

PLANNING REF : 252138  
PROPERTY ADDRESS : 26 Appleton Way  
: Shinfield, Reading  
: RG2 9RN  
SUBMITTED BY : Mr Panteleimon Ioannidis  
DATE SUBMITTED : 30/09/2025

COMMENTS:

I am submitting an objection to planning application 252138 for Land East and West of Hyde End Road, Shinfield, as the application falls short of addressing fundamental community, environmental, and infrastructure concerns.

Environmental impact has not been adequately addressed:

The proposed site directly borders ancient woodland, hedgerows, and valuable wildlife corridors. While the plans reference some mitigation, there is little evidence of robust measures to prevent long-term biodiversity loss or habitat fragmentation. The application overlooks the real consequences for wildlife and green space, relying mostly on promises of ongoing assessment rather than presenting clear solutions.

Traffic issues have been underestimated:

Current traffic congestion around Shinfield, especially toward Reading and the M4, is already at a critical level during peak times. The application largely ignores the cumulative impact of such significant additional housing, offering minimal improvements that do not match the scale of likely problems. Public transport and cycling links are mentioned but are not developed enough to make a material difference, leaving the community vulnerable to increased gridlock and pollution.

Education provision lacks concrete solutions:

Many existing residents cannot access local primary schools, and secondary provision at Oakbank is already inadequate due to poor quality and safeguarding. The statement simply notes the presence of nearby schools and walking distances, but no plans are put forward to increase school capacity or address the clear lack of places. This omission means the development risks making an already difficult situation worse for local families.

Flooding and drainage concerns remain unresolved:

The application does not provide credible reassurance that flood risk and drainage issues heightened by climate change will be properly managed. Details are vague and do not demonstrate how new and existing homes will be protected, especially in periods of heavy rainfall.

Community services and health provision are glossed over:

GP surgeries and other health services are already struggling to cope with local demand, and the submitted plans do not address how increased population pressures will be managed. The risk is further deterioration in access to basic services for both new and current residents.

Housing mix and affordable provision are unclear:

There is no clear commitment in the application to delivering

affordable homes in line with local need. References to a mix of tenure lack detail and enforceability, providing little reassurance of real benefit to those most affected by rising housing costs.

Heritage, landscape, and amenity are insufficiently protected: Extending built development onto open countryside undermines Shinfield's heritage and distinctive rural character. The application admits potential impacts on archaeological remains and local views, but offers few robust protections or enhancements for either.

Failure to respond to community input:  
There is little to no evidence that local feedback has influenced the development meaningfully.

Given these unresolved issues and the lack of substantive measures to address them, I urge the Council to reject this application. The proposed development would put further strain on Shinfield's infrastructure, services, and quality of life, with consequences that are neither acknowledged nor properly mitigated in the plans.