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Hillray House, Waingels Road, Charvil RG10 0UA. [REDACTED]

The Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire

5th October 2026

Dear Sir,

Re Planning Applications on Waingels Road, Charvil
No. 261948 Land to rear of Huckleberry, Waingels Road, Charvil and
No. 250407 10 houses to the rear of Hillray House, Waingels Road, Charvil

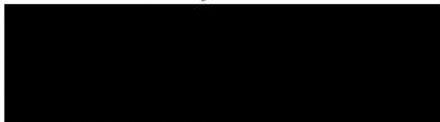
I have no doubt that you will already have received a number of local objections to the above two Planning Applications; both of which propose restricted (one-way) access to/from Waingels Road. The earlier application is for ten houses and the second for 2-4 houses. There are considerable, and concerning, similarities between these two applications:

- i) Waingels Road is a fast (but relatively narrow) country road. All existing houses have separate individual direct access to the road; however, the above two applications would both involve lengthy and 'restricted' single-carriageway communal drives, each disgorging multiple properties onto Waingels Road, and with poor sight-lines. Application 250407 alone would have restricted single-carriageway access for ten separate houses (the same number as all other houses in Waingels Road put together), and all accessing Waingels Road via the same single carriageway access point!
- ii) Waingels Road has no mains drainage; all houses therefore have Septic Tanks which have soakaways into the underlying gravel. This may be acceptable for the existing well spread-out individual houses with septic tanks close to the road for easy access. However, application No. 250407 would involve ten separate houses (the same as the entire number of existing houses in the whole of Waingels Road!) concentrated into a very crowded plot immediately adjacent to the lake in Ashenbury Park. It takes no great leap of imagination to understand where the combined 'foul water soakaway' from these ten houses is going to flow! Straight into Ashenbury's 'fishing lake' immediately downhill from them! The same, of course, would also be the case for the 2/4 houses applied for in Application 261948.
- iii) On a further point (and as noted in previous responses by local residents), densities of around 10 houses/acre is roughly ten times the average existing density in the road. That is hardly 'in-keeping', even if one ignores the other more serious issues outlined above.

I think we all understand the pressing need for additional housing in Berkshire (indeed over most of the UK); however, cramming-in houses onto wholly unsuitable sites cannot be the answer. The right answer is exactly the type of larger, well planned, developments that WBC has already approved; for example, on the A4 (by the Twyford roundabout). These two sites will be well-planned, will have proper fresh and foul water provision, and with clear and safe pedestrian and vehicular access to the main road. Other recent examples of well-planned developments in the local area would include The Hawthorns in Charvil, and hopefully soon the final phase of this development, opposite the Primary School on Park Lane.

In summary, I think we all appreciate the pressing need for additional housing (not just in Wokingham Borough but country-wide). However, please ensure that these new developments are well planned, and do not allow the current pressing need for additional housing, to saddle the Borough and its residents with numerous poorly planned developments on wholly unsuitable sites, and which, once built, will become a serious problem for our future.

Yours sincerely,



Jim Gillett BEM

With 30 Years as a Charvil Parish Councilor/Chairman