PLANNING REF : 261948
PROPERTY ADDRESS : The Ramblers
: Beggars Hill Road, Twyford
: RG10 0UB
SUBMITTED BY : Mr Niall MacLeod
DATE SUBMITTED : 05/10/2026

COMMENTS:
My previous objection to planning application 261132 for the same site refers.

WBC rejected that application for a number of reasons, none of which appear to be addressed in this new application.

1. The proposed development is outside of and unrelated to any development limits and within the countryside, contrary to the spatial strategy and objectives of the development plan and to Policies CP1, CP3, CP6, CP9 and CP11 of the Core Strategy, Policies CC01, CC02, CC03 and TB21 of the MDD Local Plan and sections 2, 4, 9 and 15 of the NPPF.
2. The application site is within an unsustainable location that would not encourage a modal shift towards sustainable modes of transport, by reason of the countryside location outside of settlement limits, distances tofacilities and services, lack of public transport links and poor quality of the walking/cycling environment, contrary to Policies CP1, CP2, CP3, CP6 and CP11 of the Core Strategy, Policies CC01 and CC02 of the MDD Local Plan and sections 8 and 9 of the NPPF.

3. The proposed development would have an unacceptable effect on the character and appearance of the area, by reason of the loss of undeveloped open green land within the countryside that contributes positively to the rural character and appearance of the area, contrary to policies CP1, CP3 and CP11 of the Core Strategy, and Policies CC03 and TB21 of the MDD Local Plan, the Wokingham Borough Landscape
Character Assessment and section 15 of the NPPF.

My objections remain fundamentally the same as before: The proposal fundamentally fails to account for the very real constraints that already characterise this location, and would create unmanageable pressures on infrastructure, safety, and the environment.

Infrastructure
This rural area already operates with critical deficiencies in essential services. There is no mains gas provision. Residents routinely experience power cuts that can last days, indicating a grid that cannot reliably meet current demand. Most significantly, Thames Water has been unable to deliver adequate mains drainage, a situation that has left households dependent on substandard alternatives. To approve four additional dwellings in these circumstances is not merely unwise; it compounds an existing problem to an irresponsible degree. The utilities simply cannot support this level of intensification.

Scale
When considered alongside the already-approved development, this scheme would bring the total to around 13 units, a scale entirely mismatched to the area's capacity. The location has no public transport. Pedestrian infrastructure consists of one narrow

footpath. There are no planned improvements to mitigate the impacts of growth. This is not sustainable development; it is development without the basic services that sustainability requires.

Highway Safety
The site sits on a 40mph B-road directly adjacent to a school. Visibility at Beggars Hill Road junction is already problematic. A single, inadequate footpath is the only pedestrian route. Four more homes will generate additionaltraffic movements that will materially worsen an already dangerous junction, particularly for children and pedestrians on foot. The application provides no credible demonstration that safe access can be achieved.

Loss of Character
This rural setting is defined by its low density and open character. The proposal represents a fundamental shift toward urbanisation of the landscape. If approved alongside existing permissions, it will begin to erase the boundaries between settlements and destroy the rural identity that distinguishes them. This erosion is permanent and irreversible.

Environmental Damage
The application site functions as part of the green gap that prevents settlements from merging. It is immediately adjacent to ancient woodland, a habitat of irreplaceable ecological value. Development here poses a direct threat to biodiversity and environmental
integrity. The loss of green space and damage to irreplaceable habitat cannot be justified.

Conclusion
This proposal seeks to intensify development in a location that is already demonstrably struggling with infrastructure, safety, and environmental protection. I urge the Local Planning Authority to refuse this application.