

PLANNING REF : 252138  
PROPERTY ADDRESS : 17 School Green  
: Shinfield, Reading, Berks  
: RG2 9EE  
SUBMITTED BY : Mr Josh Colston  
DATE SUBMITTED : 26/10/2025

COMMENTS:

As a member of the local community I feel that I must object to this planning application. There has already been a vast amount of development going on in the local area. So much that the following issues are already apparent:

Sewage - The current sewage network is unable to cope with the demand already caused by the numbers of houses already in the local area which causes risk of environmental damage due to the local pumping stations becoming overwhelmed. It also means that Thames Water are having to make use of tankers to help take away the excess sewage effluent. This in itself causes noise issues for the people who live near the pumping stations when tankers are there at all times of day. Infrastructure - the road network around Shinfield, Spencers Wood and Three Mile Cross is already unable to deal with the volume of traffic at peak times. This causes massive delays being able to travel around the local area and also has a negative impact on local air quality when so many vehicles are sat stationary with engines running. Further development of the local area will cause further traffic issues. The local road network has not been invested in to take extra capacity and as such further houses will only make the problem worse.

Anti-social behaviour and police issues - Thames Valley Police are already in a position where they able to adequately deal with ongoing issues of ASB within the local area. Further increase in the population of the local area will likely put a further strain on police resources. There has not been any increase in the number of police officers in the local area dispute the already huge increase in population size.

Should this proposal go ahead then the following issues will likely manifest themselves:

Flooding - The area proposed for the houses to be built on are just next to Langley Mead. Langley Mead spends long periods of the autumn and winter months inundated with flood water. These houses are going to be built very close to the floodplain for the River Loddon and will likely put the existing houses are greater risk of flooding.

Light and noise pollution - There are already existing properties along Hyde End Road. Houses built behind the existing ones mean that existing residents of the local area will suffer with light and noise pollution from the new properties. Not to mention the issues with noise and mud, etc whilst the houses are being built.

School places - there are already a finite amount of school places in the local area. Further development of the area will lead to there being even fewer places for people who live in the local area already.

Doctors/dentists - getting appointments for either of these is already difficult enough. Having more people living in the local area will cause further issues with appointments at the local doctors and dental surgeries.

Lastly, it is somewhat baffling that this proposal is even being considered when there are other plans to try and build 4500 homes just down the road from this development. This is an area that does not require any more home to be built. There is no benefit to the local community with these houses being built.