

PLANNING REF : 252138
PROPERTY ADDRESS : Farmer Court
: Shinfield, Reading
: RG2 9SD
SUBMITTED BY : Kat Marson
DATE SUBMITTED : 27/10/2025

COMMENTS:

Between 2011 and 2025, the number of houses in Shinfield has already increased by approximately 70%, representing a dramatic expansion for what was once a semi-rural community. This scale of growth has already placed considerable strain on local infrastructure and services, which have not kept pace with development.

1. Infrastructure and Services

Local roads are already heavily congested, particularly at peak times, with the A327, Hollow Lane and B3349 experiencing regular delays.

Public transport remains limited, and cycling or walking routes are often inadequate for the growing population.

Primary schools, GP surgeries and dental practices are also under significant pressure, with many residents finding it difficult to secure places or appointments locally. The proposed additional housing would only worsen this situation without clear, funded plans for expansion of these essential services.

2. Impact on Community Character and Environment

The cumulative effect of ongoing developments has already altered the village's character and eroded much of the surrounding green space. Further large-scale building risks destroying what remains of Shinfield's rural identity and biodiversity, while increasing flood risk through the loss of permeable land.

3. Unsustainable Growth

Shinfield has already delivered far more than its fair share of new housing within Wokingham Borough. Before any further developments are approved, the focus should be on ensuring that existing residents have the necessary supporting infrastructure - transport, education, healthcare, utilities, and community facilities - to sustain the population already here.

Conclusion

In summary, the scale of development proposed is unsustainable given the existing infrastructure constraints. I urge the planning committee to refuse this application until a comprehensive plan is in place to address the cumulative impact of past and future developments on Shinfield's infrastructure and community wellbeing.