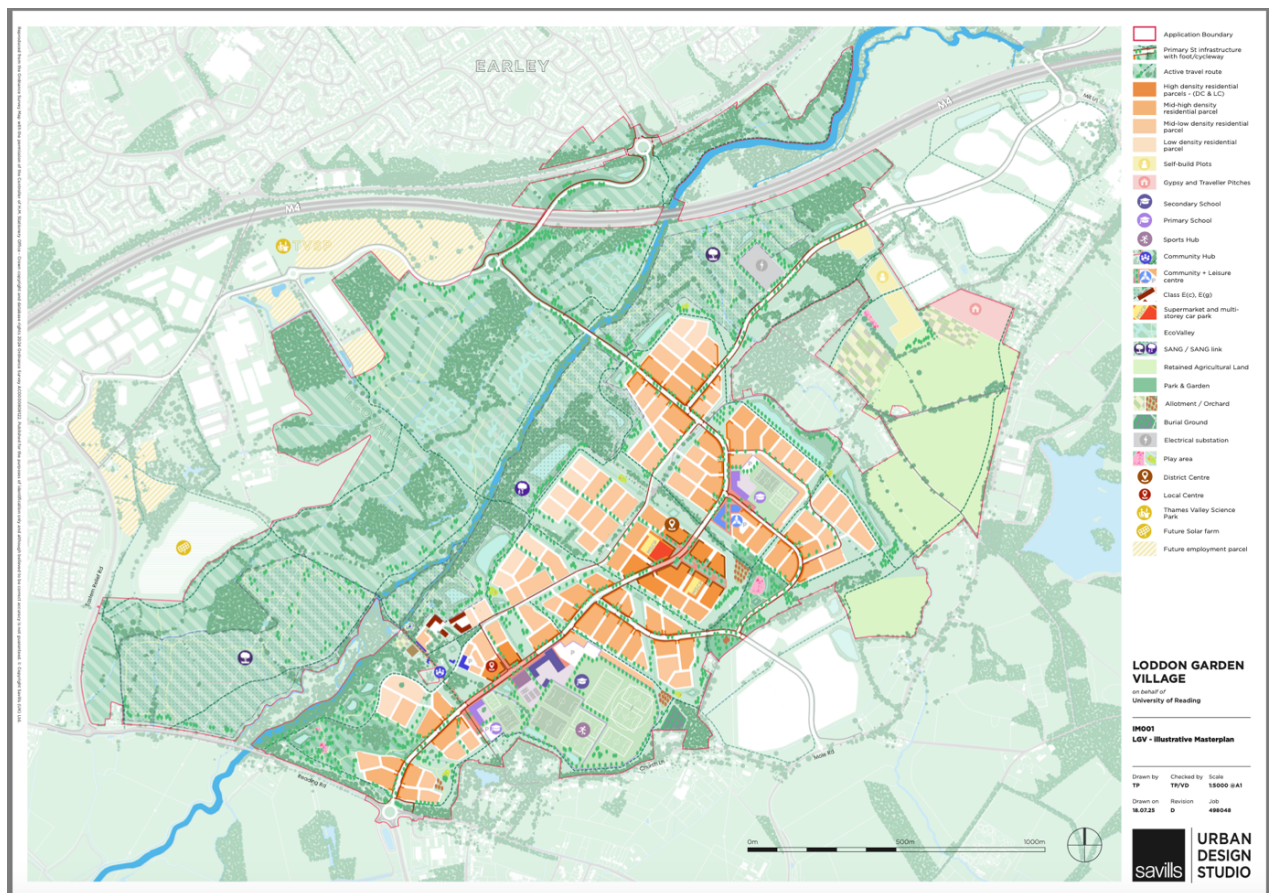


Fig 5: Loddon Garden Village Illustrative Masterplan – submitted to Wokingham Borough Council (image submitted to planning file for application reference number: 252498).

4.10 Whilst the housing proposed at LVGV is not located within Shinfield Parish it is located adjacent to the parish. Given the immediate proximity of the development to Shinfield Parish, it is not credible to assume:

- all community, recreational and healthcare demand will be met entirely on site; or
- that new facilities will be delivered early enough to prevent reliance on existing provision.

4.11 Shinfield's identified facilities are therefore considered to form part of the functional catchment of the development.

4.12 Based on 2.4 people per dwelling (6,720 people), the LVGV would need to provide under the policy requirements of emerging Local Plan Policy HC4:

Outdoor / open space (ha)

- Parks & public gardens: $1.1 \times 6.72 = 7.39$ ha
- Natural / semi-natural greenspace: $2.84 \times 6.72 = 19.08$ ha
- Amenity greenspace: $0.98 \times 6.72 = 6.59$ ha
- Children/young people play space: $0.25 \times 6.72 = 1.68$ ha
- Civic space: $0.01 \times 6.72 = 0.07$ ha
- Outdoor sports facilities: $1.44 \times 6.72 = 9.68$ ha
- Allotments: $0.39 \times 6.72 = 2.62$ ha

Cemeteries

- 14.4 plots per 1,000 $\times 6.72 = 97$ grave plots

Indoor sports (m²)

- Sports hall/indoor bowls/fitness: $65.43 \times 6.72 = 440$ m²
- Swimming pool: $8.26 \times 6.72 = 56$ m²
- Activity halls: $41.31 \times 6.72 = 278$ m²

4.13 A Sports Justification Report has been submitted with the planning application, undertaken by Nortoft and dated July 2025. Paragraph 1.7 of the report notes that the University's hybrid/outline Application therefore provides the location and indicative layout for:

- the shared sports and ancillary facilities such as the artificial grass pitches and car parking;

- Sports and ancillary facilities which would be required to support community sport but not used by a school, such as social space;
- dedicated grass playing field space for each of the secondary school and primary school.

4.14 It is pertinent to note that the wider site allocation comprises of 3,930 dwellings and therefore other planning applications will follow on this Site.

5. Structure of Services and Facilities Provision

- 5.1 This section provides an evidence base and overview of services and facilities within Shinfield Parish, considering existing provision, the impacts of growth, and the role of planning policy and development in delivering community infrastructure. It supports planning policy formulation and the appraisal of planning applications, particularly larger schemes that have come forward within and around the parish.
- 5.2 The provision of services and facilities within Shinfield Parish is shaped by a combination of partners including:
- Shinfield Parish Council who are responsible for local facilities, community assets, and small-scale infrastructure.
 - Wokingham Borough Council who are responsible for strategic services and infrastructure.
 - Other public bodies and service providers, including health, education, and transport authorities.
 - Developers, through planning obligations and infrastructure contributions linked to new development.
 - Community and voluntary organisations, supported by parish and borough funding and facilities.
- 5.3 This structure ensures that both strategic and local needs are addressed with the Parish Council acting as an important link between residents, service providers, and the planning system.

Existing Services and Facilities Baseline

- 5.4 Shinfield Parish contains a range of services and facilities that support resident needs, including community centres, recreation grounds, play areas, sports facilities, and significant areas of public open

space. Provision is delivered through a combination of parish led management, borough level services and developer funded infrastructure.

- 5.5 This services and facilities report is a desk based report and no additional fieldwork has been collected via qualitative data (i.e. no questionnaires have been undertaken with local facilities and services themselves to understand their capacities at the time of the study). It is noted that this work could be completed as an addendum at a later date.

- 5.6 Defining a service and facility for the purposes of this report:

Facility

- 5.7 A facility is defined within this report as a physical building, site, or item of infrastructure that provides a fixed location from which activities or functions are delivered to meet the needs of individuals or communities. Facilities are assets and include buildings, structures, land, and associated infrastructure that are capable of accommodating one or more uses or services.
- 5.8 Green spaces and play equipment would fall within the definition of a facility as they are spatial elements and therefore would meet the definition of a facility for assessment purposes.

Service

- 5.9 A service is defined within this report as an organised activity, function, or provision delivered to meet the needs of individuals or communities. Services may be provided from a facility, across

multiple facilities, or through mobile, outreach, or digital means, and are not limited to a single physical location.

5.10 Recent community infrastructure improvements include the new community centre in the Shinfield district centre, delivered as part of wider development activity in the south of the M4 Strategic Development Location (SDL). Funding for this facility included both parish resources and developer contributions secured through Section 106 agreements.

5.11 As outlined earlier in the report the evidence base for the emerging Wokingham Local Plan including the Playing Pitch Strategy (2023) confirms ongoing and future demand for junior and mini football pitches, linked to growth south of the M4, and identifies Ryeish Green as a strategically important sports hub supported by the Shinfield Parish Neighbourhood Plan. Investment in indoor sports and leisure facilities at Ryeish Green further reinforces its role serving Shinfield.

5.12 The Infrastructure Delivery Plan supports this by identifying critical transport and active travel improvements along the Shinfield Road/Basingstoke Road corridor, ensuring continued accessibility to community, education and leisure facilities as development comes forward, and emphasising the importance of coordinated infrastructure delivery to support growth in and around Shinfield.

Current Service & Facility Provision in Shinfield Parish

5.13 A desk based analysis of services and facilities that have been identified can be seen in appendix 1, which identifies the current services and facilities in detail however a high level summary of this appendix has been provided below:

- Community hub: School Green Centre offers meeting space, events, café and local council services. A new Community Centre⁴ was opened in Shinfield in 2021, It was designed by AOC Architects and incorporates a redevelopment of the existing parish hall while a new extension has been built on the site of the former Shinfield Royal British Legion headquarters, which closed in 2012.
- Local halls: St Mary's Church Hall and Grazeley Village Hall host smaller community activities.
- Healthcare: Shinfield Medical Practice and a local pharmacy provide primary care.
- Education: Nursery, infant and primary school provision within the parish.
- Library access: Self-service micro-libraries in Shinfield and Spencers Wood.
- Sports & recreation: High Copse Pavilion and pitches, tennis and bowls clubs, plus extensive walking routes.
- Retail & services: Local convenience stores, cafés, pubs, petrol station and Post Office services.
- Employment: Thames Valley Science Park and Shinfield Studios support local jobs and economic activity.
- Transport links: Bus services connect to Reading and nearby centres; road access via local main routes.
- Open space: Green spaces, public footpaths and countryside provide informal recreation opportunities.

Growth related deficiencies

5.14 The LGV has the potential to address many of the existing infrastructure deficiencies in Shinfield Parish (identified in **Appendix B**). However, its success in delivering a genuinely sustainable community will depend on the timely delivery, phasing, and

⁴ <https://www.reading.co.uk/shinfield-community-centre-opens/>

integration of facilities, alongside continued reliance on strategic-scale infrastructure beyond the site for healthcare, emergency services, and cultural provision

5.15 With the LGV it is expected that existing facilities may increase deficiencies due to increased population.

5.16 It is reasonable to expect that residents of the LGV development will take advantage of facilities within Shinfield Parish.

5.17 These cross-boundary impacts should be recognised in infrastructure planning and mitigation discussions.

5.18 Infrastructure deficiencies in Shinfield Parish identified in **Appendix B**, are summarised below:

i. Additional Football Pitches at High Copse

5.19 There is a need for additional football provision to mitigate increased demand arising from the development. There is an extant planning permission (reference 223287) for two junior grass football pitches at High Copse Pavilion, located to the north of the bus lane. The permission is understood to remain live, as archaeological works were undertaken within the required three year period by the University of Reading.

5.20 At present, there is no identified funding in place to deliver these pitches. The Parish Council considers that bringing these pitches into use through S106 funding associated with the LGV development

would help to distribute pressure on existing football pitches across the wider area.

ii. Additional Non-Football / Non-Cricket Facilities

5.21 There is a need for a broader range of sports and recreational facilities to alleviate pressure on existing assets. Discussions are already underway between Shinfield Parish Council and the University of Reading regarding the potential use of part of a field to the west of Manor Ground Pavilion as a mountain bike trail for local cyclists.

5.22 This type of facility is not expected to generate material income and would incur ongoing maintenance costs. As such, the Parish Council considers it particularly well-suited to delivery through S106 contributions, potentially including a commuted sum or reserve to fund future maintenance.

iii. Highways Improvements

5.23 These are set out fully in the Active Travel and Connectivity Report, summarised below:

- Arborfield Road Cycle Scheme.
- Arborfield Road Toucan Crossing.
- Shinfield Eastern Relief Road Toucan Crossing.
- 20mph Zone (Area defined in Active Travel and Connectivity Report)

Summary

5.24 This section demonstrates that while Shinfield Parish has an established base of services and facilities, existing provision is already constrained and will be placed under increasing pressure as growth comes forward. Evidence clearly identifies gaps in public

transport, cultural and library provision, healthcare access, and indoor leisure and youth facilities, alongside risks associated with delayed infrastructure delivery. Planned development, including the Loddon Valley Garden Village, must therefore play a decisive role in delivering timely, well phased community infrastructure. Securing appropriate facilities and mitigation through planning policy and developer contributions will be essential to ensure that growth in Shinfield is sustainable and supported by adequate, accessible services and facilities.

6. Conclusion

- 6.1 This report has demonstrated that Shinfield Parish has a strong but increasingly pressured base of services and facilities, shaped by sustained population growth, strategic development south of the M4 and further large-scale proposals within and adjacent to the parish. Past development has delivered important infrastructure, including community centres, schools, open space and transport improvements, and these have made a positive contribution to meeting the needs of a growing population. However, evidence shows that existing provision is now constrained in several key areas and will be subject to further pressure as growth continues.
- 6.2 The evidence base supporting the emerging Wokingham Local Plan identifies clear qualitative and functional gaps in Shinfield, particularly in relation to youth facilities, indoor leisure provision, public transport accessibility, healthcare access and cultural facilities. While strategic assets such as Ryeish Green play an important role in meeting borough-wide demand for sports and leisure, local provision within the parish remains uneven and, in some cases, reliant on facilities outside the parish boundary. There is also a recognised risk that population growth may precede the delivery of new infrastructure if development is not appropriately phased and coordinated.
- 6.3 The proposed Loddon Valley Garden Village and other committed development present both a challenge and an opportunity for Shinfield. Although not located within the parish, the scale and proximity of the development mean that Shinfield's services and facilities will form part of its functional catchment. It is therefore not credible to assume that all demand will be met on site, particularly in the early phases of development. This underlines the importance of

securing proportionate mitigation and contributions to support facilities within Shinfield itself.

- 6.4 The Parish Council has identified clear, evidence-led priorities for future infrastructure, including **additional sports provision, safe and attractive walking and cycling routes, traffic mitigation and broader recreational opportunities (see Appendix B)**. The delivery of these priorities will be essential to maintaining quality of life for existing and future residents. Planning policy, including the emerging Local Plan and the adopted Shinfield Neighbourhood Plan, provides a robust framework for securing this infrastructure, primarily through Section 106 obligations and coordinated strategic infrastructure planning.
- 6.5 In conclusion, ensuring that growth in and around Shinfield is sustainable will depend on timely, well-phased delivery of services and facilities, effective partnership working between the Parish Council, Wokingham Borough Council and developers, and the proactive use of planning obligations to address identified gaps and pressures. Without this approach, there is a clear risk that infrastructure provision will lag behind growth, undermining the long-term sustainability of the parish.

Appendix A: Current Services and Facilities (as of January 2026)

This appendix presents a comprehensive, desk-based schedule of services and facilities within Shinfield Parish, compiled through a review of published information, planning documents and publicly available sources. The table provides an overview of the range and distribution of community, education, health, recreation, open space, transport and local service provision currently available within the parish. It is intended to establish a clear baseline of existing facilities to inform the assessment of growth impacts, infrastructure gaps and future planning and mitigation discussions.

Community	Category	Facility/Service	Description	Address/Location
Shinfield	Allotments	Arborfield Road	Allotment site.	Opposite Vickets Close, Arborfield Road, Shinfield
Shinfield	Allotments	Clares Green Road	Allotment site.	Clare's Green Road, Spencers Wood, Shinfield
Shinfield	Allotments	Church Lane	Allotment site.	Off Church Lane, Three Mile Cross
Shinfield	Allotments	Deardon Way	Allotment site.	Accessible via Bolton Drive, Shinfield
Spencers Wood	Allotments	Hartley Court	Allotment site.	Hartley Ct Rd, Off of Great Lea, Shinfield
Shinfield	Allotments	Millworth Lane	Allotment site.	Accessible via Millworth Lane & Hyde End Road, Shinfield
Spencers Wood	Allotments	Orchard Rise	Allotment site.	Off Hayes Drive, Three Mile Cross, Shinfield
Grazeley	Allotments	Pound Green	Allotment site.	Grazeley – used by the Residents who live on this land behind the cottages
Grazeley	Allotments	Recreation Lane	Allotment site.	Off Clare's Green Road, Spencers Wood, Shinfield
Shinfield Parish	Cemeteries	Shinfield Cemetery	Local burial ground providing burial and remembrance space for the community.	Shinfield

Community	Category	Facility/Service	Description	Address/Location
Shinfield	Childcare	Honeysuckle Day Nursery (Shinfield)	Nursery and day care.	Stantons, Church Lane, Shinfield, Berkshire
Shinfield	Childcare	Happy Trails Play (Shinfield)	Nursery and preschool.	Old Hall Works, Arborfield Road, Shinfield
Spencers Wood	Childcare	Spencers Wood Nursery and Pre-School	Nursery and preschool.	Basingstoke Road, Spencers Wood
Spencers Wood	Childcare	Wise Owls (Spencers Wood)	Childcare / nursery.	Loddon Court Farm, Beech Hill Road, Spencers Wood
Spencers Wood	Childcare	Chapel Lane Pre-school	Pre-school based at Spencers Wood Pavilion.	Spencers Wood Pavilion, Clares Green Road, Spencers Wood
Shinfield	Community facilities	Shinfield Cinema	Cinema at School Green Centre	School Green Centre, School Green, Shinfield
Shinfield	Community facilities	School Green Centre (community centre)	Parish community centre (opened Nov 2021) with rooms for hire; includes Tin Roof Cafe, WBC self-serve micro library, and is base for parish council staff.	School Green Centre, School Green, Shinfield
Spencers Wood	Community facilities	Spencers Wood Pavilion	Community pavilion at Spencers Wood Recreation Ground; rooms for hire; home to Chapel Lane Pre-school, Shinfield Voluntary Car Service and a youth club.	Spencers Wood Recreation Ground, Clares Green Road, Spencers Wood
Spencers Wood	Community facilities	Spencers Wood Village Hall	Village hall used for community events (separate from the pavilion).	Basingstoke Road, Spencers Wood

Community	Category	Facility/Service	Description	Address/Location
Grazeley	Community facilities	Grazeley Village Memorial Hall / Grazeley Village Hall	Village hall and community venue.	Church Lane, Grazeley, Reading
Shinfield Parish	Community facilities	Parish Noticeboards	Public noticeboards providing local information, community announcements, and statutory notices.	Various locations within Shinfield Parish
Spencers Wood	Community services	Shinfield Voluntary Car Service	Volunteer transport service (dial-a-ride style) based at Spencers Wood Pavilion.	Spencers Wood Pavilion, Clares Green Road, Spencers Wood
Ryeish Green	Education	Oakbank School	Secondary school.	Hyde End Lane, Ryeish Green, Reading
Grazeley	Education	Grazeley Parochial CofE Primary School	Primary school.	Mereoak Lane, Grazeley, Reading
Shinfield	Education	Shinfield Infant and Nursery School	Primary (infant/nursery) school.	School Green, Shinfield
Shinfield	Education	Shinfield St Mary's CofE Junior School	Junior school.	Chestnut Crescent, Shinfield
Shinfield	Education	Alder Grove CofE Primary School and Nursery	Primary school and nursery.	Shinfield
Spencers Wood	Education	Lambs Lane Primary School	Primary school.	Back Lane, Spencers Wood
Shinfield Rise	Education	Whiteknights Primary School	Primary school.	Fairlawn Green, Shinfield Rise
Shinfield North	Education	Crosfields School	Independent day school.	Shinfield Road, Reading
Shinfield Parish	Emergency services	Police Services (Neighbourhood Policing)	Local policing services providing community safety, crime prevention, and emergency response.	Serving Shinfield Parish
Shinfield Parish	Emergency services	Fire and Rescue Service	Fire prevention, emergency response, and rescue	Serving Shinfield Parish (nearest station: Reading)

Community	Category	Facility/Service	Description	Address/Location
			services serving Shinfield Parish.	
Shinfield	Employment & business	Thames Valley Science Park (TVSP) - Gateway Building	Business/science park; reception in Gateway Building.	Gateway Building, 1 Collegiate Square, Thames Valley Science Park, Shinfield
Shinfield	Employment & business	Shinfield Studios	Film and TV studio complex within TVSP.	South Avenue, Shinfield
Shinfield North	Employment & research	ECMWF (European Centre for Medium-Range Weather Forecasts)	International weather forecasting/research organisation based at Shinfield Park.	Shinfield Park, Reading
Three Mile Cross	Faith/community	Three Mile Cross Church Centre	Church centre.	Basingstoke Road, Three Mile Cross
Grazeley	Faith/community	Bright Hope Church	Church meeting at Grazeley Village Hall.	Grazeley Village Hall, Church Lane, Grazeley
Shinfield	Faith/community	Shinfield Community Church (Shinfield Baptist Church)	Community church (formerly Shinfield Baptist Church).	Church Centre, 1 Fairmead Road, Shinfield
Shinfield	Faith/community	Shinfield St Mary's (CoE) Church	Church of England parish church (Loddon Reach Benefice).	Church Lane, Shinfield, Reading
Spencers Wood	Faith/community	St Michael & All Angels (CoE) Church, Spencers Wood	Church of England church (Loddon Reach Benefice).	Basingstoke Road, Spencers Wood, Reading
Shinfield	Faith/community	Brethren's Meeting Room (PBCC)	Meeting room (Plymouth Brethren Christian Church).	Hollow Lane, Shinfield, Reading
Shinfield	Faith/community	St Mary's Church, Shinfield	Anglican parish church.	Church Lane, Shinfield
Shinfield	Faith/community	Shinfield Methodist Church	Methodist church and community	School Green, Shinfield

Community	Category	Facility/Service	Description	Address/Location
			worship space.	
Shinfield	Food & drink	Tin Roof Cafe	Cafe run by Shinfield Parish Council at School Green Centre.	School Green Centre, School Green, Shinfield
Three Mile Cross	Food & drink	The Swan (pub)	Village pub.	Basingstoke Road, Three Mile Cross
Spencers Wood	Food & drink	Miah's Restaurant (Indian)	Indian restaurant & takeaway.	Tankerton House, Basingstoke Road, Spencers Wood
Shinfield Rise	Food & drink	The Sportsman (pub)	Pub.	201 Shinfield Road, Reading
Shinfield	Food & drink	The Shinfield Arms (pub)	Pub.	Shinfield Rd, Shinfield
Shinfield	Food & drink	The Six Bells (pub & restaurant)	Pub & North Indian restaurant (dine-in & takeaway).	Church Lane, Shinfield
Shinfield	Food & drink	The Bell & Bottle (pub)	Free house pub.	37 School Green, Shinfield
Spencers Wood	Food & drink	The Farriers Arms (pub)	Pub.	Basingstoke Road, Spencers Wood, Reading
Spencers Wood	Food & drink	Pizzatron (mobile pizza)	Wood-fired pizza van (Thursdays).	Spencers Wood Recreation Ground, 30 Clares Green Road, Spencers Wood
Shinfield	Food & drink	Shinfield Takeaway	Takeaway (evenings).	School Green Car Park, Shinfield
Shinfield	Food & drink	Howe & Co Fish & Chip Van (mobile)	Mobile fish & chip van stop (Mondays).	Shinfield (mobile stop – see tracker)
Three Mile Cross	Food & drink	Howe & Co Fish & Chip Van (mobile)	Mobile fish & chip van stop (Mondays).	Three Mile Cross (mobile stop – see tracker)
Ryeish Green	Food & drink	The Happy Bee (mobile coffee)	Mobile coffee bar (seasonal at Places Leisure, Hyde End Lane).	Places Leisure, Hyde End Lane, Ryeish Green
Shinfield Parish	Food & drink	Greggs (ASDA Express Shinfield)	Bakery/takeaway food retailer providing hot and cold food and drink.	ASDA Express Shinfield, Arborfield Road, Shinfield
Shinfield	Food & drink	The Shinfield Arms	Public house.	Shinfield Road, Shinfield
Shinfield	Green spaces	School Green (village green)	Historic village green / open space.	School Green, Shinfield

Community	Category	Facility/Service	Description	Address/Location
Shinfield	Green spaces	Deardon Orchard and Field	Orchard and open field (public green space).	Deardon Field / Orchard area, Shinfield
Shinfield Rise	Green spaces	Langley Mead Orchards	Community orchards and green space.	Langley Mead, Shinfield Rise
Shinfield Rise	Green spaces	Langley Mead (nature park / SANG)	Nature park / SANG with footpaths, benches and car park; managed grassland/meadows along River Loddon.	Hyde End Road (car park), Shinfield
Ryeish Green	Green spaces	Five Acre Field (nature park / SANG)	Open recreational natural grass field / wildflower meadow with benches; links to Clares Green Field.	Ryeish Lane / Shipridge Drive access, Shinfield
Spencers Wood	Green spaces	Clares Green Field (nature park / SANG)	Meadow / nature park with circular walk; links to Five Acre Field and May's Farm Meadows.	Ryeish Lane (near junction with Clares Green Road), Shinfield
Ryeish Green	Green spaces	May's Farm Meadows (nature park / SANG)	Wildflower meadows with lake/paths and car park; links to Clares Green Field, Five Acre Field, Langley Mead and The Ridge.	Hyde End Lane (car park near junction with Church Lane), Ryeish Green
Shinfield	Green spaces	The Ridge (nature park / SANG)	Semi-natural greenspace / SANG on prominent ridge with footpaths and views; car park accessible from Hyde End Lane.	Off Hyde End Lane (west of Shinfield)

Community	Category	Facility/Service	Description	Address/Location
Shinfield	Health	Shinfield Medical Practice (GP)	GP surgery.	Shinfield House, School Green, Shinfield, Reading
Shinfield	Health	Shinfield Pharmacy	Community pharmacy.	Shinfield Primary Care Centre, School Green, Shinfield
Shinfield	Health	Shinfield Dental Centre	Dental practice.	School Green, Shinfield, Reading
Spencers Wood	Health	Day Lewis Pharmacy (Spencers Wood)	Community pharmacy.	Welford House, Basingstoke Road, Spencers Wood, Reading
Shinfield	Health	Shinfield branch surgery (Swallowfield Medical Practice)	Branch clinic at Millworth Lane (listed by NHS as Shinfield Surgery).	Millworth Lane, Shinfield, Reading
Shinfield Parish	Health	Royal Berkshire Hospital	Acute general hospital providing emergency and specialist healthcare services used by Shinfield residents.	London Road, Reading
Shinfield Parish	Health	Local Pharmacies (Shinfield area)	Community pharmacy services providing prescriptions, health advice, and minor ailment support.	Various locations serving Shinfield Parish
Shinfield Parish	Health	GP Surgery (Shinfield Parish)	Primary healthcare facility providing general medical services to residents of Shinfield Parish.	Within Shinfield Parish
Shinfield Parish	Health	Shinfield Health Centre	Primary care health facility (clinic) providing community health services and accommodation for	School Green, Shinfield, Reading, Berkshire

Community	Category	Facility/Service	Description	Address/Location
			healthcare providers.	
Shinfield Parish	Health	Veterinary Practices (Shinfield Parish)	Veterinary healthcare facilities providing animal health and welfare services within Shinfield Parish.	Within Shinfield Parish
Shinfield	Libraries	Shinfield Self-service Micro Library	Self-service micro library at School Green Centre.	School Green Centre, School Green, Shinfield
Spencers Wood	Libraries	Spencers Wood Library	Public library.	Basingstoke Road, Spencers Wood, Reading
Shinfield	Playgrounds	Kendall Avenue Playground	Playground maintained by SPC (land owned by WBC).	Kendall Avenue, Shinfield
Shinfield Rise	Playgrounds	Croft Gardens play area	Local equipped play area provided as part of Croft Gardens housing development (developer-provided).	Croft Gardens development, Shinfield
Three Mile Cross	Playgrounds	Orchard Rise play area	Local equipped play area provided as part of Orchard Rise housing development (developer-provided).	Orchard Rise development, Three Mile Cross
Shinfield	Playgrounds	Littlebrook play area	Local equipped play area provided as part of Littlebrook housing development (developer-provided).	Littlebrook development, Shinfield
Shinfield	Playgrounds	Shinfield Meadows play area	Local equipped play area provided as part of	Shinfield Meadows development, Shinfield

Community	Category	Facility/Service	Description	Address/Location
			Shinfield Meadows housing development (developer-provided).	
Shinfield	Playgrounds	Long Acre play area	Local equipped play area provided as part of Long Acre housing development (developer-provided).	Long Acre development, Shinfield
Shinfield	Playgrounds	Millworth Lane Playground	Children's play area.	School Green, Shinfield
Shinfield	Playgrounds	Aldergrove Playground	Developer provided playground.	Adjacent to Alder Grove School.
Spencers Wood	Recreation & sport	Spencers Wood Recreation Ground	Recreation ground with grass area used by Spencers Wood FC plus childrens play area, skate park, MUGA and outdoor gym equipment.	Clares Green Road, Spencers Wood
Three Mile Cross	Recreation & sport	Three Mile Cross Bowling Club	Lawn bowls club.	Ford's Forge, Basingstoke Road, Three Mile Cross
Ryeish Green	Recreation & sport	Ryeish Green Sports Hub	Gym and pitches; also referenced locally for bottle banks.	Hyde End Lane area, Ryeish Green
Shinfield	Recreation & sport	Manor Ground Pavilion and Sports Pitches	Sports pavilion and pitches used by Shinfield Cricket Club and Shinfield Rangers FC.	Garrett Drive, Shinfield
Shinfield	Recreation & sport	High Copse Pavilion and Sports Ground	Sports pavilion and pitches. Football pitches live; cricket pitch coming.	End of High Copse off Bolton Drive (off Hyde End Lane area), Shinfield

Community	Category	Facility/Service	Description	Address/Location
Shinfield	Recreation & sport	Millworth Recreation Ground	Sports pitches used by Shinfield Rangers; includes playground and half basketball court; hosts Shinfield Tennis Club.	Millworth Lane, Shinfield
Shinfield	Recreation & sport	Shinfield Tennis Club	Tennis club situated at Millworth Recreation Ground.	Millworth Recreation Ground, Millworth Lane, Shinfield
Shinfield	retail & services	Shinfield Garden Centre	Garden centre and retail nursery.	Hyde End Road, Shinfield
Three Mile Cross	Retail & services	Three Mile Cross Post Office	Post Office branch.	Basingstoke Road, Three Mile Cross
Shinfield Parish	Retail & services	Shinfield Post Office	Post Office branch providing postal, parcel and related counter services.	7 School Green, Shinfield, Reading
Three Mile Cross	Retail & services	Budgens / BP Three Mile Cross (convenience store + petrol)	Convenience store and petrol station.	Basingstoke Road, Three Mile Cross, Reading
Ryeish Green	Retail & services	Laurels Plant Centre	Garden/plant centre.	Ryeish Green (Hyde End Lane)
Shinfield	Retail & services	Lidl (Shinfield)	Discount supermarket (food & convenience retail).	Beke Avenue, Shinfield
Shinfield Parish	Retail & services	Co-op Food (Shinfield - School Green)	Convenience food store providing groceries and everyday household goods.	39 School Green, Shinfield, Reading
Shinfield Parish	Retail & services	ASDA Shinfield Express Petrol	Convenience retail and petrol station offering groceries and associated forecourt retail services.	Arborfield Road, Shinfield, Reading

Community	Category	Facility/Service	Description	Address/Location
Shinfield Parish	Retail & services	SPAR (Euro Garages Shinfield)	Convenience retail store at Euro Garages providing groceries and everyday essentials.	Euro Garages, Arborfield Road, Shinfield, Reading
Shinfield Parish	Retail & services	Hairdressers and Barbers (Shinfield Parish)	Hairdressing and barber services operating from fixed premises within Shinfield Parish.	Various locations within Shinfield Parish
Shinfield Parish	Retail & services	Beauty and Nail Salons (Shinfield Parish)	Beauty, nail, and personal care services provided from premises within Shinfield Parish.	Various locations within Shinfield Parish
Shinfield Parish	Retail & services	Vehicle Servicing and MOT Facilities	Garages and vehicle servicing facilities providing MOT testing and vehicle repair services within Shinfield Parish.	Within Shinfield Parish
Shinfield	Retail & services	Budgens Shinfield	Convenience supermarket.	Shinfield Road, Shinfield
Shinfield Parish	Transport	MereOak Park and Ride	Park and Ride facility providing car parking and bus services to Reading town centre.	A33 Basingstoke Road, MereOak
Shinfield Parish	Transport	Local Bus Services (Shinfield)	Scheduled bus services connecting Shinfield Parish with Reading town centre and surrounding settlements.	Various routes serving Shinfield Parish
Shinfield Parish	Transport	Reading Railway Station	Primary rail station used	Station Road, Reading

Community	Category	Facility/Service	Description	Address/Location
			by Shinfield residents for regional and national rail services.	
Shinfield Parish	Transport	Bus Stops (Shinfield Parish)	Fixed bus stop infrastructure located within Shinfield Parish providing access to local and regional bus services.	Various locations within Shinfield Parish
Shinfield Parish	Transport	Public Rights of Way Network	Network of public footpaths, bridleways, and shared-use routes within Shinfield Parish supporting walking and cycling.	Throughout Shinfield Parish
Shinfield Parish	Waste & recycling	Household Waste and Recycling Collection	Regular kerbside waste and recycling collection service for Shinfield Parish residents.	Shinfield Parish

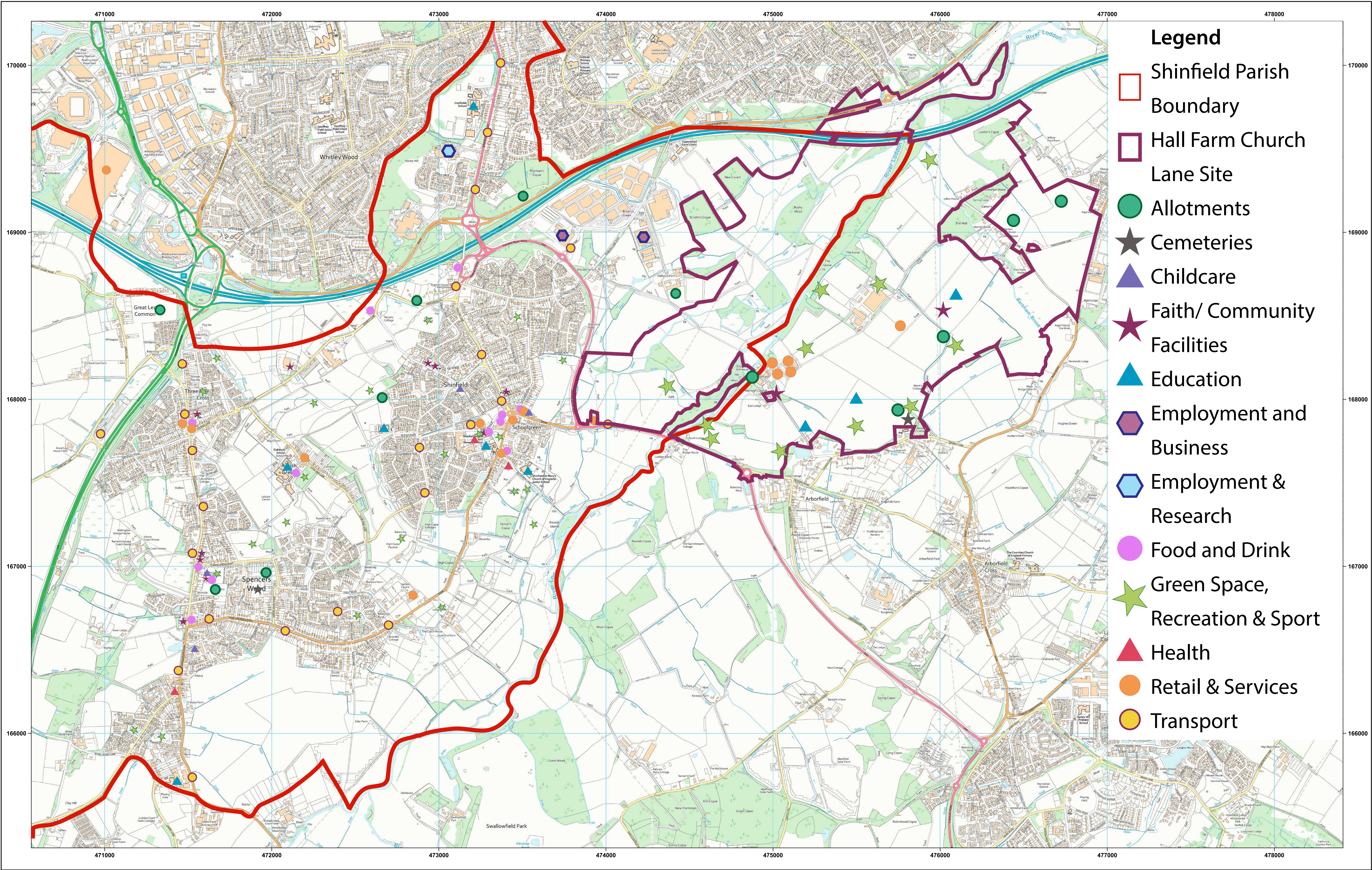
Appendix B: Parish Council S106 Requests

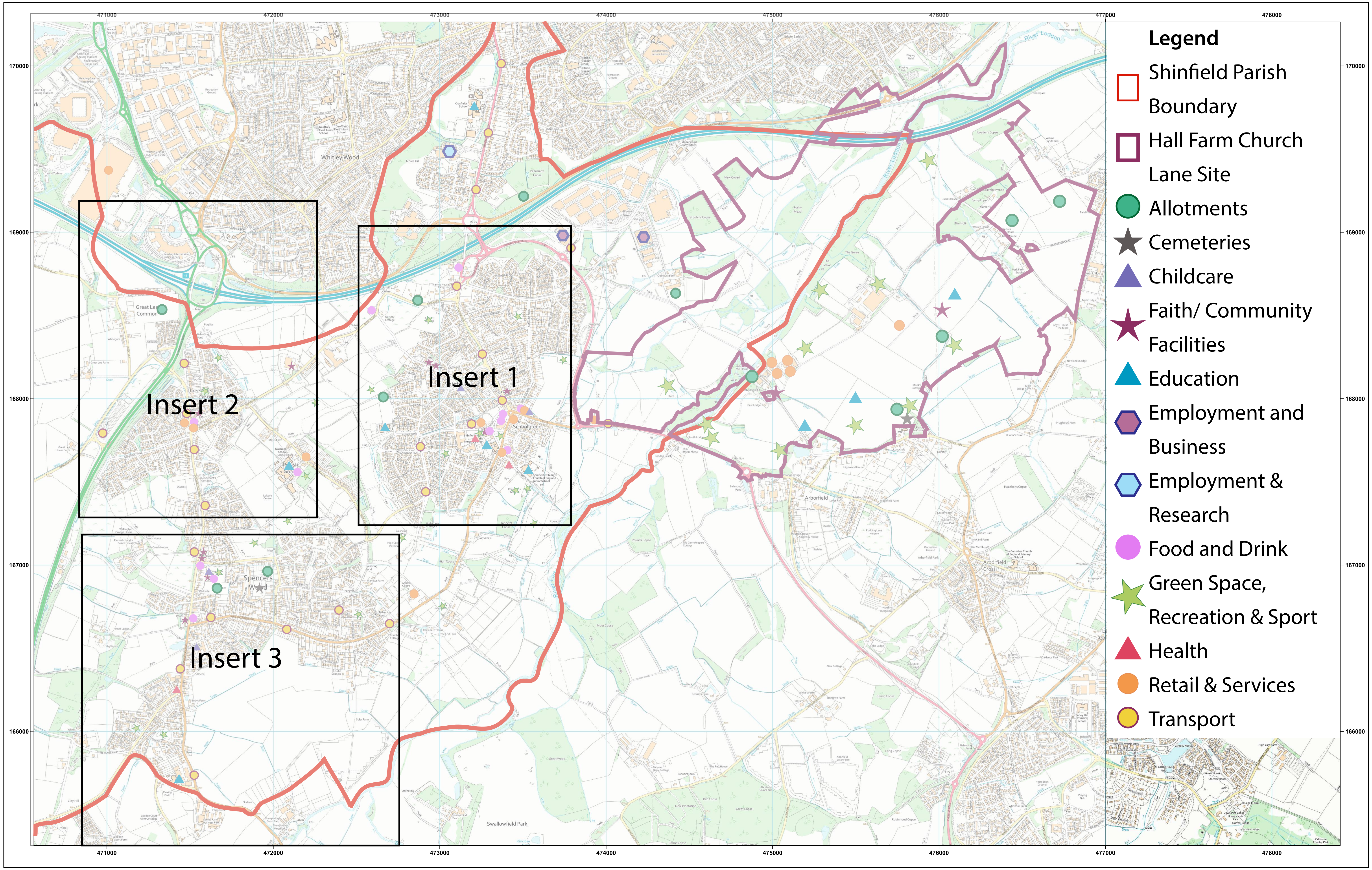
The requests from the Parish Council focus on mitigating increased demand for sports and recreational facilities, enabling safe and sustainable access to education, and addressing traffic and highway impacts on the surrounding road network. The scope, location and timing of the measures are proportionate to the development and targeted to the areas and communities most directly affected.

Infrastructure Item	S106 Requirement	Necessity to Make Development Acceptable
Junior football pitches	Delivery of two junior grass football pitches at High Copse Pavilion (ref. 223287)	Required to mitigate increased demand for football pitches arising from population growth associated with the LGV development
Non-football / non-cricket sports provision	Delivery of alternative sports facilities	Required to alleviate pressure on existing indoor and outdoor sports facilities arising from LGV
Mountain bike trail	Provision of a mountain bike trail (subject to agreement)	Provides accessible recreational infrastructure where income-generating facilities are not viable
Arborfield Road Cycle Scheme	See Active Travel and Connectivity Report	See Active Travel and Connectivity Report
Arborfield Road Toucan Crossing	See Active Travel and Connectivity Report	See Active Travel and Connectivity Report
Shinfield Eastern Relief Road Toucan Crossing	See Active Travel and Connectivity Report	See Active Travel and Connectivity Report
20mph Zone	See Active Travel and	See Active Travel and Connectivity Report

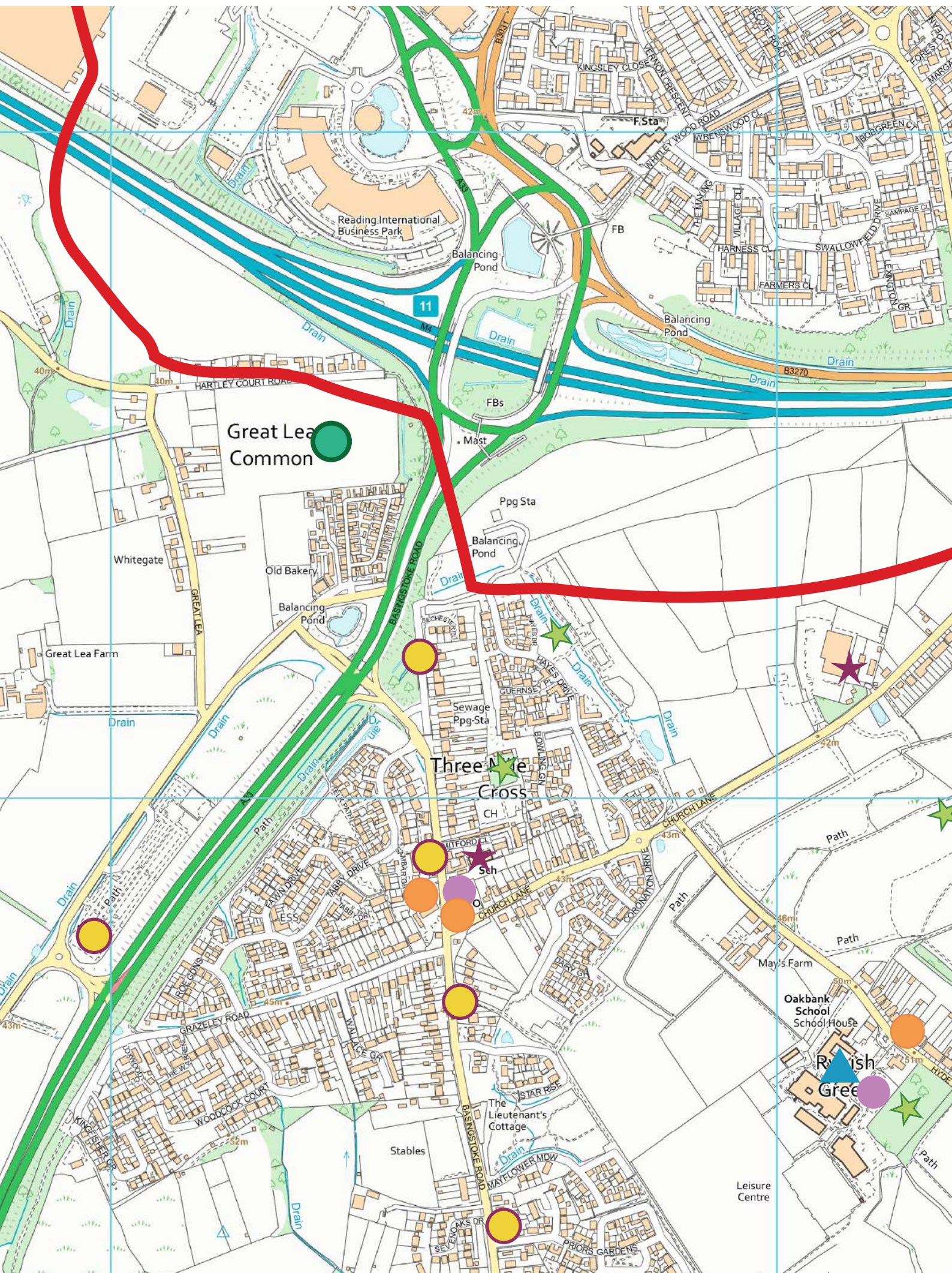
Infrastructure Item	S106 Requirement	Necessity to Make Development Acceptable
	Connectivity Report	

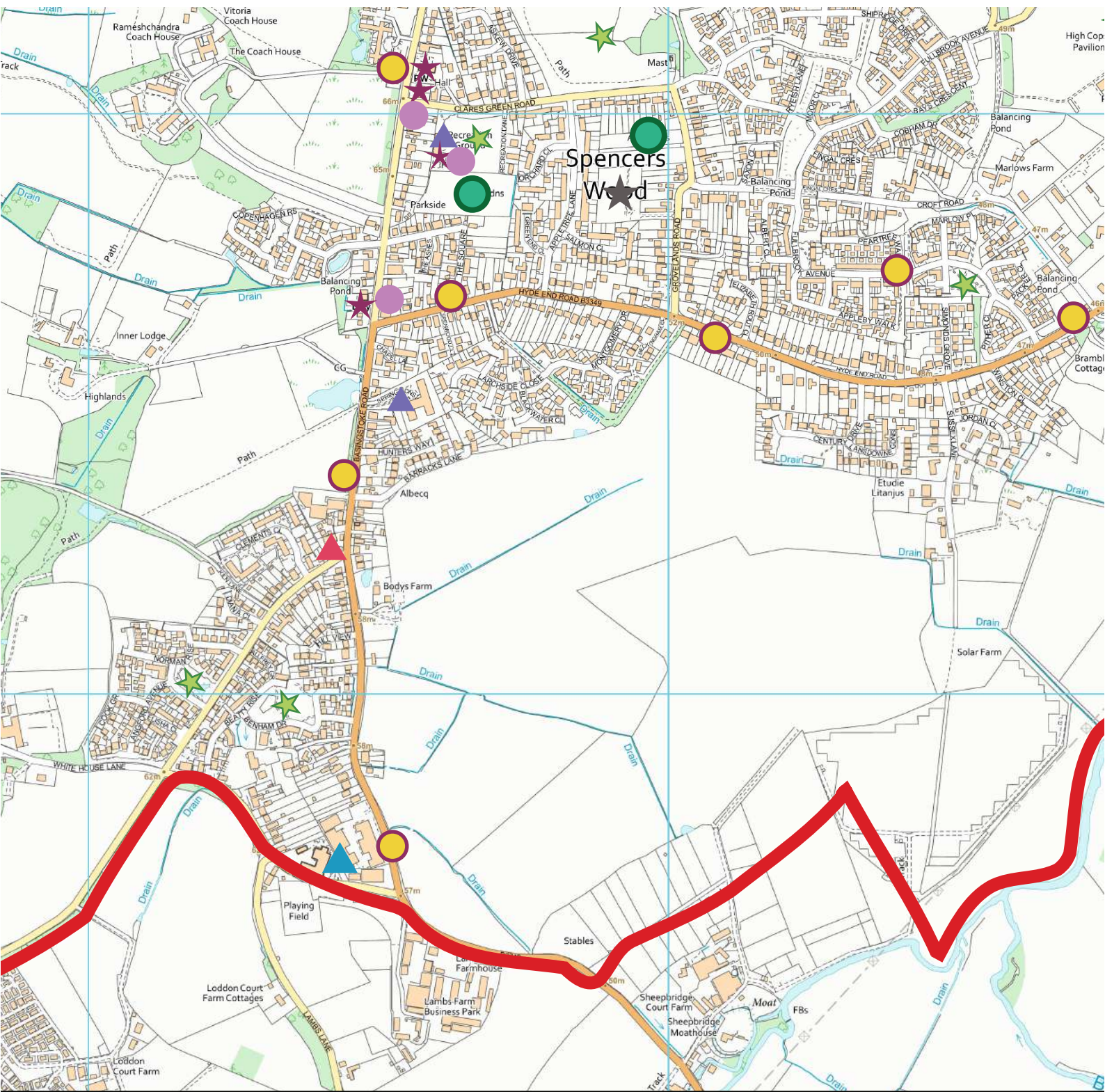
Appendix C: Facilities and Services Maps





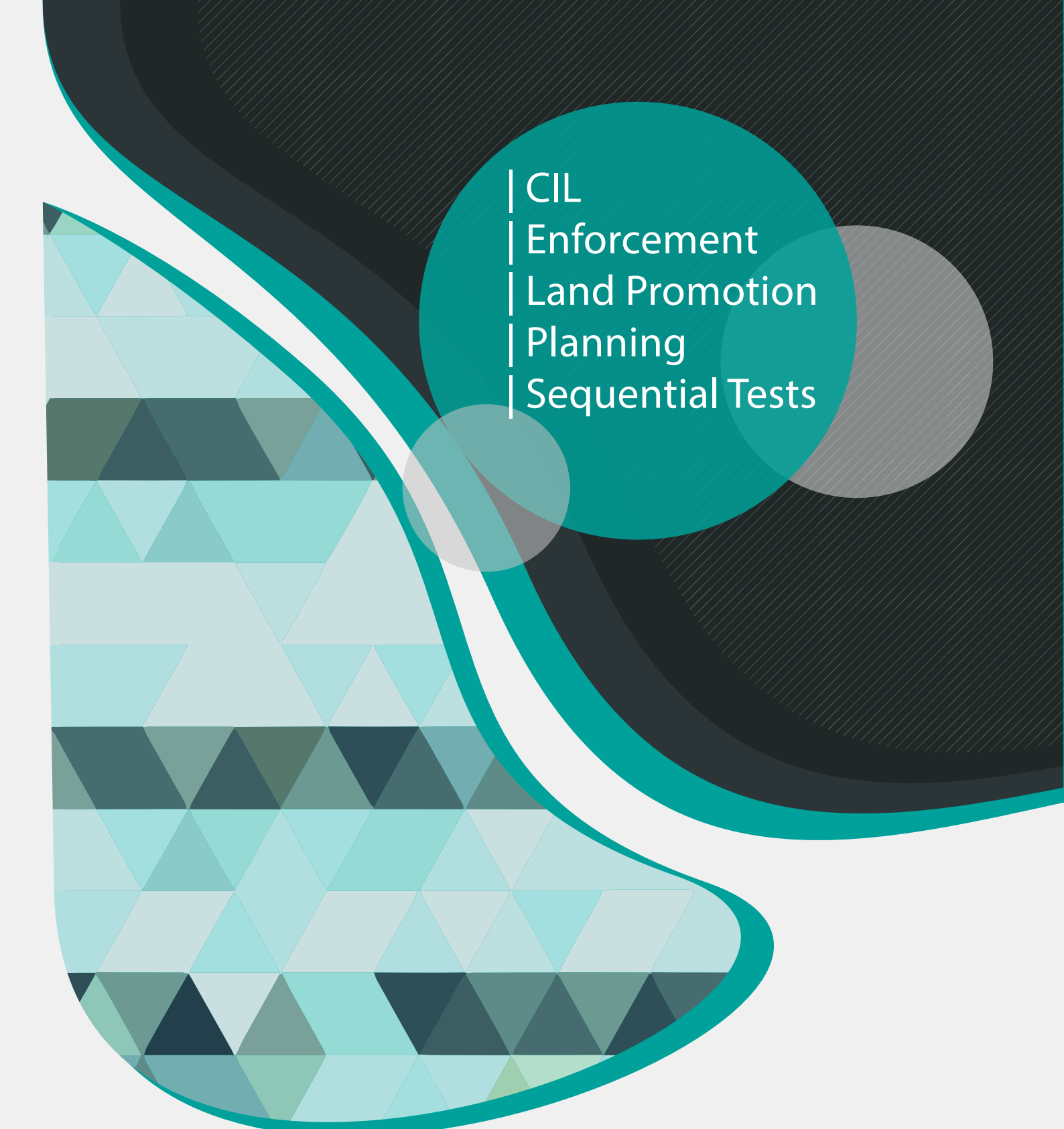






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| CIL
| Enforcement
| Land Promotion
| Planning
| Sequential Tests

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