

PLANNING REF : 243124  
PROPERTY ADDRESS : 75B Wargrave Road  
: Twyford, Berkshire  
: RG10 9PD  
SUBMITTED BY : Dr Simon Gibbs  
DATE SUBMITTED : 17/01/2025

COMMENTS:

With 190 plans and documents supporting this application it is clear that since the general public do not have the expertise and resources available to the developer, they must largely rely on the duty of care owed to them by WBC and its technical officers. Having said that, it is reassuring to see the contribution on drainage issues made by Mr Richard Thomas.

My specific comments:

1. Density

The outline consent was for UP TO dwellings on the site and I note that this is the figure given in this application. It would be good to know that this has been arrived at so as to secure the amenities and quality of life of those who will live in the dwellings, rather than being dictated by government housing targets and commercial considerations.

As I understand it, 200 dwellings equates to approximately 30 dwellings per hectare developable area (7.4 per acre) a density I would think much higher than elsewhere in Twyford.

2. Layout

I seriously question the wisdom of locating so many dwellings near the floodplain. On page 20 of SP Broadway's Statement of Community Involvement, dated July 2021, it is stated that 'The homes are all proposed within Flood Zone 1 and will therefore be insurable'. This in my view is too simplistic: on limited research I can point to three home insurance proposal forms which ask whether the property is

located within 200/400 metres from an area which has flooded, the inference being that if it has insurance will not be available or the premium will be raised. As I have said before in previous submissions the FloodRe scheme will not be available.

3. Screening

The developer has stated that the site is well screened (see paragraph 5.43 of Boyer Planning Statement 1 May 2018) and that 'the scheme aligns with Policy TW 7 as existing trees, hedgerows and other landscape features have been retained...' (page 23 of Part 3 Croudace Homes Design and Access Statement Part 3 Planning Statement). No doubt the Planning Committee will wish to ensure that this is correct.

4. Railway Edge

It is unclear to me where exactly the 'Railway Edge' is. Possibly (and logically) the whole of the eastern boundary of the site? Is the purpose of the 3m buffer also to help to minimise disruption from

the overhead gantries if and when the Henley branch line is electrified?

The proposed architectural treatment of the properties on the Railway Edge appears sensible.