

PLANNING REF : 261132
PROPERTY ADDRESS : Malmo
: Waingels Road
: RG10 0UA
SUBMITTED BY : Mr JONATHAN FISHER
DATE SUBMITTED : 23/06/2026

COMMENTS:

Objection to Planning Application 261132

I wish to object to planning application 261132 on the grounds that the proposed development is inappropriate for this location and would adversely affect highway safety, local infrastructure, the natural environment, and neighbouring residential amenity.

Highway safety and access -

The proposed access via Hucklebury would add further turning movements onto Waingels Road, which already has poor visibility concerns, and a 40 mph speed limit.

The proposed entrance and one-way internal access road appear limited, with only one passing point, and a small access point serving up to six additional houses would not be consistent with the low-density character of the area.

Transport, drainage, and utilities -

There is currently no public transport available from Waingels Road, which would be likely to increase reliance on private car use by future residents.

The existing footpath is narrow and, in places, inadequate for safe pedestrian use, particularly if additional households increase pedestrian movements along this route.

Waingels Road has no mains drainage and, to my knowledge, no current plan from Thames Water to resolve this; the addition of up to six houses, alongside other planned development nearby, would place further pressure on sewage and utility infrastructure.

I am also concerned about the capacity and reliability of existing utilities, given the number of power cuts experienced locally and the absence of mains gas in the area.

Ecology, planning history, and residential amenity

The area forms part of an important habitat for a wide range of wildlife, and further development would risk harm to biodiversity and the separation between settlements, particularly alongside the additional homes planned.

The reasons for refusal of the previous application 241688 and appeal remain relevant.

The proposed development of up to six houses would be located immediately adjacent to my bungalow and boundary, raising serious concerns about overbearing impact, loss of privacy, and loss of light.

For all of these reasons, I hope the application is refused.

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