

PLANNING REF : 252138
PROPERTY ADDRESS : 71 Hyde End Road
: Shinfield, Reading, Berkshire
: RG2 9EP
SUBMITTED BY : Mr JAMES WALTERS
DATE SUBMITTED : 17/10/2025

COMMENTS:

Comments regarding application 252138. We (myself and my wife) strongly object to the Planning application on the following grounds.

1) Shinfield, Spencers wood and Three mile Cross have during the last round of house building been swamped by new developments, such that the quality of environment and life have been severely eroded. Since the Increase in housing we have suffered anti social behaviour which resulted in the police being forced to issue dispersal orders. The new developments have the potential to make this situation worse.

2) The new development of 180+ houses will result in over 450+ more people to the area, 350+ cars and 320+ children on current data. The current infrastructure cannot cope at present. Schools are over subscribed and of poor quality, doctors surgeries are over subscribed, car movements are getting worse even with the new Shinfield bypass.

3) One area of real concern is the sewage problems being experienced since the Shinfield Meadows development. Sewage overflow has recently been seen at the junction of Hyde End Road and Appleton way and it is common knowledge that the sewage pumping station next door to what was the Magpie and Parrot public house operates at 110% capacity without all these new houses coming on stream. The over capacity of the pumping station has been evident from the number of tankers taking away the sewage, which further adds to the traffic problems.

4) It is apparent from the proposed east and west development plans that there is little in the way of encouragement for people to walk into the village centre, hence more use of cars. The west development does allow people to walk through the Shinfield meadows development to reach the village centre but the east development would have to use the existing footpath along Hyde End Road B3349 which is very narrow making it dangerous for two people walking side by side. I watch mother and child walking side by side or single file with the lorries thundering past, not good, accident waiting to happen.

5) The developers held a public consultation earlier in the year. I would like to go on record that the consultation was held by a webinair which was most unsatisfactory. Two way voice communication was not permitted only via texting which resulted in loss of fluency and continuity The hour slot available was not enough. Many questions were not answered as the expert respondents, responded with, work in progress. In fact the consultation plan put through our doors was not the latest and significant changes had been made suggesting that the consultation was held far too early. the

developer may have ticked a box but it was very unsatisfactory

EAST SIDE DEVELOPMENT

6) The east side development will seriously impact the existing wildlife in Tanners Copse irrespective of all the measures being put in place by the developers. This in turn will downgrade the SANG

(Langley mead) and the approach path to The SANG from the car park on Hyde End road, site of alternative natural greenspace being encroached upon by housing development. The east side development removes the natural buffer between existing development and the SANG ensuring the SANG remains an area of alternative natural greenspace . Remove the buffer zone downgrade the Sang. The council should reconsider if this eastern development is necessary and worth the loss of natural habitat.

7) The developer has expressed a wish to be respectful to the residents directly affected by the proposed development. The east side development directly affects the properties along Hyde End road namely numbers 47 to 75. Currently the developer has proposed tree planting as additional screening to existing trees which is encouraging but can we suggest that that the trees be of a mature nature and be planted at the start of the construction works. We have already contacted Stantec regarding inaccuracies/ possible omissions on their Landscaping plans. The plans show a mature 'surveyed' tree encircled by a yellow circle which indicates an area where new planting cannot take place due to possible damage to the mature trees roots. Attached marked up plan indicates the position. However this tree is dead and has been for a long time now. Therefore the developer could plant tree screening in this location also. Please encourage this.

8) On the attached marked up landscaping plan I have shown the routing of a sewage line. Having lived in number 71 Hyde End road for some 38 years it has always been understood that the sewer run that comes down what is now known as Appleton Way and passes through the property number 75 between numbers 71 and 75 Hyde end road (there is no number 73) and then crosses the field to the North West corner of Tanners Copse to a manhole from where it makes its way to the pumping station next to what was the Magpie and Parrot Public House on the A327. This routing will be surcharged by the new houses under the current layout. This should be investigated further.

9) The inclusion of the road at the back of properties fronting Hyde End Road, hence sandwiching the properties between an already very busy road will result in increased light pollution, traffic pollution, and a serious security problem as the road gives access to the rear of our properties, Not Good. To alleviate the security problem in addition to the tree screening proposed by the developer I would request some robust 6 foot close board fencing be supplied.

10) The existing water table to the Hyde End Road properties is high. There is concern that the field behind the properties currently acts as a natural soakaway and with the proposed houses removing the

I sincerely hope that the Wokingham Borough Council can reconsider the need for these developments in these locations but in the very least can encourage the developers to implement our wishes. For attached marked up landscaping document please follow link. If this does not work please let me know and advise how I can submit the document to you. Thankyou

<https://photos.app.goo.gl/4FAbs0Lo3Q3XYCiU8>

JIM AND JANICE WALTERS
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soakaway the flooding risk is increased. Flooding to our garden has occurred in the past