

PLANNING REF : 252138
PROPERTY ADDRESS : 67 Hyde End Road
: Shinfield, Berkshire
: RG2 9EP
SUBMITTED BY : Mrs Hollie Williams
DATE SUBMITTED : 29/10/2025

COMMENTS:

My reasons for objecting are detailed below:

LAYOUT

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, if this application is granted.

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. 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

Privacy

Noise & light pollution

Views

I 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.

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

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

. It is our understanding from the consultation & application is that all properties will be no higher than two storeys. I 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.

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 existing Pumping station that is the end point for the proposed sewage system 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.

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.

Regards
Hollie