

Planning observations from Shinfield Parish Council – Thursday 14 September 2017

172302 **Land west of Basingstoke Road: south of Three Mile Cross and north of Spencers Wood, RG7 1AZ**

Proposal Screening Opinion application for an Environmental Impact Assessment for a proposed development of up to 123 dwellings

Planning Officer Nick Chancellor Comments by
 Comment Shinfield Parish Council requests that an Environmental Impact Assessment for this site be carried out to identify the likely impacts of this development, due to the site being outside of the Strategic Development Area, and forming the green separation space between the two settlements, as per the MDD DPD and the adopted Shinfield Neighbourhood Plan.

172450 **Land west of Shinfield, west of Hyde End Road and Hollow Lane, south of Church Lane.**

Proposal Reserved Matters application pursuant to Outline planning permission O/2010/1432 (pursuant to VAR/2014/0624) for the erection of 473 dwellings including access roads, garages, parking spaces, open space and landscape treatment for Phase 2. (Access, Appearance, Landscaping, Layout and Scale to be considered)

Planning Officer Chris Howard Comments by
 Comment Shinfield Parish Council requests that the developer confirms that the proposals within this Reserved Matters application meet the requirements of the Shinfield Neighbourhood Development Plan. It will be deemed acceptable if:

- Main roads intended to be used as bus routes are built wide enough to accommodate to large vehicles passing one another, and will incorporate parking restrictions to ensure a steady flow of traffic. [SPC NHDP Policy 4]. Measures to restrict on-pavement and on-verge parking within the designated bus-route must be incorporated.
- Measures are taken to encourage proper use of the tandem parking to be provided, including measures which will avoid unwanted on-street parking.
- There is a provision of a safe crossing points on the roads leading to the play area [SPC NHDP Policy 4]
- Garages comply with the Shinfield Neighbourhood Development Plan, and are 3m by 7m, with sufficient door widths, in order to accommodate cycles and larger vehicles [SPC NHDP Policy 5].
- The provision of unallocated parking spaces is sufficient to meet the recognised demand for the proposed housing mix.
- There is an appropriate range of design variety to be in-keeping with the surrounding housing supply [SPC NHDP Policy 2]

172495 **Land at Lambs Lane and Beech Hill Road Spencers Wood Berkshire *Neighbouring Parish***

Proposal HYBRID APPLICATION Outline application for a residential development of 120 dwellings (Access to be considered). Full application for Change of use of part of land to form a Suitable Alternative natural Greenspace (SANG).

Planning Officer Michaela Mercer Comments by
 Comment Shinfield Parish Council objects to this planning application for the following reasons:

- This proposal represents the loss of the green separation space between the villages of Swallowfield and Spencers Wood, which is contrary to the objectives of Core Strategy policy CP19.
- This site is not on land identified for development within the current phase of the Local Plan. Any short term benefit from delivery of 120 dwellings on the site would not outweigh the risk of harm to the overall strategy for sustainable housing growth within the parish.
- The site is not within the identified Strategic Development Location.
- This proposal would result in the loss of open countryside and the urbanisation of Beech Hill Road.
- With no active frontage and limited visual connection between the development and Beech Hill Road, the development would fail to integrate with, or make a

