

PLANNING REF : 252498
PROPERTY ADDRESS : 2 Manor Barn
: Gloucester Avenue, Shinfield, England
: RG2 9GA
SUBMITTED BY : Mrs Laura Clarke
DATE SUBMITTED : 07/01/2026

COMMENTS:

I strongly object to this development and request that both local and national government rethink their housing plans to prevent harm to countryside and wildlife.

The Government must uphold its commitments to addressing climate change and protecting wildlife - at a local level, this development will be detrimental to both those commitments with inadequate mitigation measures outlined in the plans.

Nationally, there are over a million empty and derelict homes and 165,000 commercial properties. There are also a million unbuilt planning permissions. Before any green sites are used, these unbuilt planning permissions should be built out and homes constructed on the over a million brownfield sites available. The priority should be a focus on genuinely affordable homes (social housing) for those in the most need.

I live in Shinfield and I have seen so much development on our green spaces here in the last few years and I am very concerned about the proposed plans at Hall Farm. The loss of these green spaces will be devastating for local residents and for our precious wildlife and do very little to address the real, systemic problems in the local housing market. I have regularly seen bats, grass snakes, kingfishers, badgers and many other species in this area.

The provisions for social housing are very limited and with many of these new homes potentially being completely unaffordable to those most in need or sold to overseas investors and private equity firms, or unaffordable to local residents, we have to ask who these homes are really for. Developments that favours profitable greenfield homes for developers is not policy that meets the needs of local residents or nature.

Furthermore I object to this proposal on the following grounds:

Transport

This proposal will encourage greater car use as there is no Public Transport available on site and expectations that people will cycle or walk are unsubstantiated. The assumptions being made on walking, cycling and bus use are unrealistic.

Traffic

Recurring traffic problems are evident all around the proposed site, but are particularly bad at Mole Road, Mill Lane and Lower Earley Way. Also, major problems at university roundabout (formerly blackboy roundabout) in Shinfield and showcase roundabout in Winnersh. Basic traffic surveys are all taken in Nov 2021 which was very soon after the last lockdown and there has been a great deal of new development since then, and do not reflect and do not reflect the levels of

traffic already being experienced by local residents as the result of the completed developments in the surrounding area. Traffic congestion will be an even greater problem during the 20+ year building period of the development, so it is critical that the required road infrastructure should be delivered in advance of the housing which is not evident from the plans.

Waste water treatment

The Water Treatment Plant for Arborfield is already overloaded during times of heavy rainfall and is known to pump untreated sewage into Barkham Brook. Thames Water, who are responsible for the required upgrade are in dire financial problems and may yet be put into special measures or returned to public ownership. House building should only commence following completion of adequate water treatment plant upgrades