

Application Reference: 253071 (Reserved Matters)

Site Address: Land West of Park Lane, Charvil, Reading

Objector Details: Owners and Occupiers of 22 Canberra Lake Way, Charvil, Reading

Submission Type: Failure of Statutory Duty, Disregard of Referendum Mandate, and Residential Edge Non-Compliance

As a local tax-paying resident who explicitly voted in favour of our local planning framework, I'm submitting this formal objection to challenge Wokingham Borough Council's handling of Application 253071.

WBC has a strict statutory obligation under Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine this live, active application in accordance with the statutory Development Plan in force today, irrespective of the commercial preferences or historical submission timelines of Bellway Homes.

Demanding Accountability for the Landslide Referendum Mandate

The suggestion that this newly adopted plan cannot be enforced against Bellway's layout represents an acute failure of public process. The Charvil Neighbourhood Plan achieved an overwhelming 90.9% "Yes" vote at the public referendum on 7th May 2026. WBC has explicitly stated in its own executive responses that a referendum-backed plan *"forms the starting point for making decisions on planning applications"*. As a taxpayer, I did not fund and participate in a democratic election to have the resulting policies discarded for developer convenience.

Why has WBC allowed this application to progress to this advanced stage while permitting a developer to push forward a layout that ignores our democratic mandate?

Factual Section 106 Contractual Breach: Linear Boundary Segregation

The published site layout reveals an undeniable contractual breach of the host site's signed Section 106 agreement regarding tenure integration.

The developer has engineered a continuous, segregated line of 10 affordable housing units (**Plots 11 through 20**) directly along the Canberra Lake Way neighborhood perimeter. Arranging five consecutive semi-detached pairs of a single tenure type in an isolated row directly violates Wokingham's Affordable Housing SPD and Borough Design Guide. This excessive accumulation of affordable housing is evident throughout the site. It creates economic segregation instead of the seamless, tenure-blind integration required by policy. WBC must act as our enforcement agent and force Bellway to dismantle this segregation.

After multiple rounds of consultation with WBC they have supported this unlawful layout. It is a matter of public record that Bellway will make changes when guided by WBC.

Detailed Breaches of Policy CHARVIL 1: Settlement Boundary and Village Edge

- **The Policy:** Policy CHARVIL 1 dictates that any development at the village edge must provide a sensitive visual transition that respects the existing built character and safeguards the immediate landscape envelope.
- **The Breach:** Bellway's layout inserts a harsh, high-density edge directly adjacent to the established properties of Canberra Lake Way (specifically backing onto Nos. 22–26). Instead of tapering density or building profiles outward, the developer positions tall, dominant building envelopes right against the perimeter. This creates a visually abrupt and unsympathetic urban cliff-edge that completely violates the soft, sensitive transition required by Policy CHARVIL 1.

Detailed Breaches of Policy CHARVIL 7: Green Infrastructure and Ecological Buffers

- **The Policy:** Policy CHARVIL 7 mandates the preservation, enhancement, and creation of continuous green infrastructure networks. It explicitly requires developments to incorporate functional ecological corridors and robust structural buffers along sensitive perimeter edges.
- **The Breach:** The current scheme features a boundary landscape strip that is far too narrow to sustain any meaningful tree planting or dense vegetative screening. Squeezing a tight, unmeasured line of trees behind private gardens leaves zero physical space for mature root development or long-term growth. This design failure ignores the ecological connectivity mandated by Policy CHARVIL 7, leaving an inadequate zone that will fail to provide any lasting biodiversity or visual screening value. Canberra Lake Way has already seen tree planting failure, and this will clearly happen on the Bellway site unless this breach is addressed.

Detailed Breaches of Policy CHARVIL 9: Sustainable Design and Residential Amenity

- **The Policy:** Policy CHARVIL 9 requires all new development to demonstrate high-quality, sustainable design that actively protects the residential amenity, privacy, and daylighting of neighboring properties.
- **The Breach:** By cramming multi-storey building masses (Plots 25 and 26) with oppressive heights and close orientations directly against our existing low-density boundary lines, the scheme severely degrades our residential privacy. The layout overlooks rear gardens and living spaces, completely breaching the privacy protections of Policy CHARVIL 9 alongside WBC Core Strategy Policy CP3. Furthermore, the unmeasured Landscape Masterplan (Drawing 2299.1000 Rev E) violates NPPF Paragraph 135(b) by omitting critical metrics on planting heights, root barriers, or long-term irrigation.

Severe Breach of Policy CHARVIL 2 & CHARVIL 8: Design Codes and Parking Dominance

- **Policy CHARVIL 2 (Scale Mismatch & Character Code Failure):** The layout completely fails to provide a sensitive transition or the enhanced separation required

between adjacent neighborhoods under Section 4.7 of the Borough Design Guide SPD. The spatial orientation and building scales are entirely out of character with the existing, lower-density fabric of Canberra Lake Way.

- **Policy CHARVIL 8 (Visual Parking Dominance):** The layout features massive, unbroken banks of frontage parking and dense parking courts immediately fronting Plots 11–20. This allows vehicles and hard standing to completely dominate the public realm right on our boundary, directly violating local street-scene and public realm mandates.

Conclusion: The Dangerous Precedent for Wokingham Borough

An independent, density-neutral alternative layout prepared by Planning Voice (submitted 9th June 2026) conclusively proves that full compliance with Policies CHARVIL 1, 2, 7, 8, and 9, including a continuous 10-metre+ green structural buffer, is completely achievable while maintaining Bellway's 75-dwelling target.

If WBC enables this layout to bypass our referendum-backed plan, it sets a highly dangerous and destructive borough-wide precedent. It signals to corporate developers that they can simply ignore local communities, rendering every single Neighbourhood Plan within the Borough's remit entirely toothless. WBC must follow its statutory obligations, reject this layout, and demand immediate adherence to the verified Planning Voice alternative.

The Cost-Free Resolution: Developer Readiness and Protected Housing Allocation

Wokingham Borough Council cannot hide behind administrative inertia or fears of losing housing volume to justify approving this flawed layout. First, Bellway Homes' own Land Director has explicitly confirmed in corporate emails that the developer possesses the immediate operational capacity to alter these layout plans, stating clearly that they are simply waiting for a formal directive from WBC to execute those changes. This objection and the accompanying Planning Voice report lay out a completely unassailable blueprint of non-compliance; the mechanism for a solution is fully primed and merely requires the council to issue that instruction. Second, there is absolute zero risk of the developer losing their 75-dwelling capacity or the council missing its delivery targets if a redesign is ordered. This 75-home volume was already legally secured and locked in under the previously approved outline planning application (Ref: 232704). Because the principle of development and unit numbers are entirely safe, the Planning Committee's sole statutory duty right now is to enforce a compliant layout. **With the developer ready to amend the plans, a density-neutral blueprint on the table, and the housing numbers legally guaranteed, we must ask: what exactly is the problem?** WBC has no rational or legal defense to refuse a directive for a full policy-compliant layout.

Yours sincerely,

Sarah Beere

22 Canberra Lake Way