

PLANNING REF : 253071
PROPERTY ADDRESS : 11 The Hawthorns
: Charvil, Berkshire
: RG10 9TS
SUBMITTED BY : Mr Mark Dixon
DATE SUBMITTED : 26/07/2026

COMMENTS:

Whilst Bellway continue to refine the layout and try to satisfy "All" the surrounding residents, is proving very difficult to achieve, It is noted that the residual elements centre around the layout and fall into 3 camps all of which are solvable without further delay or significant debate

1 Green Buffers

Whilst a significant debate continues by the residents of CLW about the unsuitability of the green buffers and the planting of such, WDC planners should and where achievable guide Bellway accordingly on what is and is Not permitted for the separation to be acceptable to WDC, such that this element can be resolved quickly
One key point which we would like to address, as noted by quite a few respondents is the responsibility for the maintenance and public liability insurance of such buffers, as within these resides a number of mature Oaks . Over the last few years these have had to be maintained by the previous landowner due to falling branches and trimmed at significant cost
Hence who is taking the responsibility for this area and the planting/ maintenance?

The "Landscaping Plan" as submitted is very light on detail re type and density of planting and as such cannot be considered suitable to be contractual by either Bellway or WDC

The "Adoption Plan" provided does not provide sufficient information with no indication that it will be the council or a, third party paid for by the residents of the development, as per CLW This needs to be crystal clear to avoid any doubt now and, in the future, and should be within the covenants associated with the development

2 Playground Facilities

There are numerous comments surrounding the provision of footpaths, road crossings, play areas out with the immediate site, these need to be considered and addressed by Wokingham and Charvil Councils funded wherever possible by the substantial CIL monies Bellway will be paying to WDC. It is for WDC to agree where these monies are spent and where the priorities lie in terms of road safety and sports facilities, hopefully common sense will prevail within these 2 councils to the benefit of the local community as a whole

We would suggest that any additional play or sports enhancements (Pump track or outdoor gym equipment) are concentrated on and around the existing sports facilities such that these are much improved, better utilised and become a long-term asset for the whole village, rather a mixed bag of small poorly maintained playgrounds

This being a subject for discussion by the relevant councils and community when and if the monies are forthcoming and should not be

part of any debate impacting the delivery of the development bar the agreement of the CIL contribution (which in itself is a formula-based system)

3 Housing Mix

A few comments have been submitted on the mix of and location within the development of "Affordable, Housing Association and , for Rent properties"

In recent developments (within WDC area) where this becomes overbearing or unachievable a financial agreement between the developer and WDC is discussed and agreed such that the council obtains funding to support consolidated developments elsewhere by consolidating funding from various developers and the developer gets to market the properties without restrictions (Croudance on the A4 for instance) .

This makes a lot of sense, as the original properties can only be purchased by either WDC or their approved Housing associations, neither of whom have sufficient or available funds to do so at this time

We are sure that WDC have and are fully aware of the specific rules and legislation as are Bellway, hence it is for WDC in agreement with Bellway to agree on how this can be achieved withing the constraints of the site and available spacing to achieve the pre agreed 75 Properties.

For your consideration and action