

PLANNING REF : 253071
PROPERTY ADDRESS : 4 Newbury Close
: Charvil, Berkshire
: RG10 9RT
SUBMITTED BY : Mrs Victoria Rowland
DATE SUBMITTED : 14/07/2026

COMMENTS:

I'm writing as a local Charvil resident to lodge a formal objection to the Bellway Homes Reserved Matters layout under application 253071. While I accept the housing target for the site, the current design layout ignores critical village infrastructure needs, highway safety, and statutory development plan policies.

I strongly urge Wokingham Borough Council to reject the current layout based on the following distinct grounds:

* Failure of Local Youth Provision As a parent in the village, my children have grown up using our local play areas. However, my oldest has now completely outgrown the existing playground infrastructure. Currently, there is an absolute lack of outdoor facilities for older children in Charvil, forcing teenagers to travel out of the village to Twyford m, just to find something to keep them occupied. We do not need another generic playground for primary school children. I completely support Charvil Parish Council's request for a pump track on this development site. It is vital to diversify our facilities so that older children have a safe, constructive space to play close to hand, right here in their own village.

* Dangerous Pedestrian Conditions on Park Lane: My family and I have to cross Park Lane regularly to socialise with friends who live on the opposite side of the road. It is a highly divisive, dangerous route for pedestrians. Injecting the traffic of 75 new homes onto this stretch without major highway safety upgrades is a recipe for disaster. WBC must refuse this scheme until Bellway commits to major pedestrian support on Park Lane. The layout must be amended to include high-visibility crossing safety points and a continuous, dedicated pavement on the side of the road where absolutely none currently exists.

* Unacceptable Boundary Friction at 22 Canberra Lake Way: A high-quality estate layout must respect existing residential amenity, yet the current design forces dense, multi-storey building footprints directly against established homes. The boundary buffer provided behind 22 Canberra Lake Way, a property I have visited on numerous occasions, is far too narrow to sustain any meaningful, dense tree planting that would offer proper visual screening. This boundary friction is entirely avoidable.

Please direct Bellway to make immediate amendments to the current plans to resolve my objections.