

PLANNING REF : 261132
PROPERTY ADDRESS : The Ramblers
: Beggars Hill Road, Twyford
: RG10 0UB
SUBMITTED BY : Mr Niall MacLeod
DATE SUBMITTED : 29/06/2026

COMMENTS:

I am writing to lodge a formal objection to this planning application. The proposal fundamentally fails to account for the very real constraints that already characterise this location, and would create unmanageable pressures on infrastructure, safety, and the environment.

Infrastructure

This rural area already operates with critical deficiencies in essential services. There is no mains gas provision. Residents routinely experience power cuts that can last days, indicating a grid that cannot reliably meet current demand. Most significantly, Thames Water has been unable to deliver adequate mains drainage, a situation that has left households dependent on substandard alternatives. To approve six additional dwellings in these circumstances is not merely unwise; it compounds an existing problem to an irresponsible degree. The utilities simply cannot support this level of intensification.

Scale

When considered alongside the already-approved development, this scheme would bring the total to around 15 units a scale entirely mismatched to the area's capacity. The location has no public transport. Pedestrian infrastructure consists of one narrow footpath. There are no planned improvements to mitigate the impacts of growth. This is not sustainable development; it is development without the basic services that sustainability requires.

Highway Safety

The site sits on a 40mph B-road directly adjacent to a school. Visibility at Beggars Hill Road junction is already problematic. A single, inadequate footpath is the only pedestrian route. Six more homes will generate additional traffic movements that will materially worsen an already dangerous junction, particularly for children and pedestrians on foot. The application provides no credible demonstration that safe access can be achieved.

Loss of Character

This rural setting is defined by its low density and open character. The proposal represents a fundamental shift toward urbanisation of the landscape. If approved alongside existing permissions, it will begin to erase the boundaries between settlements and destroy the rural identity that distinguishes them. This erosion is permanent and irreversible.

Environmental Damage

The application site functions as part of the green gap that prevents settlements from merging. It is immediately adjacent to ancient woodland, a habitat of irreplaceable ecological value. Development here poses a direct threat to biodiversity and environmental integrity. The loss of green space and damage to irreplaceable habitat cannot be justified.

Conclusion

This proposal seeks to intensify development in a location that is already demonstrably struggling with infrastructure, safety, and environmental protection. I urge the Local Planning Authority to refuse this application.