

PLANNING REF : 261948
PROPERTY ADDRESS : Acorns
: Acorns Waingels Road, Reading, Berkshire
: RG10 0UA
SUBMITTED BY : Mrs Hilary Jones
DATE SUBMITTED : 11/10/2026

COMMENTS:

I would like to object to the application for planning in principle for 4 dwelling on the land to the rear and side of Huckleberry No 261948 for similar reasons I objected to application 261132.

The houses are being built on land that used to be ancient woodland and is in the countryside gap between settlements. This land is (or was) a haven for bats, small land mammals, birds and insects. As I do not own or have access to this land I cannot be sure what animals are in residence and like application 250407 I suspect clearing will be done prior to submission of detailed planning application.

Waingels road is a minor B road with a 40mph speed limit and a narrow footpath on one side. The opposite side to the development and there is no road crossing.

There is no public transport available from Waingels Road (and none is planned). As a current resident of the road I can confirm it is not used by residents currently.

The nearest public transport is 15 minutes walk to Tippings Lane via Denmark Avenue or 25 minutes walk to the Old Bath Road via Park Lane.

To access the train at Twyford it is a 45 minute brisk walk or 40 minutes if using foot and bus to the train. This is not a viable transport option for work / school especially in inclement weather. The power supply is already strained and we regularly experience power shortage. An extra 15 houses (9 already approved in principle and now another 6) will be an issue.

There is no mains gas available.

There is no mains drainage and Thames Water is struggling to find a solution for the Environment Agency order to install drainage due to foul water seepage onto the road and footway. All properties are on septic tanks which due to topography require extensive soakaways to prevent backups.

I would also like to refer to the reasons the previous application and appeal were dismissed for one dwelling on this site (Planning Application number: 241688)

'Therefore, the conflict between the proposal and Policies CP1, CP2, CP3, CP6, CP9, CP11 and CP17 of the adopted Core Strategy, and Policies CC01, CC02, CC03 and TB21 of the MDD Local Plan should be given significant weight in this appeal.'

The amendments made to this application do not address these issues, and the plans show the use of neighbours land which the applicant does not own. I am concerned the style of the development proposed will not address the acute need for small affordable housing required. This development is being proposed by a developer but the style and manner of the application will bypass any CIL contribution by the developer to the community. This 'self build exemption' should not apply to a development.

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