

PLANNING REF : 253071
PROPERTY ADDRESS : 9 Balme Close
: Reading, Berkshire
: RG10 9RN
SUBMITTED BY : Mrs Julie Seadon
DATE SUBMITTED : 20/01/2026

COMMENTS:

I wish to object to this Reserved Matters application. I recognise that outline permission has already been granted, so my comments relate solely to the detailed design, layout, appearance, landscaping, and to apparent material changes from what was understood at outline stage.

1. Lack of Safe Pedestrian Crossing to Charvil Piggott School

A major concern is the absence of a safe pedestrian crossing to reach Charvil Piggott Primary School directly opposite the site. This was not delivered by the developers when the existing (Canberra Lake Way) development was built and this new application still does nothing to address it, despite a significant (and further increased) number of children being likely to walk to school from the development.

2. Shift Toward Larger Homes and Resulting Impacts

The proposed house mix places far greater emphasis on larger 4 and 5 bed properties than was understood at outline stage. This represents a material change because:

- Larger homes typically generate more residents per dwelling, increasing traffic beyond what was originally anticipated
- Charvil has minimal public transport, meaning car dependency will remain extremely high
- The village has no GP surgery, limited local services, and already pressured school places

The Reserved Matters should not introduce a housing mix that intensifies population and infrastructure pressures beyond the assumptions used to justify outline approval.

3. Layout, Landscaping, and Visual Impact

Several elements of the detailed design differ from expectations set at outline stage:

- Reduced landscaping buffers on site boundaries
- More prominent building heights and massing
- A layout that pushes development even closer to neighbouring properties and the countryside edge

These changes increase visual impact and weaken the semi rural character that the outline permission sought to respect.

4. Highways and Internal Design

Although the access point is fixed, the internal layout raises concerns:

- Narrow roads are likely to suffer from on street parking congestion
- There is very limited visitor parking
- Weak pedestrian and cycle links within the site and to the wider network

These issues materially affect safety and day to day usability. 5. Drainage and Ecology

I remain concerned that the detailed drainage and ecological proposals do not fully reflect local conditions or the expectations set at

outline stage, particularly regarding surface water management and habitat connectivity.

It cannot be ignored that a very large sinkhole recently occurred in

the car park opposite this site. Issues of drainage must therefore be taken very seriously.

Conclusion

The Reserved Matters submission introduces several changes that increase the development's impact particularly the shift to larger homes and the lack of safe pedestrian access to the school. Combined with concerns about layout, landscaping, highways design, drainage, and ecology, these issues justify withholding approval until the applicant addresses them fully.