

PLANNING REF : 251458
PROPERTY ADDRESS : Croft House
: Croft Road, Shinfield, Berkshire
: RG2 9EY
SUBMITTED BY : Mr Mark Spencer
DATE SUBMITTED : 28/07/2025

COMMENTS:

I am writing to formally object to Planning Application Number 251458, which proposes the construction of two detached 4-bedroom dwellings at Jardine Meadows, Croft Road, Shinfield. My objection is based on several planning concerns relating to environmental impact, infrastructure capacity, road safety, and alignment with local policy.

Trees and Landscape Character

The site previously contained mature trees and hedgerows, which have since been removed. A Tree Preservation Order (TPO-1968-2024) was subsequently placed on nearby trees. The loss of vegetation has affected the visual character of the area and reduced natural screening. The arboriculture assessment does not fully reflect the previous condition of the site or the impact of these changes.

Ecology and Wildlife

The site and surrounding area support a range of wildlife. The applicant's ecology report notes the potential presence of protected species such as Great Crested Newts. However, further ecological surveys, including for bats, would help clarify the impact of development on local biodiversity. Continued development in the area has also led to more frequent sightings of wildlife near residential roads, which may indicate habitat pressure.

Drainage and Flooding

The site is identified as being at risk of surface water flooding. Residents have reported standing water in gardens and driveways following rainfall. Thames Water has previously installed monitoring systems in response to drainage concerns. Without a detailed drainage strategy, further development could increase local flood risk.

Road Safety and Access

Croft Road is a narrow, single-track lane with no pavements and limited passing places. It is used regularly by pedestrians, cyclists, and horse riders. A sign at the entrance indicates that the road is unsuitable for heavy vehicles. Additional traffic from construction and future residents may increase congestion and safety risks.

Impact on Local Character

Croft Road has experienced considerable development in recent years. The proposed dwellings would add to this and may further alter the semi-rural character of the area. The cumulative effect of ongoing development should be considered in relation to infrastructure capacity and landscape impact.

Residential Amenity

The proposed layout may affect the privacy and daylight of neighbouring properties, particularly those in Jardine Meadows. The

orientation of the new buildings could lead to overlooking and reduced amenity for existing residents.

Emergency Planning Considerations

The site lies within the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield. Previous planning decisions have noted that emergency planning capacity is limited. This proposal should be assessed in that context.

Planning History

A previous application for this site (233039) was refused in February 2024 due to concerns including tree loss, ecological impact, and emergency planning. These issues remain relevant and should be carefully reviewed in the current application.

Cumulative Development

While this application concerns two dwellings, it contributes to a broader pattern of development in the area. The cumulative impact on infrastructure, green space, and community character should be taken into account.

Given the concerns outlined above, I respectfully request that Wokingham Borough Council refuses Planning Application 251458.