

PLANNING REF : 253071
PROPERTY ADDRESS : Repton Crescent
: Earley, Berkshire
: RG6 1FL
SUBMITTED BY : Mrs EC Radford
DATE SUBMITTED : 14/07/2026

COMMENTS:

I'm writing to log my formal objection to Reserved Matters Application 253071 (Land West of Park Lane). As someone who regularly visits family at 22 Canberra Lake Way and drives the local school run daily during term time, I see first-hand the severe layout deficiencies and unsafe infrastructure choices proposed by Bellway Homes.

Wokingham Borough Council (WBC) must refuse this layout on the following three direct policy grounds:

1. Inadequate Landscape Buffer at 22 Canberra Lake Way: The proposed boundary buffer is far too narrow in multiple places, especially behind No. 22, to sustain any meaningful, long-term visual screening. Having visited this property regularly, I know that the current

multi-storey layout completely destroys the residential privacy of their bedrooms and living spaces. WBC holds an alternative layout prepared by Planning Voice (submitted 9th June 2026) which proves a green buffer exceeding 10 metres can be delivered with zero loss to Bellway's 75-dwelling appeal capacity. The planners can't ignore this report and layout and I strongly urge them to instruct Bellway to implement it.

2. Failure to Diversify Facilities for Older Children: As a parent with children at the Piggott School who regularly spend hours at the Charvil Pavilion play area, I can state categorically that the village does not need another playground aimed at primary school children. I fully support Charvil Parish Council's urgent efforts to secure a pump track on this development site. It is absolutely vital that youth facilities are diversified so that older children and teenagers have somewhere safe and constructive to play outside. Flooding the estate with generic, toddler-focused play infrastructure ignores the real demographic needs of Charvil's families.

3. Severe Pedestrian Safety Risks on Park Lane: Driving the school route daily makes the infrastructure dangers on Park Lane terrifyingly clear. Adding 75 new houses will severely compound the risk to children and parents walking to school. The current application is majorly deficient because it fails to provide adequate pedestrian safety measures. WBC must demand that Bellway heavily improves Park Lane's pedestrian infrastructure before any layout is approved. This must include implementing secure crossing safety features and adding an additional pavement on the side of the road where absolutely none currently exists, shielding vulnerable pedestrians from oncoming traffic.

WBC has a statutory duty under Section 38(6) to enforce our local planning policies and protect the safety of its taxpayers

Please reject this non-compliant, unsafe layout and direct the developer to adhere to the Planning Voice alternative and the Parish Council's infrastructure demands.