



*Clerk: Mrs. J Barnes, Shinfield Parish Council, Shinfield Parish Hall, School Green,  
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*APPENDIX 1 & 2, Minutes 23 June 2009*

1 July 2009

Ms Jennifer Seaman  
Case Officer  
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Shute End  
WOKINGHAM RG40 1WR

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Dear Ms Seaman,

**Applications O/2009/1027 and LB/2009/1051: Science & Innovation Park plus major highway works on the A327 and demolition of buildings at Lane End Farm, Shinfield**

We write within the extended time-scale to submit our comments on the above hybrid application for both Outline and Full permission for numerous proposals at the above site in our parish. Due to the complexity and mixed nature of the application, we trust that you will accept the following comments on the whole scheme, rather than requiring separate observations on each of the elements:

- 1) Having been consistent over many years in our fervent support for the preservation of green gaps and wedges, we now fully support the Core Strategy policy of retaining the separation of settlements, and must therefore record our prime concern at the siting of such a significant development in the green gap separating Shinfield village and Lower Earley. Our Consultation Draft Parish Plan provides plentiful evidence of our communities' support for retaining such separation of settlements, and we had understood it to be a key element of WBC's Core Strategy, albeit that the proposed science park site itself lies immediately outside the SDL: South of the M4. We call for a careful assessment of this potential breach of such an important local planning policy.
- 2) It would appear from the phasing programme that the proposed building of the new link over the M4 to the Black Boy roundabout will follow-on some months after the commencement of construction, and we call for this infrastructure provision to precede such major construction activity, to mitigate the adverse impact of construction traffic on the residents of Cutbush Lane.

- 3) A linked adverse impact upon these same residents relates to the proposed start-time of 7am for construction activities, and we call for a condition to be imposed delaying this start-time by up to an hour in the interests of local residential amenity.
- 4) Concern has also been expressed by local residents at the apparent proposal for the routing of buses past Cutbush, a listed building with foundations that are unlikely to survive such inappropriate abuse.
- 5) Local residents are also claiming that paragraph 4.76 of CP17 of the WBC Core Strategy has not been fulfilled with regard to pre-application consultation.
- 6) A further major concern expressed by our members relating to the highway and traffic implications, is the proposed level of the roundabout linkage to the prospective Eastern Relief Road. Were this to materialise at some future date, it is most important that proposed levels of this early element of such a scheme should not compromise the crossing of Cutbush Lane. Past proposals for a relief road had to be modified in order to accommodate a satisfactory intersection and our members are most anxious that your highway team take this into account in their assessment of this particular proposal.
- 7) We would also call upon your assessment team to ensure that the integrity of the local footpath and cycleway network is enhanced rather than compromised by these proposals.
- 8) Given the extent of the buildings and car parking areas covering such an extensive land area, our members are most anxious that there is careful assessment of run-off provision for rainwater to mitigate the impact and minimise the risk of flooding in the wider susceptible area adjoining the Loddon.
- 9) Our final comments relate to the proposed demolition of outbuildings at Lane End Farm, where our members are most anxious that the integrity of this listed building is not compromised, both with regard to the farmhouse itself as well as the fine brick-built buildings within its curtilage.

We urge you to pay due regard to the above-listed concerns of our members, reflecting opinions within the local community, in your assessment of this major proposal in our parish.

Yours sincerely,

Jacqui Barnes,