

## Appendix 1 – Response to public consultation comments

Land north of Cutbush Lane RM/2014/2561

### Shinfield Parish Council

- Support the variety of design of dwellings and external features of the buildings
- Concern over the road width for the main spine road serving busses and parking for dwellings along this street  
*The parking for the development is in accordance with current WBC standards, including the dwellings situated along the primary road. It is not considered that on street parking will occur along the Primary Road on a regular basis and therefore not expected to affect the current proposed bus route running through the site (up to four buses an hour). However, should on street parking becomes an issue, the S106 legal agreement for the outline planning consent secured funding for a Traffic Regulation Order to introduce parking restrictions on the bus route should this be necessary.*
- Request a condition for the management of green spaces by the Parish Council  
*The S106 pursuant to the outline planning permission secures the transfer of the land to Wokingham Borough Council*
- Request a condition restricting the use of the dwellings for houses of multiple occupancy  
*Although the comments in respect to seeking a condition for restricting the use of the dwellings for Homes of Multiple Occupancy are noted, it is not considered reasonable to attach a condition at this stage. Should there be issues in the future, the council could consider the use of an Article 4 direction to restrict the use of the dwellings and prevent these being converted into Homes of Multiple Occupancy*

### Local Residents

- Loss of countryside  
*See committee report paragraphs 15 to 23*
- Increase in traffic  
*Access to the site and the impacts of the additional traffic were assessed as part of the outline application which contained a full Transport Appraisal. The Highways Officer was satisfied that the additional vehicle movements could be adequately accommodated)*

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