

PLANNING REF : 252138  
PROPERTY ADDRESS : Warren Gate House  
: 63 Hyde End Road  
: RG2 9EP  
SUBMITTED BY : Mrs Angela Hunt  
DATE SUBMITTED : 30/10/2025

COMMENTS:

Objections to the Proposed Development Plan  
and Recommendations for Improvement

1. Sewage Infrastructure

The existing sewage system in this area is already operating under severe strain, requiring daily assistance from tankers to support the local pumping station. The proposal appears to assume that Thames

Water will address this issue before any additional housing is constructed. However, no firm guarantees have been provided that such upgrades will be completed in time to accommodate the extra demand.

Given Thames Water's well-documented financial difficulties, it seems highly doubtful that these critical improvements will be delivered on schedule. Without clear assurances and a binding commitment from the utility provider, it would be irresponsible to proceed with further development that risks overloading an already inadequate system.

2. Flooding Risk

The eastern parcel of the proposed site, particularly near the ancient copse, is prone to flooding. The current plans do not make clear whether sufficient drainage measures will be implemented to prevent floodwater from affecting both new and existing properties. Detailed, transparent flood mitigation strategies must be included in the revised plans to protect local residents and ensure the development does not worsen existing drainage problems.

3. Light Pollution and Glare

The plan includes six lampposts positioned along the shared surface road running behind existing homes on Hyde End Road four of which are located on a section with no new housing to provide natural screening. While some mature trees may offer partial cover, their effectiveness will be seasonal, leaving gardens exposed for much of the year.

Additionally, car headlights from new driveways and traffic on the shared road will shine directly into several existing gardens, causing significant disturbance, especially during darker months. Delivery vehicles and refuse lorries will only add to this problem. To minimize disruption, the developer should reconsider the lighting layout, use shielded fixtures to prevent overspill, and increase year-round vegetative screening.

4. Noise Pollution

The projected increase in vehicle traffic estimated at 60 to 80 cars, plus service and delivery vehicles will substantially raise noise levels for existing residents. The shared surface roads, located close to current properties, lack sufficient noise barriers or planting to absorb sound.

The developer should provide an acoustic assessment and commit to noise mitigation measures such as solid fencing, dense planting, and restrictions on non-residential vehicle access during night hours.

#### 5. Road and Pedestrian Safety

Hyde End Road already carries heavy traffic between Spencers Wood and Shinfield, including buses and HGVs. The existing footpath is narrow and poorly lit, yet frequently used by families walking to schools and local amenities.

While the proposal includes a path extension on the east side, it fails to address the safety deficiencies of the current footpath toward the Co-Op or to include any new traffic-calming measures for vehicles entering Shinfield from the southwest.

Widening the road without adding speed controls will inevitably increase driving speeds, putting pedestrians both new and existing at greater risk. Safety improvements must be incorporated, including traffic calming, enhanced lighting, and improved pedestrian crossings.

#### 6. Screening and Security

Several existing properties currently enjoy open views across the field toward the copse but will become directly overlooked and exposed once the new development proceeds. The proposed road behind these homes presents heightened security risks, offering potential intruders easier access to back gardens.

While the plan mentions some verge planting and fencing, these measures are minimal and do not adequately protect residents' privacy or safety.

It would be reasonable and consistent with the stated design principles for the developer to install mature evergreen hedges and solid six-foot fencing along the boundary of existing homes before construction begins or new residents move in. This aligns with the application's stated goal of "extensive planting of native wildflowers, trees, hedgerows, and meadows" and would significantly mitigate the impact on neighboring properties.

#### 7. Construction Working Hours

The proposed construction hours 07:30-18:30 on weekdays and 08:00-15:00 on Saturdays are excessive and would cause prolonged disturbance to local residents.

A fairer compromise would be to limit construction to 08:00-17:00 Monday to Friday, with no work permitted on weekends or public holidays, allowing residents respite from noise and disruption.

#### 8. Local Infrastructure Strain

Shinfield's current infrastructure roads, schools, healthcare, and dental services is already operating beyond capacity. This development will intensify these pressures, further diminishing the quality of life for existing residents.

The proposal should not proceed without a clear, funded plan to expand local infrastructure proportionally to population growth.