

PLANNING REF : 252138
PROPERTY ADDRESS : 28 MARTYN CRESC Shinfield
: Reading, Berkshire
: RG2 9WF
SUBMITTED BY : Mrs Michele Bray
DATE SUBMITTED : 17/10/2025

COMMENTS:

Re: Objection to Planning Application [252138] - Proposed
Development of 183 Dwellings

Dear Sir/Madam,

I am writing to formally object to the above planning application for the proposed development of 183 dwellings in Shinfield.

As a resident of a nearby new-build property, I have serious concerns about the impact this development will have on our community, based on the following material planning grounds:

1. Parking and Traffic Congestion

Parking is already a significant issue in the area, with limited availability for residents and visitors. The addition of 183 dwellings will increase traffic and worsen congestion, potentially affecting road safety and emergency access.

2. Noise and Disturbance

Noise levels from current residential and construction activity are already disruptive. A development of this scale will likely increase noise pollution during both the construction phase and once occupied.

3. Litter and Environmental Impact

There is a growing issue with litter in the area, and without robust waste management plans, this development could further degrade the local environment.

4. Poor Maintenance of Green Spaces

Existing green areas are not being adequately maintained by T Management Companies. Adding more dwellings without a clear and enforceable plan for green space upkeep will further strain local amenities and reduce the quality of life for residents.

5. Antisocial Behaviour and Safety Concerns

The nearby council-managed play area is already a hotspot for antisocial behaviour, particularly involving groups of youths. This has led to ongoing issues for residents, and there appears to be limited intervention or enforcement from parents or local authorities. Increasing the population without addressing these concerns may worsen the situation and reduce community safety.

6. Overdevelopment and Infrastructure Pressure

The scale of the proposed development risks overwhelming local infrastructure, including schools, healthcare services, and public transport, which are already under pressure.

I urge the planning authority to consider these concerns seriously and to reject the application unless substantial revisions are made to address these issues.

Yours faithfully,

Michele Bray