

PLANNING REF : 252498
PROPERTY ADDRESS : Oatlands
: Shinfield, Berks
: RG2
SUBMITTED BY : Chris Cripps
DATE SUBMITTED : 18/12/2025

COMMENTS:

I strongly object to this proposed development. The cumulative impact of extensive recent building in this area has already had a profound, negative effect on long standing residents with the loss of natural green space and increase of crime, graffiti, litter and anti-social behaviour. Although overall crime rates in Wokingham Borough are lower than regional and national averages, local neighbourhood data shows significant and growing levels of anti social behaviour and other incidents that affect quality of life. For example, Thames

Valley Police data shows anti social behaviour consistently among the most commonly reported local crimes, alongside violence and criminal damage incidents each month, highlighting that community safety remains a serious concern for residents.

The proposed development would effectively join Lower Earley to Shinfield, eliminating the remaining countryside and natural boundary between these communities. This would further erode green space and destroy wildlife habitats that are already under significant pressure from existing building. The absence of a clear spatial buffer between built up areas undermines the character of the locality and removes valuable natural areas that provide both environmental and recreational benefits.

There is also a clear history of increased local flooding associated with new construction. Despite mitigation measures such as large soakaways, groundwater displacement continues to worsen flooding for existing properties and roads. Further development without robust, proven drainage and sustainability solutions will only exacerbate this problem.

For these reasons, I urge the Council to refuse this application in order to protect the wellbeing of existing residents, preserve local character and countryside, and ensure that any future development is sustainable in terms of infrastructure, environment, and community safety.