

PLANNING REF : 250266
PROPERTY ADDRESS : 6 Bell Road
:
: RG41 5RW
SUBMITTED BY : Mrs Hema Taylor
DATE SUBMITTED : 20/03/2025

COMMENTS:

I am writing to object to Planning Application 250407. While I understand the need for housing, this site is simply not suitable for development. My concerns include:

- Countryside Protection (Policy CP11) - The site is designated countryside and forms green space between Charvil and Woodley. Development here would permanently alter the rural character of the area.
- Lack of Transparency & Deferring Key Assessments - Instead of providing essential details now, the applicant repeatedly defers crucial assessments such as highways, drainage, ecology, and infrastructure to the Technical Details Consent stage. This makes it impossible to properly assess the suitability of the site now, effectively asking for a permission to develop without scrutiny.
- Road Safety Risks - The proposed access sits on a blind bend, creating a serious accident hazard. Pedestrians from this site would be required to cross the 40mph road at this blind bend to access the pathway on the other side.
- Unrealistic Sustainability Claims - a huge emphasis is placed on good access to public transport and local amenities. The bus route is more than a 10 minute walk from the site and only runs twice an hour, the footpath is unsafe due to being narrow, uneven, and has very limited street lighting. Additionally, any local amenities are too far to support car-free living.
- Environmental and Infrastructure Concerns - The site borders a bird sanctuary, is home to bats, and the area contains the only ancient woodlands in Charvil. Development on this site could cause permanent damage to this sensitive ecosystem. The additional septic tanks, that would be required as the mains sewage connection for existing dwellings has been put on hold, may also risk contaminating nearby water sources due to their proximity to the lake.
- Overdevelopment & Harm to Local Character - The surrounding area consists of large plots (0.5 - 2 acres per dwelling), whereas this proposal would introduce high-density housing that is out of character with the surroundings. NPPF Paragraph 130 states developments must be "sympathetic to local character," yet this proposal is excessively dense and inappropriate for this setting as it would be doubling the number of dwellings, with significantly smaller plots and in no way could be considered "in character".

This proposal is fundamentally flawed, misleading in its presentation, and non-compliant with Wokingham's planning policies. The site is unsuitable for development due to road safety risks, unsustainable transport links, environmental harm, and a failure to protect the countryside and existing communities.

I urge the Council to reject this application and refuse Permission in Principle.