

PLANNING REF : 253071
PROPERTY ADDRESS : Coach House
: Bath Road, Kiln Green, Twyford, Berks
: RG10 9SG
SUBMITTED BY : Miss Lesley Mance
DATE SUBMITTED : 20/07/2026

COMMENTS:

I wish to object to aspects of the planning application on the area known as 'Land To West Of Park Lane Charvil RG10 9TS'

Whilst I understand that developing land in certain areas is required, I do not agree this application has fairly considered the current residents of Canberra Lake Way and, as a visitor residents on this road, I am concerned on how this application will affect them.

Firstly, I believe there is a breach of the Charvil neighbourhood Plan. The current Bellway layout fails Charvil 1 by not giving a soft, sensitive village edge transition. Instead, It places a dense urban wall of housing right against the existing properties of Canberra Lake Way.

Secondly, an alternative layout has been drawn and submitted, proving that the 75 houses can still be erected, while also providing a 10m 'green' buffer for the existing residents. I urge WBC to review this in full.

Also, the council is obligated to act under established case law (Mount Cook Land Ltd) v Westminster City council, this neutral alternative is a binding material consideration because the developer has confirmed in writing they will amend the layout if instructed by WBC. I feel WBC must reject the current flawed plan and enforce the Planning Voice blueprint.

Finally, I feel Bellway have tried to 'tick a box' by including yet another small park for the area. The park next to the primary school has just been renewed and I can think of 3 other parks within a 5 minute walk of this area. I implore WBC to consider requesting that Bellway include an area for young teens such as a bike track that will actually add to the community.

Thank you for your consideration,
Lesley Mance