

PLANNING REF : 253078  
PROPERTY ADDRESS : PO Box 8250  
: Reading  
: RG6 9SZ  
SUBMITTED BY : Twyford Parish Council  
DATE SUBMITTED : 04/02/2026

COMMENTS:

Twyford Parish Council's Planning & Amenities Committee objects to this application for the following reasons:

- Out of character with the street scene - The overall design does not reflect the

established character of the surrounding area. Appendix A of the Twyford Neighbourhood Plan design codes require new development to respect local character, building forms and material palettes

ensuring proposals integrate with existing street scenes.

- The site is located on a designated green route - The Twyford Neighbourhood Plan

identifies key green corridors and sustainable travel routes for protection and enhancement. Development along these routes must avoid urbanising their appearance and should reinforce their green, landscaped character.

- Design Code - The adopted Twyford

Neighbourhood Plan forms part of the statutory development plan and must therefore be fully considered in determining planning applications. The Plan clearly includes Appendix A: Twyford Design Guidelines and

Codes, which sets out requirements for:

- o context-sensitive building form and layout
- o sympathetic materials
- o protection of key views
- o reinforced green infrastructure

o sensitive street-scene treatments

- The landscaping is overly harsh - Excessive use of asphalt - The Design Code

emphasises softened, high-quality landscaping, biodiversity enhancements, and the minimisation of hard surfacing to maintain a village character. The extent of asphalt is inconsistent with these requirements and would significantly detract from the visual and environmental quality of the site.

Requested conditions (if approved) -

- Should the application be approved, the Planning & Amenities Committee request that conditions be imposed to:
  - o Prohibit trading from the site and
  - o Prevent storage of large commercial/work vehicles including HGV's.

Request for clarification -

Twyford Parish Council requests

confirmation as to whether the proposal is being considered as:

- A Full Residential Development or
- A Traveller Site

As the 'Planning Statement' appears to refer to both.

The Committee also requests clarification as to the number of

caravans on to be sited as the  
planning application does not make this clear.