

PLANNING REF : 253071
PROPERTY ADDRESS : 4 Newbury Close
: Charvil, Berkshire
: RG109RT
SUBMITTED BY : Mr Mark James Rowland
DATE SUBMITTED : 14/07/2026

COMMENTS:

I formally object to planning application reference 253071.

The current layout is fundamentally flawed and must be refused by Wokingham Borough Council on three direct grounds:

The proposed boundary buffer for 22 Canberra Lake Way, is far too narrow to sustain any meaningful tree planting that would offer proper visual screening impacting my friend's residential amenity and privacy. This damage is entirely avoidable. The independent Planning Voice layout (submitted 9th June 2026) proves a continuous green buffer exceeding 10 metres can be delivered and should be implemented. WBC has a statutory duty under Section 38(6) to enforce the Made Charvil Neighbourhood Plan (Policies CHARVIL 1, 7, and 9). Please reject this non-compliant design and direct Bellway to implement the verified Planning Voice alternative layout.

Charvil does not need another primary school playground with swings and slide provision. Our older children have entirely outgrown the existing facilities. I fully support Charvil Parish Council's request for a pump track, so our teenagers have a safe and local place to meet.

Adding 75 homes will make Park Lane significantly more dangerous for pedestrians who cross daily to visit family or walk to school. This scheme must be rejected until Bellway upgrades the highway infrastructure by installing safe crossing points and adding a continuous pavement on the side of the road where none currently exists.