

PLANNING REF : 252138
PROPERTY ADDRESS : 2 Sela Drive Shinfield
: Reading, Please Select
: RG29YJ
SUBMITTED BY : Mr Oleksii Leshchenko
DATE SUBMITTED : 28/10/2025

COMMENTS:

Dear all,

I would like to express my concerns regarding the proposed development at Land East and West of Hyde End Road, Shinfield, which involves the construction of 183 residential units (C3 Use Class) along with necessary landscaping, open spaces, drainage, parking, access, and related works.

- 1) Schools: The addition of 183 new homes is likely to generate approximately 150-200 school-aged children. Local primary schools, such as Alder Grove and St Mary's, are already oversubscribed and will not be able to accommodate this influx. Alder Grove is particularly notable for having the highest number of applications in Wokingham. Furthermore, there is no secondary school in Shinfield. While some primary schools in Winnersh and Wokingham have available spaces, this would necessitate daily commutes from Shinfield, contributing to increased traffic.
- 2) Nurseries: There is also a significant issue regarding nursery availability. For instance, my child attends Green Park nursery because the waiting list for Honeysuckle, which is nearby, exceeds three years.
- 3) Transport Impact: The increase in school-aged children and the associated nursery needs will lead to more traffic for school drop-offs and pick-ups. I observe that Black Boy Roundabout and the B3270 are already congested every weekday morning, and additional traffic could lead to severe transport issues in the area.
- 4) Infrastructure and Employment: Shinfield's population is nearing 20,000 residents, comparable to that of the cathedral city of Ely. However, we lack city-level amenities and have only two main bus routes. There are few large employers in Shinfield, meaning that most residents of the new homes will need to commute for work, further exacerbating traffic problems.
- 5) Environmental Concerns: The anticipated increase in traffic due to insufficient schools, childcare, amenities, and jobs in Shinfield poses environmental challenges. Additionally, the proposed site is home to wildlife; I have personally seen a family of deer in the area. Moreover, the site is prone to flooding, with fields often submerged in water during winter, particularly near Langley Meadow.