

PLANNING REF : 252138
PROPERTY ADDRESS : 35 Appleton Way
: Reading, Berkshire
: RG29RN
SUBMITTED BY : Mr James Sykes
DATE SUBMITTED : 26/10/2025

COMMENTS:

I recommend rejecting the planning application due to the following concerns:

Sewage: The proposed houses would connect to the existing sewage system, which runs to the Magot & Parrot pump house. This system is overcapacity and requires near-daily tanker pump-outs.

Flooding: The fields designated for development currently flood and back onto existing properties, increasing flood risk to these properties and surrounding communities.

Light & Noise Pollution: The proposed layout of the houses will increase light and noise pollution to existing properties on Hyde End Road that back onto the development.

Infrastructure: The current Shinfield roads, schools, doctors, and dentists are overwhelmed and cannot support the current population. This development will exacerbate the situation.

Based on these factors, I advise against approval of the application.