

Land To West Of Park Lane, Charvil, RG10 9TS
Ref WDC Planning 253071
Submitted by: Mrs J Dixon, The Hawthorns, Charvil

Comments re Revised application by Bellway Ref 253071

I note from the Revised submission and the responses by Bellway to Comments raised by two (2) residents of Canberra way that the proposed Substation has been relocated (see below Bellways response)

Topics	Concern	Response
Location of substation	Some residents have raised that the proposed location of a 4.3m high electrical substation backing onto properties 24 and 25 Canberra Lake Way is unacceptable.	The substation has been relocated in the revised scheme. Please refer to the Proposed Site Layout (ref. 25.2208.2000.P).

I (we) wish to strongly protest at the Now proposed location, it being within the green northern buffer adjacent to the rear gardens of the residents in the Hawthorns within 2 to 3m of our fence

BUT

In particular it is Directly behind our fence and directly in front of our lounge window at **4.3m height** as noted in Bellways own documents this is significantly intrusive and overbearing see view from our lounge window below



This will be view whilst sat on our sofa



The Substation has been positioned between but adjacent two 2 mature Oaks

Any trenching for cable supplies may damage the routes of these mature trees

Screening by use of other tress will not works as the 2 oaks dominate the area

Substations create a noise (low continuous Hum) and that is not compatible with use of our garden and outside area

The police report also referred to by Bellway in their submission notes that the area around the substation could also lead to antisocial behaviour in and around those adjoining properties

defensive planting.	
Location of Substation: A substation is located to the rear of plot 25. If this is not appropriately secured it could be a target for antisocial behaviour and will expose the rear boundaries of Plot 25 and the existing house to the east. More detail of the proposed arrangements for this area (including defensive planting to protect the existing house at the end of the car park) should be provided.	The substation has been relocated to the northern boundary. Please refer to the Proposed Site Layout (ref. 25.2208.2000.P) for the amendments and the Overall Landscape Masterplan (ref. 2299.1000.C) for the proposed planting.

This is before consideration of the inherent risks of fire/explosions occurring in and at substation/transformers which there has been an increasing occurrence of recently

All in all Bellway have adjusted their plans with no reference to the residents of the Hawthorns, have resolved one set of Households concerns to ONLY create a similar problem for other Households

As a Matter of urgent Bellway and WDC Planners need to agree a location for this substantial structure within less occupied areas of the development or which does not impact current neighbours or risk impact the mature oaks on the northern boundary

One suggestion by other developers I have consulted would put the substation adjacent to the sewage pumping station on the southern side of the site, allowing a common service hard standing and enable the 2 facilities to be fenced off and landscaped as a single unit, and significantly it is away from existing homes, within a less developed part of Bellways site and enable service vehicles (to both) direct access off Park Lane, without the necessity of service vehicles having to drive into the residential areas

Other items requiring clarification regard

- 1) **Areas for adoption**, at this time there is no indication of whom will be responsible for maintenance of the buffers and the trees within the buffer, ie who is going to maintain/take the liability for the mature Oaks in the northern green buffer? Recent trimming on 2 of the oaks cost a significant amount of money, paid for by the landowner at that time
- 2) **Boundary treatment as** noted in the Police review Bellway are now opening up properties that previously bounded private land, to Public access, No Indication by Bellway of this proposed solution to protecting existing properties from Intrusion