

PLANNING REF : 252498
PROPERTY ADDRESS : Greenfields
: Croft Road, Shinfield, Berkshire
: RG2 9EY
SUBMITTED BY : Doctor Fiona Marston
DATE SUBMITTED : 14/01/2026

COMMENTS:

I object to this planning application for the reasons set out below:

1. The resources in the surrounding areas are terrible - very little public transport, roads clogged at morning and evening busy period, too few schools, doctors surgeries and dentists (no new ones), The car is now and will remain the major means of travel to school, work and local facilities but with traffic congestion currently appalling, this development will only increase these problems and increase traffic pollution. This is during a period where there has been large scale new house building in the area: Shinfield, Arborfield, Winnersh and Lower Earley since 2000 . The area cannot bear the consequences of nearly 4,000 new houses when many of these areas already have

insufficient school places, no new doctors surgeries and no new dentists. The public transport subsidies were for limited times (2 years) and now public transport is as dire (i.e. almost none) as before the development.

2. The development (combined with the other developments approved and proposed in the surrounding areas) will have material negative consequences for wildlife and local residents including walkers, runners, cyclists and horse riders. The location is very close to the Winnersh, Sindlesham and Shinfield boundaries and will result in the "blurring" of the local boundaries, the loss of the rural nature of the area and the loss of agricultural land and generally of a valued green space and buffer between settlements.

3. Infrastructure should be provided and built ahead of any development and not at the end. Developments such as this should be in places near to transport links such as the railway line in the north of the borough rather than in the countryside miles away from such links. This inevitably puts more cars on the road. It is just over a mile to my nearest park and ride but if I try to get there by car any time from just after 7.00am to 9.00 am it takes me 30-40 mins because of road congestion. How can this area bear the consequences on 4,000 more houses (which equates to well over 3,000 more cars)!!

Surely the Highways Department should evaluate this and throw out this application on this basis alone

4. The size of this proposed development is likely to mean that there will be adverse impacts on the environment and increased pollution (including traffic and noise) from the building activities that will occur over a considerable period of time if the development proceeds.

5. The size of the development means there will a very large increase in the volume of sewage but there is already in the surrounding areas insufficient local sewage treatment capability. There will also be a material risk of pollution of the watercourses from the surface water run-off from the new roads and other "hard" surfaces.

6. Hall Farm is an extensive area of agricultural land (both arable and pasture) on either side of the Loddon with various pools, backwaters and ditches etc plus riverside vegetation, hedgerows and

other wildlife corridors. The site supports a wide range of wildlife both in the water and on the land. This proposed development is likely to put at significant risk the loss of habitat and species.

7. The Hall Farm site is "prime" flood plain, particularly near the A327 (Shinfield's name derives from "shining fields"). Whatever flood mitigation measures are proposed, these are likely not completely to compensate for the loss of grassland and increase in impermeable surfaces resulting from such a large scale development (the flood water has to go somewhere). The roadworks to improve the A327 some years ago were significantly delayed because of the flooding issues in this area. More building in this area of flood plain is unlikely to assist the position. We are also likely to see increased flooding upstream and downstream of the development for which the builders will have no responsibility in the future. Our home in Shinfield has the Croft Gardens development opposite and our garden now floods substantially where it never flooded before the housing development

I strongly urge the Council not to proceed with this development which will blight the surrounding areas significantly and permanently.