

PLANNING REF : 242063
PROPERTY ADDRESS : 99 Wargrave Road
: Twyford, Berkshire
: RG10 9PE
SUBMITTED BY : Mrs Anna Deen
DATE SUBMITTED : 24/11/2024

COMMENTS:

I object to this development as it is outside settlement limits and the council can demonstrate an appropriate land supply by the NPPF. The site does not fall within the exemptions of Policy CP11. The location is inappropriate, harmful and urbanising and conflicts with the policies of the NPPF, CP3, CP11 and the MDD Local Plan Policy CC01.

The proposal would introduce new residential accommodation within an unsustainable location. Such harm would not be overcome by economic, social and environmental aspects of the proposal as these have been found to be unsustainable. As such, the proposal would represent inappropriate development in the countryside and would therefore be contrary to paragraph 55 of the NPPF and Policy CP1, CP6, CP11 and CC01 of the MDDD.

Islandstone Lane is currently flooded and does this every time we have heavy rain. More surface water run off to the current ditch plus the extra household waste water from the on-site sewage system these new homes will generate will only increase the flooding in the area.

The site is not within walking distance of any day to day facilities. The Railway station is too far away and the bus service does not meet WBC's "Good" standard of service. Cycle and walking routes to the site are unlit. This will result in a high level of car usage contrary to the NPPF and Core Strategy Policies CP1 and CP6.

great crested newts could be using the current site and any construction work may cause disturbance, damage and destroy the resting place of such a rare animal.