

PLANNING REF : 261405
PROPERTY ADDRESS : Glendene
: Basingstoke Road, Spencers Wood, Berks
: RG7 1AE
SUBMITTED BY : Mr Chris Baker
DATE SUBMITTED : 01/07/2026

COMMENTS:

I wish to object to this planning application in its current form.

My objection is not to the principle of providing facilities for young people. I recognise the important role that appropriate youth facilities can play within the community. My concern is whether the applicant has demonstrated that this proposal, in this location, is appropriate and supported by sufficient objective evidence.

The planning notification issued by Wokingham Borough Council is dated 17 June 2026 and bears a Royal Mail franking mark of the same date. However, it was not delivered to my property until 30 June 2026, significantly reducing the time available to review the application and obtain clarification on matters directly relevant to the proposal before the consultation deadline of 8 July 2026.

Immediately upon becoming aware of the application, I wrote to both Shinfield Parish Council, as the applicant, and Thames Valley Police seeking clarification on a number of matters relevant to this application. These include the pre-application consultation, community safety considerations, consultation with Thames Valley Police, the evidence supporting the proposed location and the proposed management arrangements. At the time of submitting this representation those enquiries remain outstanding.

I therefore respectfully request that the Local Planning Authority accepts supplementary representations should further relevant information become available before the application is determined.

The Design and Access Statement states that a pre-application consultation was undertaken and concludes that:

"Little to no feedback was received from residents. This indicates that there are no significant concerns or objections identified at this stage."

The planning notification from Wokingham Borough Council was the first occasion on which my household became aware that a youth shelter was proposed immediately adjacent to our property. Since then, I have spoken with several neighbouring residents whose properties also adjoin the recreation ground and it appears that a number of households were similarly unaware that any pre-application consultation had taken place.

I have therefore asked Shinfield Parish Council to provide details of when the consultation took place, which properties were consulted, how consultation leaflets were distributed, a copy of the consultation material, the consultation report, the number of responses received and the basis upon which limited responses were interpreted as demonstrating an absence of significant concern.

Pending receipt of that information, I respectfully suggest that caution should be exercised before concluding that limited responses demonstrate either community support or an absence of material planning concerns.

Thames Valley Police currently identify Spencer's Wood Recreation Ground as one of the locations forming part of their published Anti-Social Behaviour priority for Arborfield, Shinfield and Spencers Wood, recognising that anti-social behaviour in these locations has had a significant community impact. The application should therefore be considered in the context of those existing community safety concerns and the Local Planning Authority should satisfy itself that sufficient evidence has been provided to demonstrate that an advised youth shelter at this location is likely to improve, rather than adversely affect, the existing situation.

I have written to both Shinfield Parish Council and Thames Valley Police seeking clarification as to whether the police were consulted during the development of this proposal, whether any Crime Prevention Through Environmental Design (CPTED) assessment or Community Safety Assessment has been undertaken, and what evidence supports the suitability of the proposed location.

The proposed shelter is located immediately adjacent to residential properties. I respectfully ask the Local Planning Authority to satisfy itself that the impact on neighbouring residential amenity has been fully assessed, including potential noise and disturbance, the likely pattern of use, management arrangements, the role of CCTV and the measures proposed should the shelter become a focus for nuisance or anti-social behaviour.

Finally, I respectfully ask the Local Planning Authority to satisfy itself that the applicant has demonstrated:

- an evidenced need for the proposal;
- why this location has been selected;
- whether alternative locations have been properly considered;
- that existing community safety issues have been fully taken into account; and that the proposal will not result in an unacceptable impact upon neighbouring residential amenity.

For the reasons set out above, I object to this application in its current form and respectfully request that planning permission is not granted unless and until the Local Planning Authority is satisfied that the applicant has demonstrated, through objective evidence, that the proposal would not result in an unacceptable impact on neighbouring residential amenity or community safety.

As my enquiries to Shinfield Parish Council and Thames Valley Police remain outstanding, I respectfully reserve the right to submit supplementary comments should further relevant information become available before this application is determined.