

PLANNING REF : 261948
PROPERTY ADDRESS : Malmo
: Waingels Road
: RG10 0UA
SUBMITTED BY : Mrs Simone Fisher
DATE SUBMITTED : 27/09/2026

COMMENTS:

I wish to object to this further application to build 4 houses.

I consider that the proposed development would be inappropriate for this location and would have an unacceptable impact on road safety, local infrastructure, drainage and long-lasting irreversible damage to the environment of the surrounding area.

The shared entrance arrangements and one-way internal access road appear limited; it is not clear from the plans where the passing point will be? It looks like most of the paddock could be taken up with an access road. There is only a small access point from Waingels Road that is supposed to serve a further 4 houses plus Hucklebury, 5 large houses and potentially multiple cars. This is already a busy and dangerous road, knowing this from experience being the immediate neighbour.

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 4 new houses in a condensed area 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 including many school children, 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 4 further houses in addition to the 9 houses 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 13 houses in the area, including the 9 already approved in principle and the 4 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.

This development 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 and not a solution to the 5-year supply of housing.

Lastly, I would also like to refer to the reasons the previous applications 261132 and 241688 and appeal were 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.

Simone Fisher