

PLANNING REF : 253071
PROPERTY ADDRESS : 52 The Hawthorns
: Charvil, Reading, Berkshire
: RG10 9TS
SUBMITTED BY : Mr Neil Barber
DATE SUBMITTED : 08/07/2026

COMMENTS:

I am writing to formally object to the planning application 253071 submitted by Bellway Homes. While the baseline principle of development was considered under the initial Hicks outline application (232704), this detailed submission represents a radical, hazardous, and unacceptable departure from the agreed parameters. It severely threatens highway safety, local infrastructure, and fails to meet the true housing needs of the local community.

My specific objections are detailed below.

1. Failure to Support Young People and Direct Breach of Charvil Housing Policy

The application fails to provide viable housing options for young people and local first-time buyers, flying in the face of local community needs.

- Exclusion of Younger Buyers: Every single open-market house proposed by Bellway in this design is a large four- or five-bedroom executive home. By excluding entry-level, market-rate homes, Bellway is structurally locking young people and growing families out of the opportunity to buy a property in their own village.

- The "Affordable Housing" issue: While Bellway "promises" up to 40% affordable housing (30 units), the application lacks any substance to back this up. Crucially, there are no details or allocations for 1- or 2-bed flats or maisonettes the exact, entry-level typologies required to make homes genuinely affordable for young people.

- Direct Conflict with the Charvil Neighbourhood Plan: The Charvil Neighbourhood Plan Policy 2 (Meeting Local Housing Needs) explicitly mandates a documented need for 1-, 2-, and 3-bedroom homes on the open market. Bellway's heavy-handed emphasis on luxury 4- and 5-bed units flatly violates this newly adopted statutory policy.

- Visual Segregation and Section 106 Breach: Because there are no small or mid-sized open-market homes (such as semi-detached or terraced units), the affordable/social housing stands out distinctively from the luxury executive homes. This directly violates the May 2025 Section 106 agreement, which legally dictates that affordable units must be architecturally indistinguishable from market properties to promote a cohesive, integrated community.

2. Severe Transport, Access, and Highway Safety Impact on Park Lane/surrounding areas.

The proposed access arrangements and increased vehicle density place an unsustainable and dangerous strain on Park Lane.

- Substandard Network and Physical Constraints: Park Lane is entirely unsuitable to accommodate the volume and nature of traffic a 75-home development will generate. The road features tight pinch-points, restricted forward visibility, and a complete lack of continuous, standard-width pavements.

- Vulnerable Road Users and School Hazards: The development sits directly opposite The Piggott School (Charvil Primary). Introducing a high volume of residential and construction traffic directly onto this main corridor creates an unacceptable safety

hazard for school children, parents, and cyclists.

- Proven Vulnerability to Traffic Displacement: The vulnerability of our local road layout was heavily exposed when a sinkhole forced the closure of the East Park Farm car park directly opposite this site. With the car park out of use, school drop-off traffic instantly overwhelmed adjacent residential roads specifically The Hawthorns and Canberra estates. Forcing permanent residential access onto Park Lane at this exact hotspot will trigger a continuous, severe repeat of this hazardous displacement traffic.

- Conflict with National Planning Policy: Paragraph 115 of the National Planning Policy Framework (NPPF) dictates that development should be refused on highways grounds if cumulative impacts on the road network are severe. The compounding pressures placed on Park Lane and surrounding estates meet this exact threshold for refusal.

3. Material and Unacceptable Departure from Outline Approval

The layout and mechanics submitted by Bellway Homes represent a completely different proposal from the original outline application.

- The core design principles, density controls, and community compromises established at the outline stage have been entirely discarded.

- This submission cannot be considered a reasonable progression of the outline consent; it is a heavy-handed overdevelopment bypassing previous community agreements.

4. Inappropriate Density and Encroachment on Canberra Residents

The revised layout features a significantly higher, cramped concentration of dwellings.

- Encroachment on Existing Residents: The localized density has been shifted to directly encroach upon the existing residents Canberra Lake Way. Private rear gardens are now placed directly up to the boundary with no proper buffer zone. This creates a severe, unneighbourly loss of privacy and an oppressive, overbearing sense of enclosure.

- Layout Violations: Because Bellway has crammed the densest housing configurations close to existing property lines, the layout directly violates Policy MS02 of the Charvil Design Guide.

5. Severe Drainage, Sewage, and Unaddressed Sinkhole Risks

The structural and geological integrity of the local environment is a critical safety concern.

- Geological Instability: Ground stability in this specific area is highly unstable, as proven by the significant East Park Farm sinkhole that appeared right next to the school and opposite this site.

- Lack of Mitigation: Bellway has failed to provide satisfactory geological evidence demonstrating that their drainage and sewage infrastructure can safely handle the development without triggering further sub-surface washouts or localized ground failures.

6. Removal of Promised Green Buffers and Environmental Protections

The environmental protections that made the initial outline proposal passable have been systematically stripped away.

- The vital, wide 'green buffer' explicitly designed to shield existing developments (such as The Hawthorns and Canberra) from the new site has been severely compromised or entirely omitted.

- By deleting these protective boundaries, the plan actively degrades local biodiversity, ignores local green infrastructure expectations, and fails to offer the standard mitigations promised to the community.

The proposed scheme alters the outline parameters to a degree that

compromises highway safety, risks infrastructure failure, fails local young buyers, and degrades the Charvil environment. I urge Wokingham Borough Council to refuse this application.