

PLANNING REF : 252138  
PROPERTY ADDRESS : Mapledene  
: 176 Hyde End Ro 176 Hyde End Road, Reading  
: RG2 9ER  
SUBMITTED BY : Mrs Claudine Harvey  
DATE SUBMITTED : 26/10/2025

COMMENTS:

This site is on a flood plain and regularly floods. More development will increase other properties being flooded and increase the flooding at Langley Mead which is already unuseable for large parts of the winter.

The development would feed into an already oversubscribed sewerage system. This needs very frequent pumping to keep things flowing. The infrastructure in Shinfield and surrounding area is already at bursting point. The roads are too busy and get gridlocked out of the village towards Reading and the M4 every morning. It often takes 30 minutes to go the short distance to J11 M4 roundabout. There is a severe shortage of school places, particularly primary schools especially since developers of Croft Gardens/Shinfield Meadows have failed to build the new school on Fullbrook Avenue. GP surgeries in the area are at breaking point - it recently took me over 4 weeks to get an appointment with any doctor!