

PLANNING REF : 261132
PROPERTY ADDRESS : The Ramblers
: Beggars Hill Road, Twyford
: RG10 0UB
SUBMITTED BY : Mrs Esther MacLeod
DATE SUBMITTED : 29/06/2026

COMMENTS:

I'm writing to submit a formal objection to this planning application.

The proposed development is on our boundary and does nothing to enhance the rural nature of the Beggars Hill Road area which is loved by walkers and runners as a breath of fresh air between the developments of Charvil and Woodley.

When we moved here it was because of the peace and calm, the feeling of 'rural' although close to established townships: Charvil and Twyford and Woodley. The area has always felt like a pause, or a moments calm between developments. This is reinforced by the number of people walking our road over weekends, through Ashenbury Park (where WBC is currently spending money on an upgrade) through to the Heron on the Ford restaurant or on to Charvil Lakes. This area has a rural

feel, Lands End is one of the last pockets left that residents of the neighbouring 'settlements' can use for recreation. This development, inappropriate as it is, probably won't change that but it's shrinking the leisure space little by little. When do you realise that that one extra development, that one extra approval, has ruined what is there?

I'm also objecting to this application on a number of practical reasons:

INFRASTRUCTURE

Floodzones, lack of gas, lack of sewerage? Electricity that requires SSE to bring in generators regularly, a failed sewerage system for Waingels Road that Thames Water still can't get working? A regularly flooded and almost impassable 40mph road with a ridiculous footpath used daily by scholars at Waingels College! One of the few access points for Network Rail, with regular overnight works?

DENSITY

There's been a recent approval for nine (?) houses fairly close to the lake. The airfield has been development with hundreds of houses. Park Lane on the approach to Waingels has new houses going in, after the previous development. When do you say "no"? When every bit of farmland or grazing or greenbelt has been turned into a garden?

ENVIRONMENTAL

The proposed area is used by wildlife, as well as the horses currently grazing on it. What happens when we shut down another one of the few remaining corridors for local wildlife, deer and foxes? Have there been sufficient studies into the impact to local owls, bats and newts? The proposed development really is a green path that has immense ecological value. I'd want to see biodiversity and environmental studies that prove this development isn't detrimental to the local wildlife and local environment.

OVERALL

This is a planning application that should be rejected outright. It benefits the land owners only. So maybe another five or so wealthy families are housed, along with their multiple cars and their demands for services in their neighbourhood. But what's lost? And when it's lost it can never be taken back.