

PLANNING REF : 260226
PROPERTY ADDRESS : 1 Llewellyn Park
: Twyford, Berkshire
: RG10 9NB
SUBMITTED BY : Mr GARY RICHARDS
DATE SUBMITTED : 07/04/2026

COMMENTS:

I object to this Planning Application on the following grounds;

1. The application must be viewed in conjunction the development now underway south of the A4. I do not see that this application fully considers the combined impact on the local area, particularly in relation to the increased traffic congestion that will inevitably result, nor the overall increase in population.

2. The proposed development is built directly on a flood plain. Protection through levys or banks will not prevent ground water from seeping onto the ground from the water table below. How does the developer plan to mitigate the impact of this which will quite obviously be a significant environmental hurdle? Note that there are several houses already near this land which have been built on stilts to raise the living areas off the ground.

3. Almost 500 new houses will be built in this location, including Bridge Farm. That potentially means at least 1000 -1500 extra inhabitants will be added to the local area, an increase of about 10% to the local population along with all the extra traffic that will be generated from two access points onto the A4. The current designs will quite definitely give rise to even more peak-time congestion than is already the case, making it even more difficult to transport children to the local schools, or for commuters to get to work. Apart from the practical considerations, the extra congestion will reduce air quality, increase noise, and most importantly will materially reduce the amenity value of the area (however that is defined).

4. The development is proposed to be located next to sewage works. Will these be moved?

5. What investment will be provided by Wokingham Borough Council to assist the villages in increasing resource capacity in the local services? Without a material increase in parking facilities at the local railway station (note the on-road parking on the Hurst Road already causing problems), extra capacity at each of the local schools, more capacity at the surgery or dentists, there will be an insufferable burden placed on already stretched facilities. This application should be refused on these grounds alone.