

PLANNING REF : 253071
PROPERTY ADDRESS : 26 Canberra Lak Charvil
: Reading
: RG10 9DH
SUBMITTED BY : Mr Luke Brand
DATE SUBMITTED : 16/01/2026

COMMENTS:

Dear Sir or Madam, sons set out below:

While I am not opposed to further development on this land in principle, the current Reserved Matters submission represents a substantial departure from the previously approved Hicks Homes layout (Application 232704). The revised scheme fails to comply 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 make amendments for the community.

1. Failure to Provide Required Landscape Buffer.

Relevant Policies: Core Strategy Policy CP3, MDD Policy CC03, and Borough Design Guide SPD Section 4.2.3 ("Green Infrastructure and Landscape Setting").

The approved Hicks Homes scheme (Ref. 232704) incorporated a 5-10m wide landscaped buffer along the Canberra Lake Way boundary, forming an essential green separation zone between existing and proposed housing. This buffer was designed to provide screening, preserve residential amenity, and integrate the development sensitively into its setting. The current Bellway proposal removes this buffer entirely, positioning a row of terraced dwellings directly behind existing detached houses on Canberra Lake Way. This approach conflicts with Policy CC03, which requires that "development should maintain and enhance the quality of the environment and contribute to the protection and enhancement of the network of green infrastructure." Similarly, Core Strategy Policy CP3(a) states that development must "be appropriate in terms of scale, character and appearance and respect the local context." By eliminating the buffer, the scheme introduces an abrupt and incompatible transition between densities, failing to preserve the semi-rural character that defines the area.

2. Removal of Previously Approved Community Infrastructure

Relevant Policies: Core Strategy CP6, and WBC Infrastructure Delivery Plan (IDP).

The proposed removal of the Park Lane pedestrian and cycle crossing, previously secured under the outline consent (232704), represents a regression in local connectivity and public safety. Policy CP6 requires development to "deliver the necessary infrastructure to support growth and ensure sustainable travel connections." Eliminating this crossing without an equivalent alternative undermines the integrated transport principles established in the outline approval and contradicts both local and national policy promoting walkable neighbourhoods presenting a major highway safety risk to both existing and future local residents.

3. Failure to comply with local design guidelines

Relevant Policies: Core Strategy CP3, Design Guide SPD Principles R1

and R2, and MDD Policy TB06.

The proposed layout is unsympathetic, not in keeping to the current Hicks CLW designs and appears to be contrary to local WBC design guidelines due to the clustering of affordable housing into a single zone. Local policies promote the effective and integrated distribution of affordable housing within schemes, which is entirely ignored in this submission.

Additionally, the proposed terrace row creates a cramped and urbanised appearance, inconsistent with the established grain of development. It introduces perceived density that is wholly at odds with the detached and semi-detached pattern that characterises this part of Charvil. The proposal therefore fails to comply with Policy CP3, which requires new development to "contribute positively to the character of the

area" and MDD Policy TB06, which expects "appropriate transition in scale and form between existing and proposed development.

Furthermore, 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.

4. Breach of Privacy, Outlook, and Separation Standards

Relevant Policies: Borough Design Guide SPD (Section 4.9.1), Core Strategy Policy CP3, and NPPF Paragraph 135(f).

The Borough Design Guide SPD (2012) provides clear quantitative standards for residential spacing: "The minimum distance between directly facing habitable room windows should be 22 metres, to ensure adequate privacy and prevent overlooking." The proposed layout

breaches this principle. Several new terraced dwellings (Plots 70-75 as marked in the submission) are positioned such that rear windows directly overlook the gardens and living areas of existing Canberra Lake Way properties, within or marginally at the 22m limit and without any intervening buffer or landscape screening. The resulting visual intrusion, loss of outlook, and overbearing impact are contrary to

Policy CP3, which seeks to "avoid harmful overbearing impacts or unacceptable overlooking of adjoining properties." The NPPF (Para. 135) reinforces that planning decisions should ensure new development "maintains a high standard of amenity for existing and future users." This application fails to do so.

5. Inconsistent and Conflicting Documentation

Relevant Legislation: The Town and Country Planning (Development Management Procedure) Order 2015, Article 7.

The Bellway submission includes multiple inconsistent site layouts, notably between the Main Layout Plan, Archaeological Report, and Flood Risk Assessment. Each shows materially different boundary treatments and housing positions. Under Article 7(1) of the DMP0, a valid planning application must include "sufficiently precise details to enable the authority to understand the development proposed." These inconsistencies render the application technically unsound and risk misleading both officers and consultees. The Council should therefore withhold approval until a single, accurate layout reflecting the full extent of proposed changes is submitted

and publicly reconsulted upon.

6. Community constraints and cumulative strain on resources

The proposed increase in housing density will significantly intensify pressure on local services and amenities. The community is already recognised as operating under substantial constraints, with limited capacity to support essential infrastructure such as GP and dental services, school places, street lights, pedestrian crossings and adequate car parking across Charvil, including commuter parking. Core community facilities, including playgrounds and sports amenities, are also at or near capacity. Adding further households or density of residents than already planned without proportionate infrastructure expansion will exacerbate existing strain and reduce the community's ability to meet even basic day to day needs.

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