

PLANNING REF : 261132
PROPERTY ADDRESS : Acorns
: Acorns Waingels Road, Reading, Berkshire
: RG10 0UA
SUBMITTED BY : Mr Tim Jones
DATE SUBMITTED : 30/06/2026

COMMENTS:

I wish to object to this application for the following reasons:

1. Location

The site lies outside the defined settlement boundary of Charvil, within the designated green gap between Woodley and Charvil. It is prominently visible from Beggars Hill Road, and development of four to six dwellings would fundamentally alter the area's rural character, replacing open fields and gardens with a substantially more urban form of development. This would be contrary to Policies CP9 and CP11, as well as Charvil Neighbourhood Plan Policies 3, 4 and 8.

The proposed access from Waingels Road raises further concerns. Waingels Road is narrow, winding, and served only by a limited footway on its northern side, making pedestrian access poor. Essential day-to-day services are not within convenient walking distance, meaning residents would be heavily reliant on private cars. This conflicts with the sustainable development objectives of Policies CP1 and CP6, together with Charvil Neighbourhood Plan Policy 11.

A previous planning application (241688) for a single dwelling on this site was dismissed at appeal because it conflicted with Policies CP1, CP2, CP3, CP6, CP9, CP11 and CP17. Although only certain policy considerations relating to location, land use and the scale of development are directly relevant to this application, the Inspector's decision clearly concluded that this is not an appropriate location for residential development. The Inspector found that development would cause significant harm to the character of the wider area and erode the important green gap between the settlements of Woodley and Charvil. A proposal for four to six dwellings would intensify those impacts. The same reasons for the original rejection apply against this proposal.

2. Current Land Use

The site comprises open countryside, consisting of paddocks and private gardens. These areas are undeveloped, greenfield land rather than previously developed land. As such, the site is inherently unsuitable for the scale of residential development proposed, and its loss would undermine the rural character that planning policies seek to protect.

3. Scale of Development

The proposed development of four to six dwellings represents an unacceptable level of development in this rural location. The Planning Inspector previously concluded that even a single dwelling

within one of the paddocks would have an unacceptable impact on the character and appearance of the area. A development of four to six dwellings would inevitably result in substantially greater harm, introducing an urban form of development that would be out of keeping with this part of the countryside.

4. Accessibility / Lack of Public Transport

Furthermore, the site's isolated location and poor accessibility mean that future residents would be largely dependent on private vehicles, making the development unsustainable and inconsistent with planning policies that promote active travel and sustainable patterns of growth. There is no public transport. Waingels Road is a minor B road with a 40mph speed limit. It runs to Waingels College - 300 meters from this proposed site. Additional traffic poses additional risk to those children walking to and from school.

5. Utilities

Waingels Road has no mains drainage and despite Thames Water

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spending years trying to instal drainage, they are unable to do so. This results in overflow of waste water and with additional properties being built on fields, drainage will be severely reduced hence increasing flood risk.

Waingels Road / Beggars Hills Road has experienced regular power outages over previous years. Additional properties will add strain to the demand.

There is no mains gas supply to the road.

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Waingels Road has no mains drainage and despite Thames Water spending years trying to install drainage, they are unable to do so. This results in overflow of waste water and with additional properties being built on fields, drainage will be severely reduced hence increasing flood risk. Waingels Road / Beggars Hills Road has experienced regular power

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