

PLANNING REF : 252498
PROPERTY ADDRESS : 22 Martyn Crescent
: Shinfield, Berkshire
: RG29WF
SUBMITTED BY : Mr Catalin Nicolae
DATE SUBMITTED : 11/01/2026

COMMENTS:

I wish to formally object to the proposed development on the following grounds.

- Excessive scale and overdevelopment: the scale of the proposed development is wholly inappropriate for the surrounding area. Its size and duration would result in years of continuous construction activity, causing significant and prolonged disruption to nearby residents. The proposal represents clear over development, fundamentally altering the character of the area and resulting in the loss of natural landscape and habitat, with inevitable harm to local wildlife.
- Flood risk and inadequate infrastructure: the site is located in an area that experiences regular flooding. Introducing large-scale development here would significantly increase surface water run-off and place additional strain on drainage systems that are already at capacity. There is insufficient evidence that the existing infrastructure could safely accommodate this development without exacerbating flood risk to the surrounding homes and roads.
- Traffic congestion and air quality: local roads are already operating at or beyond capacity, with frequent congestion and long delays. The development would lead to a substantial increase in vehicle movements, further worsening traffic conditions. This would have a direct negative impact on air quality, to the detriment of residents' health and wellbeing.
- Noise and loss of residential amenity: both the construction phase and the completed development would result in unacceptable levels of noise. Prolonged construction activity, combined with increased traffic, would significantly harm residents' quality of life and undermine the peaceful character expected of a residential neighborhood.
- Loss of agricultural land and food production: the proposal would result in the permanent loss of productive farmland, removing land that currently supports agricultural use and contributes to food production. This loss would reduce domestic agricultural capacity and increase reliance on external sources. Once developed, this land would be irreversibly lost, which conflicts with sustainable development principles and the responsible use of finite land resources.
- Impact on residential character and amenity: the proposal is out of keeping with the existing scale, density, and character of nearby development and would result in a loss of privacy, outlook, and enjoyment for neighboring residents.
- Environmental impact: the development would lead to the loss of green space, biodiversity, and ecological value, which conflicts with sustainability and environmental protection objectives.

- Lack of clear community benefit: there is little evidence that the proposal delivers tangible benefits to the existing community that would outweigh the significant negative impacts outlined above.

- Precedent for further over development: approval of this scheme would set a dangerous precedent, making it harder to resist future inappropriate development in the area. The area overall has already been over developed over the years and with all these applications there seems to be no end in sight. At some point a line needs to be drawn.