

PLANNING REF : 253071
PROPERTY ADDRESS : 94 East Park Farm Drive
: Reading
: RG10 9US
SUBMITTED BY : Mr Matt Walker
DATE SUBMITTED : 16/01/2026

COMMENTS:

I am writing to object to this reserved matters application. The application is materially different to the outline planning previously granted to Hicks and is not in the interests of the village in the longer term. I accept 75 houses will be built but the submitted application should be refused with Bellway asked to align their plans to those originally approved as part of outline planning.

1. The green buffer included in the approved plan for the original Hicks 25 (on Canberra Lake Way) has now been omitted from the submitted plans - this will have a material impact on residents of CLW and should be in place before any further application is considered
2. The outline plan includes provision of a pedestrian crossing on Park Lane, this has been omitted from the reserved matters application and is critical to ensuring public safety particularly for children going to school
3. The mix of housing proposed in the reserved matters application is materially different to the approved outline plan. There is a larger number of 4 and 5 bedroom houses which will further increase the number of new residents (by approximately 10%) and the impact on the village. More cars on park lane and more pollution.
4. - Concerns should also be addressed regarding parking provision included in the plan. Although the Parking Layout totals 112 allocated spaces + 59 unallocated/visitor + 52 garage spaces (223 overall), garages are counted as "spaces" despite well-known low utilisation for car parking once occupied by household storage. Counting garages inflates supply on paper and risks overspill onto Park Lane.
5. Previous discussions with Hicks (and the approved outline Plan) include provision of amenities which will be of benefit for the wider including a substantial play area and potential pump track for teenagers - again these are omitted from the reserved matters application
6. There are a number of different version of a "plan" included in this application accross the various documentation. Bellway must be made to re-submit the plan they are actually proposing rather than leaving the final plan ambiguous and open to interpretation

This application should be refused by WBC with Bellway encouraged to open dialogue with local residents who are not opposed to the pal of building 75 new houses but are focussed on ensuring the the proposed plans meet the interests of the village in the longer term