

PLANNING REF : 252138
PROPERTY ADDRESS : 63 Hyde End Road
: Shinfield, Berks
: RG2 9EP
SUBMITTED BY : Mr Andrew Hunt
DATE SUBMITTED : 30/10/2025

COMMENTS:

Reasons for my objections of the plan in it's current form and suggestions for improvements

-Sewage

The current sewage system in the area is under serious stress, with tankers assisting the local pumping station on a daily basis. It is assumed that Thames Water will simply resolve this prior to more houses being built, however what guarantees have been provided by Thames Water that the pumping station will be upgraded intime to deal with the additional demand. Considering the financial stress that the company is under this seems unlikely to be resolved in time.

-Flooding

The field in the proposed eastern parcel is prone to flooding nearer the ancient copse, is there sufficient drainage in the proposals to avoid flooding for new and existing residents.

-Light interference

There are currently 6 lampposts on the plan which are place on the shared surface road which runs behind the existing properties on Hyde End Rd. Four of these are on the stretch which has no housing between the new road and the existing properties. Whilst there are some

mature trees which will provide some screening, these will only provide this seasonally. Many of the gardens are very exposed with only low fencing and hedging.

There is also the light interference from car headlights. Many of the new driveways face the existing properties and the shared surface road running east to west faces directly into two existing gardens with minimal natural screening.

Non residential traffic from delivery vans and refuse lorries will add to this in the darker months.

-Noise Interference

The additional noise from traffic on the shared surface roads, combined with the minimal screening for adjacent properties, will be significant. There are no restrictions on the timing of this. There are over 40 new properties which will use the access provided by the new shared surfaced roads which impact the existing residents. This will likely mean somewhere between 60 and 80 cars plus the vehicles which will service those properties.

It does not appear that there are sufficient proposals in the plans to mitigate the additional noise for existing residents.

-Road and Pedestrian Safety

Hyde End Road is already a busy highway going between the villages of Spencers Wood and Shinfield. It is also a bus route and is frequently used by HGVs. However, in many sections it is narrow as is the path which is used by residents to access the local amenities

and schools around the village centre in School Green. Whilst there are plans to extend the path on the east side of the road to allow access for the new development there is no mention of how to improve the safety of the current path running towards the Co-Op, which is narrow and poorly lit.

There are also no traffic calming measures for traffic heading into Shinfield from the southwest, where the road is being widened. This will only encourage higher speeds entering the village, putting existing residents and the new pedestrians at risk.

-Screening & Security

Many of the properties which currently enjoy the views across the field towards the copse have very minimal fencing or hedging and will be significantly impacted by the development. This makes those properties particularly exposed to potential intruders who may use the access provided by the development to enter their property.

With the proposed plan including a road running behind a number of existing residents properties, the security risks for these residents is dramatically increased. Add to this the light and noise interference and the plans do not adequately protect local residents who border the development.

The plans have some planting and fencing to prevent parking on the verge of the road which runs behind the properties, but this is insufficient.

To help mitigate this the developers should commit to a comprehensive planting of mature evergreen hedges and 6 foot closed board fencing to the rear of existing properties prior to major works being undertaken and any new residents moving in.

On the application it states, "Extensive planting of native wildflowers, trees, hedgerows and meadows", so residents believe that this request is reasonable and in line the development priorities.

-Construction Working Hours

In the application construction and environmental plan the developer wishes to work 0730 - 1830 Mon to Fri and 0800-1500 on Saturdays, and at no time on Sundays or bank/national holidays. I believe that it would be reasonable for the construction work is limited to hours of 0800 - 1700 Mon to Fri and at no time on Saturdays, Sundays or bank/national holidays.

-Local Infrastructure

The current Shinfield roads, schools, doctors, dentists are overwhelmed & cannot support the current residents in the village. This development only increases these problems.