

PLANNING REF : 253071
PROPERTY ADDRESS : 27 The Hawthorns
: Charvil, Berkshire
: RG109TS
SUBMITTED BY : Miss Claire Roberts
DATE SUBMITTED : 26/07/2026

COMMENTS:

I wish to submit this objection to the current plans for application 253071 as a local tax-payer and homeowner and resident of 27 The Hawthorns, a property backing directly onto the green-field site to be developed, and a resident and tax-payer in the Wokingham borough for well over a decade.

I demand that the Council enforces the Density-Neutral Planning Voice Layout (already on the Council case file) which supports a greater ecological consideration and greater privacy and physical separation of the development housing and amenities from existing properties.

The Planning Voice Layout provides:

1. Substantial physical separation of the new plots from the perimeter of existing plots in The Hawthorns and Canberra Lake Way and increasing our shared boundary buffer zone by intelligently compressing internal new plots and pushing the built footprint away from our perimeter.
2. Guaranteed privacy as this extra space allows for a sustainable woodland screening buffer to grow properly, fully shielding our garages and windows from being directly overlooked. It also allows established tree roots such as in the approx 200year-old protected oak tree at the edge of my property to survive well without impact from new building work, potentially destroying some of its roots.

Ecological benefits would include:

The 10metre Dark Bat Corridor Breach - The developer's own Landscape and Ecological Management Plan (LEMP) mandates a site-wide boundary rule requiring a continuous 10metre dark corridor to protect foraging and commuting bat populations and other species. Squeezing houses towards the existing fences collapses this wildlife corridor down in some places to a non-compliant 3 metres which destroys active local ecological pathways. Other existing mammals and other vertebrates would also suffer with the reduced green space if this wider wildlife boundary were not to be included.

Neighbourhood Plan Non-Compliance:

Squeezing the built footprint directly against us completely violates Policy CHARVIL 1 of our newly passed Charvil Neighbourhood Plan, which legally mandates a soft, sensitive village edge transition. It also breaks Policy CHARVIL 7 and Policy CHARVIL 9 by failing to leave enough physical space to grow or sustain mature tree roots long-term.

Core Strategy Policy CP5 Breach:

The layout intentionally clusters numerous dense, continuous rows of affordable housing units. This is a direct breach of Wokingham Core Strategy Policy CP5, which strictly forbids the spatial segregation

of different tenures.

Claire Roberts (27 The Hawthorns)