PLANNING REF : 261132
PROPERTY ADDRESS : Malmo
: Malmo wain Waingels Road
: RG10 0UA
SUBMITTED BY : Mrs Simone Fisher
DATE SUBMITTED : 18/06/2026

COMMENTS:
I wish to submit a formal objection to the above planning application in principle. I consider that the proposed development would be inappropriate for this location and would have an unacceptable impact on road safety, local infrastructure, drainage, environment of the surrounding area and my home.

The proposed development of 4-6 dwellings would be located immediately adjacent to our bungalow and garden boundary. Given the proximity of the site, the scale and height of any new buildings and road access would be likely to appear overbearing and would affect the privacy of our home. As our property is a bungalow, I am also concerned that the development could result in a loss of natural light, particularly to our bedroom facing where the development is planned and being overshadowed by any building.

In my view, the proposed number of dwellings would be an overdevelopment of this site. The entrance arrangements and one way internal access road appear limited (with one passing point for cars) and a small access point from Waingels Road serving up to six dwellings does not appear consistent with a low-density scheme appropriate to this location. In addition to this I do not believe it is in line with a suitable mix of homes and appropriate levels of affordable housing for the area.

Waingels Road is a minor B road with a 40 mph speed limit and existing access points and driveways onto Waingels Road already suffer from poor visibility, and the additional traffic generated by up to six new dwellings would increase the risk of safety issues along this road. The proposed access via Hucklebury would add further turning
movements onto an already constrained road with issues. The access also raises concerns about the safe movement of vehicles, pedestrians (my children included), service vehicles (particularly when emptying septic tanks) and emergency vehicles.

There is no public transport available from Waingels Road. The existing footpath is narrow and, in places, inadequate for safe pedestrian use. There is also no suitable crossing provision for existing or future residents to access the existing footpath.

Waingels Road has no mains drainage. Existing properties rely on septic tanks, which require extensive removal to prevent backups (and happen regularly on our property). The emptying of septic tanks
already causes disruption and unpleasant odours along the road. There is no plan currently for Thames Water to resolve this. The addition of up to six further dwellings, in addition to the nine dwellings already approved in principle, would place an unacceptable additional burden on sewage arrangements in this area.

I am also concerned about the capacity and resilience of other

existing utilities. Since living here over the past four years, we have experienced numerous power cuts, including outages lasting up to three days during storms affecting the overhead TT power lines.

There is also no mains gas available. The impact of an additional fifteen dwellings in the area, including the nine already approved in principle and the six now proposed, would place further pressure on already limited infrastructure.

The land proposed for development has historically formed part of an important green gap between settlements and provides habitat for a wide range of wildlife. I have observed red kites, deer, moles, bats, rabbits and other species using this area. The development of this site, particularly when considered with nearby proposals, would erode this green space, and result in the sad loss or disturbance of wildlife habitat.

Lastly I would also like to refer to the reasons the previous application and appeal were dismissed for one dwelling and large garage 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.' All the reasons the previous application and appeal were refused and dismissed I believe, do still apply.

For all of the reasons set out above, I hope that you will consider my objections against the development in the decision making process.

Thank you
Simone Fisher