

PLANNING REF : 250407
PROPERTY ADDRESS : Briafeld
: Waingels Rd, Lands End Twyford, Berks
: RG10 0UA
SUBMITTED BY : Mrs Jacqueline Jeffery
DATE SUBMITTED : 17/03/2025

COMMENTS:

I wish to object to the PIP application 250407

Anomalies in the Document.

I am concerned about the misleading statements and others that are patently incorrect. One is the novel interpretation of the word "infill". This plan is not infill - it is a new development parallel to the 10 houses presently on Waingels Rd. It is not following the building as claimed. It is a 100% increase to current residences in an area designated "Green Space".

Access by Pedestrians to bus stops.

Wolf Bond maintain it is a 10-15 minute walk to a bus stop. They have neglected to acknowledge that the 2 buses per hour serve Woodley, Earley and Reading. (Not to Select Car Leasing as stated) To connect to Twyford or Maidenhead requires a far longer walk (Old Bath Rd).

CAPACITY OF PAVEMENT

the single pathway is on the north side of Waingels Rd. in places it is very narrow. Pushchair, parent and walking child could not walk side by side. Oncoming persons would need to step into the road. Certainly a disabled person in a wheel chair or motorised vehicle could not adhere to the pavement.

CHARACTER OF AREA

Wolf Bond's assertion that the proposed buildings are in character with the existing area is unbelievable. All the residences along Waingels Rd have large plots (0.5 to 1.5 acres). This fact is admitted in the document. The new buildings divide 2.7 acres between the access drive and 9 (10 also suggested) houses. How are these plots in character?

Provision of Services.

The measurement of the drive is a concern. Waingels Rd has no gas supply and no mains sewage. (sewage planned but unforeseen hazardous problems mean an indefinite postponement.) Therefore 9-10 septic tanks will be required - all in the near vicinity of the Bird Sanctuary. Possible sewage leakage could cause environmental damage. Obviously large oil tankers, refuse collection lorries, sewage disposal tankers possibly ambulances or fire engines need to manoeuvre the narrowest part of the drive (3.3 metres). Even the suggestion of traffic lights would cause problems as cars would be waiting and queued on Waingels Rd.

SUMMARY

I am sure WBC will look carefully at all the PIP assertions and that Planning officers will attend the site to analyse any inaccurate or misleading paragraphs in the document.