

PLANNING REF : 252782
PROPERTY ADDRESS : C/o Broadwater Road
: Twyford, Berkshire
: RG10 0EX
SUBMITTED BY : Mr Nicholas Charles Cross
DATE SUBMITTED : 25/11/2025

COMMENTS:

I note with interest the reapplication to develop the former Prince Bros site. I am disappointed by the minimum effort to effectively protect the site and its proposed contents from likely harm to the environment as a result of its location to, what is effectively a nature reserve, that could impact a large area south of Twyford should severe flooding occur, which it will.

We now live in a world where we don't plan for the once in 100 year disaster, we now have to forward plan for once in every 5-10years for an escalating risk to higher level of flooding and this application does not come close to mitigating the risks to the environment, wildlife and local area posed in the next decade, let alone 20 years.

A substantial investment is likely being made to redevelop this site, however the plans are substandard and must be rejected. If it can be demonstrated that significant more defensive protections can be put in place AND maintains for possible eventualities for the next 100 years it may be then appropriate to consider this application.