

PLANNING REF : 252138  
PROPERTY ADDRESS : 49 Hyde End Road  
: Shinfield, Berkshire  
: RG2 9EP  
SUBMITTED BY : Mr Christopher Derrick  
DATE SUBMITTED : 08/10/2025

COMMENTS:

In regard to the revised, now proposed layout of the new development, in advance of the consultation in January this year you provided a suggested layout on your website, which was also referred to during the consultation event. This layout reserved a 10.5-metre (at least) 'buffer' zone between the existing rear boundaries of residents' properties and the boundaries of the proposed gardens of new buildings. In effect, this provided at most locations a 20+-metre gap between new buildings and existing residents' boundaries. It was noted during the consultation process in January that this layout was designed to reduce the impact of the new development on, and ensure the amenity of, existing residents: "Space around site boundaries to respect amenity of existing and new residents." Whilst any development at this site is obviously undesirable for existing residents, it was acknowledged and appreciated that this layout proposal sought to mitigate the impact of the development upon us.

It is unfortunate that during the consultation only passing reference was made to an alternative layout proposal, whereby the route of the road through the development would run closer to the boundaries of existing properties. Having received (only much, much later) a copy of this alternative proposed layout, it is now apparent that this road will run considerably closer to the rear boundaries of several properties and, in relation to properties 47 to 61 Hyde End Road, this alternative layout plan appears to offer minimal if any 'buffer' between the gardens of the new buildings and existing residents' boundaries. It is extremely regrettable that this alternative layout was not shared with residents in advance of January's consultation (despite the alternative plan being dated from December 2024), as we have clearly been consulted on a layout that is very different to the 'preferred' layout proposal, which, in our view, will have a significantly greater, negative impact upon us.

In summary, the repositioning of the road and some new properties closer to (or directly alongside) residents' boundaries will:

- 1) Obviously and drastically reduce the amenity currently enjoyed by residents by minimising (or removing entirely) the 10.5-metre 'buffer' between existing and new property boundaries. For some properties under this new proposal there will be direct contact between new home boundaries, which will clearly increase the sense of the new developing 'imposing' itself upon existing residents and remove any outlook to the rear.

2) The placement of the road close to existing boundaries will dramatically increase the security risk for residents as their rear boundaries will be immediately accessible via the new road, including from what appears to be parking areas to the side of the road closest to existing properties. This change greatly exposes many of the existing properties to the potential for increased criminal and anti-social activity. From experience of existing developments in the area, any grass verges indicated on the new layout plan would likely soon be utilised by parked vehicles too. Under the previous layout proposal, existing residents were protected from direct access to their gardens from the new road due to the positioning of the new buildings between said road and existing boundaries.

3) Further, the placement of the road close to the existing boundaries will result in greater, unnecessary disturbance to the amenity currently enjoyed by existing residents due to increased noise from traffic using the road and from the street lighting necessary to illuminate the new road - such noise and lighting pollution now being closer in proximity than under the original layout plan. It should be noted that existing residents are already experiencing significantly greater traffic volume (and the noise / disruption associated with it) passing the front of their properties due to the existing developments in Shinfield. This new proposed road layout at the rear of our properties would unreasonably result in existing residents being surrounded by relentless traffic noise and light disturbance.

4) In addition, the removal of the 'buffer' zone between new and existing properties will reduce the opportunity and ability for wildlife to move freely and safely around

the perimeter of the development. The new layout plan presents barriers to movement, which will necessitate wildlife coming into greater contact with human and vehicular traffic, contrary to your aim of "protecting existing wildlife habitats wherever possible."

These concerns were raised with the developer prior to this formal application, but you were not willing to revert to utilising the original layout plan or discuss this change of position and procedural failing with interested residents. It is our view that you have not, therefore, properly consulted with existing residents as to your true development proposal; and

have not given sufficient opportunity for the community to raise its concerns with you about this very different and far more impactful layout plan. You have refused, despite our reasonable request, to hold a further consultation event in order to hear, understand and answer residents' concerns; as well as to meet your obligation for meaningful consultation with residents and the community. A planning decision made in your favour in those circumstances faces a very real prospect of successful challenge by way of Judicial Review.