

PLANNING REF : 261948
PROPERTY ADDRESS : Paradise
: Beggars Hill Road, Lands End, Twyford, Berkshire
: RG10 0UB
SUBMITTED BY : Mrs Leigh Hibberdine
DATE SUBMITTED : 11/10/2026

COMMENTS:

Re: Objection to Planning Application Ref. 261948 - Proposed Additional 4 Dwellings, Waingels Road.

I write to register objection to the above application for four additional dwellings on Waingels Road.

This proposal, like the previous application under reference: 261132 which was refused in July of this year should be refused for the same reasons. Namely:

1. The proposed development is outside of and unrelated to any development limits and within the countryside, contrary to the spatial strategy and objectives of the development plan and to Policies CP1, CP3, CP6, CP9 and CP11 of the Core Strategy, Policies CC01, CC02, CC03 and TB21 of the MDD Local Plan and sections 2, 4, 9 and 15 of the NPPF.

2. The application site is within an unsustainable location that would not encourage a modal shift towards sustainable modes of transport, by reason of the countryside location outside of settlement limits, distances to facilities and services, lack of public transport links and poor quality of the walking/cycling environment, contrary to Policies CP1, CP2, CP3, CP6 and CP11 of the Core Strategy, Policies CC01 and CC02 of the MDD Local Plan and sections 8 and 9 of the NPPF. 3. The proposed development would have an unacceptable effect on the character and appearance of the area, by reason of the loss of undeveloped open green land within the countryside that contributes positively to the rural character and Public: Information that can be seen and used by everyone inside and outside the Council. appearance of the area, contrary to policies CP1, CP3 and CP11 of the Core

Strategy, and Policies CC03 and TB21 of the MDD Local Plan, the Wokingham Borough Landscape Character Assessment and section 15 of the NPPF.

As before it represents unsustainable and inappropriate overdevelopment of a rural location that is already demonstrably failing in terms of infrastructure, utilities provision, highway safety, and environmental protection. The cumulative impacts of this scheme, when taken with the already approved development, are severe and wholly unacceptable.

Fundamental Failure of Utilities Infrastructure:

The existing utilities infrastructure is wholly inadequate and already under strain.

The area is not served by mains gas. Residents experience regular and prolonged power cuts, evidencing an unstable electricity network. Thames Water has failed for over 15 years to deliver a functioning mains drainage solution, leaving residents reliant on substandard arrangements. This is clear and compelling evidence that infrastructure is either absent or not fit for purpose. Approving further development in these circumstances would be irresponsible and contrary to sustainable planning principles, placing additional strain on already failing systems and worsening the standard of living for existing and future residents.

Unsustainable and Unsupported Scale of Development:

There is no public transport provision whatsoever. Pedestrian infrastructure is extremely limited and unsuitable for increased use. There are no committed or proposed infrastructure improvements to mitigate the impact. This level of development is therefore inherently unsustainable, directly conflicting with both local and national planning policies that seek to direct growth to locations with appropriate services and infrastructure.

Severe Highway and Road Safety Concerns:

The proposed development site is located on a fast-moving 40mph B-road, in close proximity to a school, with inadequate pedestrian provision: Only a single, narrow footpath serves the area. Visibility at the Beggars Hill Road junction is already substandard and hazardous.

The additional traffic generated will materially increase vehicle movements, exacerbating an already unsafe situation. The proposal would therefore significantly heighten the risk of accidents, particularly for pedestrians and schoolchildren, and fails to demonstrate that safe and suitable access can be achieved.

Erosion of Rural Character and Settlement Identity:

The application site lies within a sensitive rural setting, characterised by low-density development and open countryside. The proposed intensification:

- Represents a clear urbanisation of a rural landscape
- Is entirely out of keeping with the prevailing character of the area.
- Will result in the gradual merging of settlements, undermining their distinct identities.

Such harm is irreversible and directly conflicts with planning policies aimed at safeguarding the intrinsic character and beauty of the countryside.

Unacceptable Impact on Green Gap and Ancient Woodland:

The site plays a vital role as part of the green gap separating two settlements, which is essential in preventing urban sprawl.

Furthermore: It is directly adjacent to ancient woodland, a habitat of the highest environmental value and protection under national policy. Development in this location poses a serious threat to biodiversity, ecological integrity, and long-term environmental sustainability. Again, the somewhat crude indicative plan submitted does not show

existing mature trees on the plan or is it that these are to be removed during the further planning process. I would again urge that these trees be protected. The loss of green space and potential harm to irreplaceable habitats cannot be justified under any circumstances.

Conclusion:

This proposal is fundamentally flawed like the previous application and any others that will undoubtedly follow. It seeks to intensify development in a location that is clearly incapable of supporting it, resulting in:

- Overburdened and failing infrastructure,
- Increased highway danger,
- Environmental degradation.

- Loss of rural character.

In direct conflict to core strategies CP1, CP2, CP3 CP6, CP9, CP11 & CP17. Contrary to NPPF Provisions and policies CC01, CC02, CC03 and TB21 of the MDD local plan

For all of these reasons, I urge the Local Planning Authority to again refuse this application in the strongest possible terms as before.