

PLANNING REF : 261948
PROPERTY ADDRESS : The Ramblers
: Beggars Hill Road, Twyford
: RG10 0UB
SUBMITTED BY : Mrs Esther MacLeod
DATE SUBMITTED : 06/10/2026

COMMENTS:

I note that this planning application is substantially the same as the previously rejected planning application 261132, for which I submitted detailed objections.

I also note that none of the reasons that WBC quoted for rejecting the previous application have been addressed. Why then would this new application be approved?

My objection to this new application is based on your previous findings as detailed in the NOTIFICATION OF REFUSAL OF PLANNING PERMISSION dated 10 July 2026 signed by Justin Turvey.

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 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.

My previous objections to 261132 still stand. In the interests of brevity I will simply refer you to them.