

PLANNING REF : 252498  
PROPERTY ADDRESS : 22 Cutbush Lane  
: Shinfield, Berkshire  
: RG2 9 AH  
SUBMITTED BY : Mr Jeff Gilbert  
DATE SUBMITTED : 13/11/2025

COMMENTS:

Having lived in an area which has grown by over 2000 houses in the last year there have been noticeable changes good and bad. I believe the same will be the case at Hall farm.

The biggest concern I suppose is that of infrastructure as Schools, Dr surgeries main road access have not always been built in tandem with these huge projects.

Reassurances that a change in the project scheduling would be welcome by most of us with concerns or objections. i.e. The motor way link bridge to lower Early is rumoured to be 5 years away from being built. What of the schools, Doctors etc.

Affordable housing need to be at the top of the list for this development, with a choice of ownership and tenancy plans. We do not need any more 4 bedroom housing that most people can not afford.

There will be a new area of land set next to the Church as a cemetary which is very welcome however Sparing more land would ensure local families to Wokingham could have an alternative to the Henley road crematorium site.

Gypsy plots are limited to 20 units. Will these be controlled so the gypsy population cannot land grab by encroaching on adjacent land as witnessed at nearly all at hot local sites, 9 mile ride, hogwood lane and arborfield being examples. Unfortunately due to culture differences there will be clashes and probable crime affecting neighbouring housing which often falls under ASB. What is the councils strategy for managing these plots.

While many will object to seeing more housing I can see the benefit of more public access to the countryside and safe play/cycling to all.

Wokingham have created these in Shinfield which has been a real bonus. As someone who takes walks out to Hall farm I welcome access and walks along the river and through the country side which currently is not the case.

I think there is much to be concerned about but also a great deal to look forward to.

JG