

Submitted by Charvil Parish Council

Planning Comments on the revised plans for the reserved Matters on land West of Park Lane 253071

1. Housing Mix and density

The Parish Council welcomes the adherence to the 40% affordable homes, and that there has been some attempt to spread out these homes throughout the development. It also welcomes the introduction of a buffer, although it acknowledges this is not as wide as some of the existing residents would like. It appreciates that there has been some effort made to put some of the densest level of housing behind the widest point of the buffer, although it must be noted that this has not been wholly successful. Consequently, the layout is still contrary to MS02 of the Charvil Design Guide.

There is still concern, however, that the current plan is contrary to Charvil Policy 2, Meeting Local Housing Needs and the S106 agreement signed in May 2025. The agreement states that it should not be possible to tell whether a dwelling is affordable or not from the exterior; given that there are no open market smaller homes – semi-detached or terraced, in this development, it is very easy to tell the majority of affordable/social homes from others. Charvil Policy 2 states that there is a need for 1,2 and 3-bedroom homes on the open market, and there is not a single open market home that is not four or five bedrooms in this design. While the Parish Council acknowledges the difficulties in providing a development of this type that is wholly in line with this policy, it believes there needs to be some provision of open market smaller homes to allow for downsizing etc.

2. Sustainability

We welcome the provision of sustainable homes, and the use of solar and heat source pumps where appropriate – these points align with Charvil Policies 4 and 5. We also welcome the use of passive design where possible, and efforts to reduce water usage. We have concerns, however, about no mention of greywater recycling or rainwater harvesting, contrary to SE02 of the Charvil Design Guide.

3. Green corridors and biodiversity net gain

The Parish Council is pleased that at least some of the biodiversity net gain is now onsite, and that street trees, hedges etc are included as part of the boundary treatment. This is an improvement upon the original design. One area that could be improved in terms of boundary treatments, is the provision of hedgehog tunnels through the garden fences to create hedgehog streets, in line with MC04 of the Charvil Design Guide.

4. Effects on the community facilities

Inevitably, new residents increase pressure on the existing facilities of the village, and it is well recognised that Charvil is not blessed with a wide range of facilities (There were two things that the village thought they were going to get from this development; a teenage play facility, and allotments). There is no allotment provision included in this development, which is disappointing, and the play area still seems to be marked as a LEAP. While we note that there is reference to the specifics of the play provision being provided as a condition, rather than in the plan, the Parish Council would prefer a commitment at this stage for such a facility, to align with Charvil Policy 1.

5. Pedestrian and cycling environment

There are two elements to this; active travel around the development, and links to the wider village.

In terms of traversing the development, the Parish Council would like the inclusion of pedestrian and cycling routes linking the three main cul-de-sacs within the development, and support the path into Canberra Lake Way, as this will allow connectivity, not only to Canberra Lake Way, but also through to the wider Hawthorns development. This is in line with AM02 of the Charvil Design Guide. There has been a further desire line identified, along the north of the site, to the entrance of Canberra Lake Way, and while this would be in line with AM02, the Council recognises police concerns for paths running along the back of existing properties, so this may not be viable.

The Council also recognises that residents of Canberra Lake Way have concerns around the proposed path, but there is little evidence that similar paths in other areas of the village have negative effects.

6. Concerns about the geology of the site.

The Parish Council continues to have concerns about the possible impacts of development on this site on the area it manages to the east of Park Lane, and expect the further surveys promised to be objective, thorough, and to include investigations into possible wider areas than just the site, including the road, the car park at East Park Farm, the tennis courts and the sports pitches. The Council would like to see the results of any surveys and investigations so it can be satisfied that its interests on East Park Farm will not be compromised as a result of this development.