

The Background

Strategic Development Locations

In October 2010 Wokingham Borough Council reconfirmed their Core Strategy to build some 12500 new homes between now and 2026 and that these will be built in designated areas called Strategic Development Locations (SDLs).

One of those SDLs is called 'South of the M4' and takes in the three villages of Shinfield, Spencers Wood and Three Mile Cross.

WBC issued a plan of this area in 2009 for public consultation. This plan called for the construction of 1125 homes on farm land to the south-west of Shinfield Village backing on to the existing new estates off Church Lane running through to Hyde End Road, plus 400 homes for construction north-east of Spencers Wood and 270 to the east of Three Mile Cross.

These are additional homes over and above the previous designated areas for 705 homes at sites in Three Mile Cross and Spencers Wood which have not yet been built; 2500 in total.

Objections

WBC received strong objections to this plan from the Parish Council and from many

residents - there were over 300 responses to these plans. One of the main objections was the very small amount of open land left between the three villages.

In October 2010 WBC approved plans for developments in other parts of Wokingham. Importantly, however, WBC issued a revised plan for the South of the M4 SDL which takes account of some of the comments received and is now open for public consultation again until 21 December.

The Parish Council is still analysing these revised plans and will be employing a planning consultant to help formulate our submission to these revised plans because they do not in our opinion meet the wishes of the majority of our residents.

Confusion

We know there is considerable confusion amongst local residents over the current position and we are holding two open sessions from 6pm to 8pm on Friday 10 December and 10am to noon on Saturday 11 December, where you can view the plans, discuss the situation with your parish councillors, and find out how to respond to WBC.

This is probably your last chance to let WBC know what you think.

See details inside

Shinfield Parish Council's current position

- **We think that 2500 homes should be the maximum number built in this area, including any homes built on any land owned by the Church of England, the University of Reading, Wokingham Borough Council or anyone else, and we will oppose any change to these numbers, be it 2663 or even 3000.**
- **The separation of the three villages with the increased green area must be protected in perpetuity from any future development by designation as a SANG (Suitable Alternative Natural Greenspace).**
- **We will oppose the planned public transport link across the green space between Spencers Wood and Shinfield.**

We are still defining our position and seeking professional advice. Keep track on our website www.shinfieldparish.gov.uk where the latest news will be posted, and by coming along to our drop-in sessions on 10 and 11 December.

We urge you to make up your own mind. Previous submissions will not be taken into account. You must, therefore, write again with any comments on these proposals for your opinions to be considered.

Get the latest updates on planning situations by registering for e-mail information at www.shinfieldparish.gov.uk

Write with your opinions for or against to:

Cris Lancaster, Wokingham Borough Council, Shute End, Wokingham RG40 1WR.
E-mail: Cris.lancaster@wokingham.gov.uk

**Closing date for comments
5pm, 21 December 2010.
Comments received after this date
may not be taken into account.**

IMPORTANT
December 2010

**NEW PLANS
REVEALED FOR**

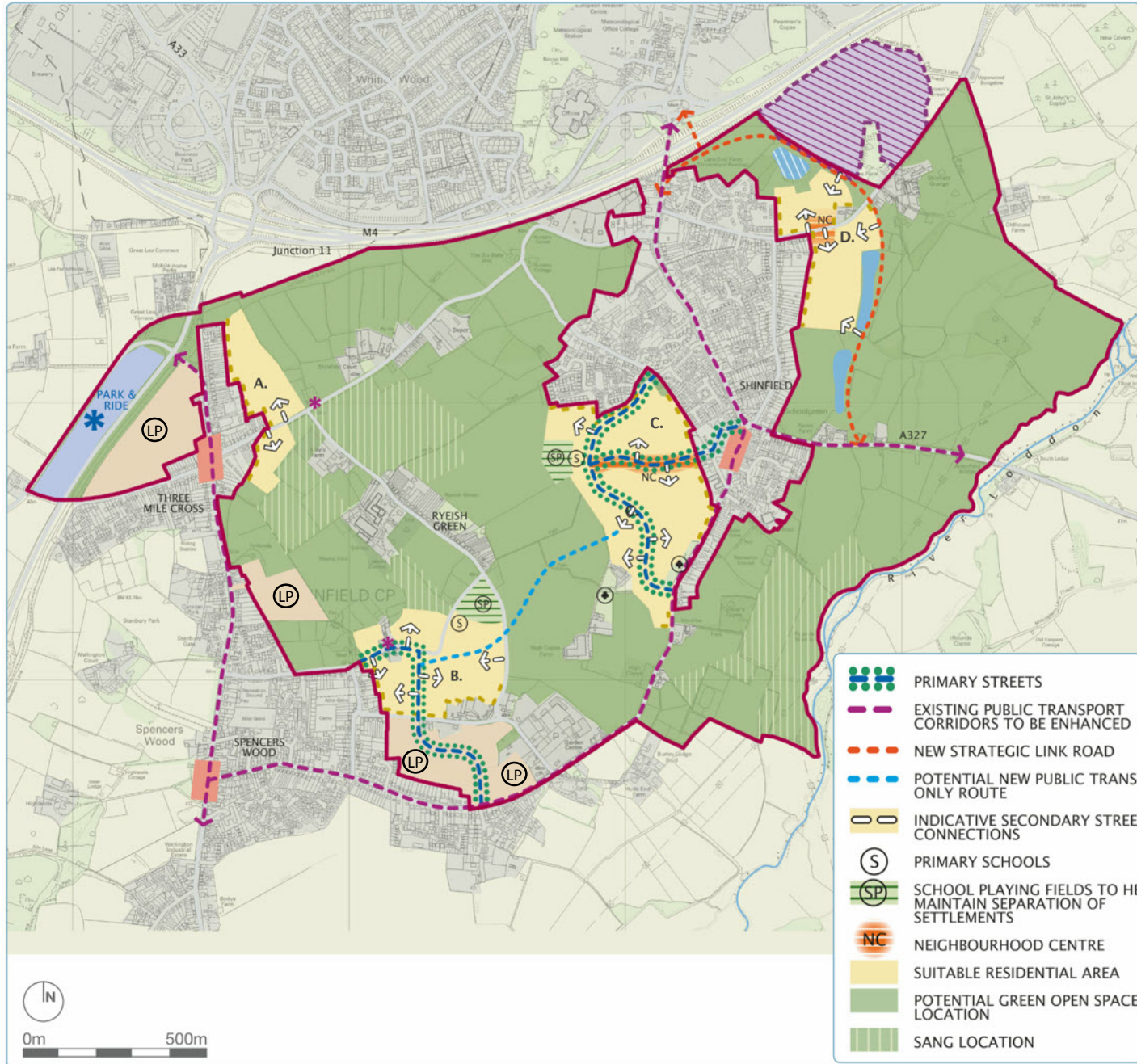
**HOUSING DEVELOPMENTS
IN THIS AREA**

Wokingham Borough Council
has announced important changes to the plans to build
2,663 ~~2,500~~ houses
**in Shinfield, Spencers Wood
and Three Mile Cross,**
particularly affecting Shinfield Village.

Visit Shinfield Parish Hall on
**Friday 10 December from 6pm to 8pm or
Saturday 11 December from 10am to noon**
to view the plans, discuss them with your parish councillors and
find out how to put your views to Wokingham Borough Council
and make them count.

Deadline for comments is 21 December

You can see the plans at the Parish Hall on weekday mornings, too.



	Approximate Indicative area (ha)	Indicative dwelling capacity (dwellings)
Area A	9	270
Area B	17	400
<i>Including a Primary School</i>		
Area C	29	912
<i>Including a Neighbourhood Centre and Primary School</i>		
Area D	12	376
		1,958

Notes

1. SDL to be planned according to guideline figure of 2,500 dwellings including existing allocated and permitted residential (705 dwellings) up to 2026. The housing numbers for each development area are based on an average site density. It is recognised that there is scope for some refinement through the detailed masterplanning process although they are expected to be broadly consistent with the numbers given in the table.
2. Land for Primary School assumed to be 2.5 ha or whatever standards apply at the time of development.
3. Land for Neighbourhood Centre assumed to be up to 1.5 ha. Other sites may be available but the overriding principle is one of co-location of local services and facilities to create recognisable community hubs.

- PRIMARY STREETS
- EXISTING PUBLIC TRANSPORT CORRIDORS TO BE ENHANCED
- NEW STRATEGIC LINK ROAD
- POTENTIAL NEW PUBLIC TRANSPORT ONLY ROUTE
- INDICATIVE SECONDARY STREET CONNECTIONS
- PRIMARY SCHOOLS
- SCHOOL PLAYING FIELDS TO HELP MAINTAIN SEPARATION OF SETTLEMENTS
- NEIGHBOURHOOD CENTRE
- SUITABLE RESIDENTIAL AREA
- POTENTIAL GREEN OPEN SPACE LOCATION
- SANG LOCATION
- 15M BUFFER ZONE IS REQUIRED FOR THE COPSE/ANCIENT WOODLAND
- LISTED BUILDINGS AND SCHEDULED ANCIENT MONUMENTS ON SITE
- PROPOSED EMPLOYMENT
- EXISTING DEVELOPMENT
- EXISTING VILLAGE CENTRES SUITABLE FOR ENHANCEMENT
- LOCAL PLAN ALLOCATED AND APPROVED RESIDENTIAL SITES
- PROPOSED BALANCING PONDS
- EXISTING PONDS
- PROPOSED MIXED USE COMMUNITY FACILITIES
- TRANSITION AREAS

4. Areas A-D indicate areas for development and do not refer to development phasing.
5. In order to protect the existing mature trees a detailed tree survey of the site should be undertaken to inform the master plan for each development area.

The current position

At least 2500 new homes confirmed

At least 2500 new homes will definitely be built in Shinfield, Spencers Wood and Three Mile Cross between now and 2026 whatever we think and there appear to be Wokingham Borough Council (WBC) proposals to build up to 3000 homes with the addition of extra sites in these areas.

The revised plan moves homes from the south-west of Shinfield to a site east of Shinfield, close to Oatlands Road and Cutbush Lane, increasing the total number built there from 120 to 376 homes.

This broadens the open land between Shinfield and Spencers Wood maintaining a clear division between the two villages. Whilst the open land between the villages will be a public amenity there is no clear provision for this to be protected from future development.

Further homes planned

There are plans for even more homes in the area in the pipeline bringing the total to a possible 3000.

The Oxford Diocesan Board of Finance of the Church of England is appealing against a refusal to build 175 homes in Church Lane, Shinfield. This is currently subject to an appeal which is being heard at a Public Inquiry underway at the moment.

To confuse the issue the University of Reading has already lodged a planning

application for 1350 homes in the south-west of Shinfield in the area where WBC are now suggesting only 912 homes should be built.

WBC have clearly indicated that they intend to sell the Ryeish Green School site in the near future for possible additional housing. We are now aware that WBC will be selling the site having secured planning permission from itself to build up to 100 additional homes at this unsustainable location.

Reading University also holds the remainder of the Manor site in Church Lane which no doubt will be considered for more homes.

So 2500 homes has become 2663 homes and could easily become nearly 3000 homes, unless we all act together now.

Inadequate provision for schools

Provision for schools is inadequate in the area. Whilst there are plans for two new primary schools these will not appear until a substantial number of new homes have actually been built and sold.

There is no secondary school in or near the area since the closure of Ryeish Green this year. The new planned secondary school announced for Arborfield has no firm date for completion. The development land at Arborfield includes the Garrison site which the Ministry of Defence has recently announced will not start to be released until 2015.