

Outline consent for 16 dwellings in Midgham, Berkshire

Land off Bath Road, Midgham, Reading, West Berkshire



01.

The challenge

A Greenfield paddock on the edge of Woolhampton within the Parish of Midgham.

The site is located on the edge of Woolhampton with the Parish of Midgham, outside of the defined settlement boundary. It lies adjacent to a biodiversity opportunity area and is bounded by Ancient Woodland to the East.

02.

The proposal

JPP have submitted an outline application for 16 dwellings.

Whilst promoting the site through the local plan process JPP have also submitted an application proposing 16 units including 6 affordable homes with a new access off the Bath Road. The design and illustrative layout of the scheme takes into account the topography of the site with a large landscape and biodiversity area on the Eastern edge taking into consideration of the Ancient Woodland. JPP are also proposing a total reduction in emissions by using energy efficiency, low-carbon and renewable technologies equating to a reduction of 57.90% (% of TER).

03.

The outcome

Outline planning consent granted at local level

It has been a long journey, but we are pleased to have finally secured planning consent for this scheme.

When the council asked us to withdraw our appeal in November 2020 due to the site's proposed draft allocation in the Local Plan, we could not have anticipated a further 4.5 year wait.

Despite its draft allocation and officer support, the application was refused by committee members in September 2022, resulting in another three-year delay while we waited for the Local Plan to gain greater weight.

With the plan now more advanced and carrying significant weight, in May '25 the committee ultimately voted in favour - bringing a long and challenging process to a successful and logical conclusion.