

PLANNING REF : 252138
PROPERTY ADDRESS : 67 Hyde End Road
: Reading, Berkshire
: RG2 9EP
SUBMITTED BY : Mr Neil Williams
DATE SUBMITTED : 28/10/2025

COMMENTS:

My reasons for objecting are detailed below:

LAYOUT

In regard to the 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 on Hyde End Road 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 these properties on Hyde End Road.

The Layout as submitted in 252138 now has a road running along the rear of the existing Hyde End Road properties. The consultation process therefore was flawed and cannot have been successfully completed in line with planning requirements. I would want the layout that was presented at consultation to be reinstated in full.

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."

SCREENING

Residents whose properties will border the development east of Hyde End Road need comprehensive screening along the boundary prior to the start of work on the site.

The requirement for screening is based on these concerns:

- Security

At present many of the boundaries consist of low fencing and minimal trees and hedging. This makes those properties particularly exposed to potential intruders who may use the access provided by the development to enter their property.

- Privacy

With new two storey homes potentially within 10.5 metres of resident's boundaries, even with 1.8m high fencing erected, residents' gardens will be overlooked. Many of the existing properties have significant glazing to the rear to take advantage of the current view. This will also be exposed by the close proximity of the new housing to their rear.

- Noise & light pollution

Residents currently enjoy minimal light and noise pollution to the rear of their property; this will be greatly impacted by the development. The increase in noise during the build is also likely to be significant.

- Views

Whilst residents accept that their current views across open fields towards Tanner's Copse will no longer be available to them, the consensus is that they would prefer a natural view provided by screening as opposed to houses.

The residents request that there is significant planting across the

entire boundary of the properties to screen and secure their gardens prior to the build of the development. This screening would ideally be mature evergreen trees such as the Cherry Laurel, with a minimum initial height of 2.5m and planted before any work begins. Also I would want a 1.8m high close boarded fence erected along the rear of all properties that directly back onto the Eastern Parcel - currently all properties have post & rail fencing to maximise the view, the change in use and requirement for change of fencing needs to be completed by the developer prior to work commencing.

In the application it states, "Extensive planting of native wildflowers, trees, hedgerows and meadows", so residents believe that this request is reasonable and in line with the development priorities.

TYPES OF HOUSES BEHIND THE GARDENS OF EXISTING PROPERTIES ON HYDE END ROAD

The residents of 75 to 47 Hyde End Road will have rear gardens that back onto the proposed development. Therefore, the type, size and height of houses directly behind these gardens is of considerable importance to the residents. Our preference of housing type directly behind these gardens is prioritised below:

- 1) Larger detached two storey properties (4-5 bedroom properties)
- 2) Bungalows
- 3) Smaller semi-detached two storey properties

The rationale for this prioritisation is to minimise the number of newly created gardens that directly back onto our rear gardens. It is our understanding from the consultation & application is that all properties will be no higher than two storeys. We would request that no three storey houses are permitted nor are two story houses with a dormer in the roof, effectively creating a three storey house.

PHASING OF DEVELOPMENT.

Shinfield Residents, more so the residents on Hyde End Road have suffered the noise, construction traffic, dust pollution and inconvenience associated with the Shinfield Meadows development which Bloor were involved in for 6+ years. The new development on land east and west of Hyde End Road is destined to prolong this suffering. The residents of Hyde End Road which back onto the new development area to the east of Hyde End Road would like to request that Bloor Homes in their phasing of the work consider first the area to the west of Hyde End Road followed by the southern part of the development east of Hyde End Road and finally the northern part of the eastern development.

The construction plan in the application says that 90 houses will be built each year - therefore it is reasonable to request that the Western Parcel is completed in full before the eastern parcel is started.

SEWAGE

- The new houses will be connected at some point to the main sewer that comes from Shinfield Meadows, across Hyde End Road through the

back garden of 75 Hyde End Road, across the field to the northwest corner of Tanners Copse and then heads north to the sewage pumping station adjacent the Magpie and Parrot public House on the A327 road. Another sewer line runs from the back of 67 Hyde End Road to the Northwest corner of Tanners Copse

- The existing Pumping station is currently over capacity, which is evident from the regular number of tankers there, collecting pumped out excess sewage to deal with the demand imposed by recent new developments in Shinfield. The use of tankers to cope with the future demand is not a sustainable solution, adds traffic and does not align with Wokingham Borough Council's climate crisis principles. It is obvious that the pumping station requires upgrading, larger storage capacity and/or larger capacity pumps. We would request that the pumping station is upgraded to deal with all the current and future housing requirement before any further houses are connected.

- The current plans also indicate the houses being built in such a position that they will load surcharge the existing sewage lines running from the rear of properties Nos. 75 and 67 Hyde End Road across the field to the northwest corner of Tanners Copse. This surely breaches regulations. Please make them subject to major rerouting to make them fully accessible

CONSTRUCTION WORKING HOURS

In the application construction and environmental plan the developer wishes to work 0730 - 1830 Mon to Fri and 0800-1500 on Saturdays, and at no time on Sundays or bank/national holidays. I would request that the construction work is limited to hours of 0800 - 1700 Mon to Fri and at no time on Saturdays, Sundays or bank/national holidays.

FLOODING

The fields which will be built on currently flood and back onto existing properties - this will increase the flood risk to existing properties and surrounding communities

INFRASTRUCTURE

The current Shinfield roads, schools, doctors, dentists are overwhelmed & cannot support the current population. This development will only make it worse.

STRENGTH OF FEELING IN LOCAL COMMUNITY

As at 28.10.2025, 2 days away from the consultation finishing there are currently 218 entries of objection comments on the planning portal reference this development, more than one for every house you intend to build. This tells you that the local community are not behind this project and will do everything in their power to stop it.

Neil