

PLANNING REF : 253071
PROPERTY ADDRESS : 140 Park View Drive North
: Charvil
: RG10 9QY
SUBMITTED BY : Mr William Jones
DATE SUBMITTED : 23/01/2026

COMMENTS:

Resubmitting originally sent on 22nd January 2026

I was dismayed to read the application for reserved matters associated with this site. There was much opposition to this development when outline permission was approved but the described development had many plus points which mitigated its impact on the community. These included the layout and housing density, landscaping, mix of housing types, provision of a pathway that led between this and the neighbouring development, provision of allotments and provision of a bike track for teenaged children.

Since the site was purchased by Bellway homes they seem to have removed these elements from their design and something materially different from that proposed has been bought forward. Bellway Homes have also not engaged with the local community on these changes and cynically sought to avoid scrutiny by submitting their application over the Christmas period. I would request the officer asks that Bellway withdraw their application and engage with the local community on a mutually acceptable design for this development in keeping with what was originally approved.

Furthermore as member of the Charvil Neighbourhood Plan steering committee I would like to point out that the Emerging Plan has now passed inspector examination (Regulation 17), and been approved with modifications. This means that the plan is now a material consideration in any application particularly those where a local authority cannot demonstrate a 5 year housing supply, such as Wokingham. I point the officer to Policy Charvil 3 which reference the Charvil Design guide and codes. This includes Code MS02 which seeks to maintain a sympathetic relationship to existing development in terms of scale, building orientation, building line, setback and use of materials and colours. I also highlight Policy Charvil 4 which addresses development form and densities. The policy requires new development to have regard to and take account of the character features of the parish. This includes key aspects of development design including building heights, boundary treatments, street patterns and development to complement existing development character. It seeks regard to be given to the density of existing development when proposing new development to ensure that proposals respect existing character and ensure this is addressed