

PLANNING REF : 253071
PROPERTY ADDRESS : Katrin.Harding@wokingham.gov.uk
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SUBMITTED BY : Councillor Katrin Harding
DATE SUBMITTED : 08/01/2026

COMMENTS:

Given the scale of the development and the material changes from the outline permission to this reserved matters stage, in the event that officers are minded to recommend approval I request that this application be reported to Planning Committee. My reasons are as follows:

CP1 (Sustainable Travel): Insufficient evidence that the scheme supports reduced private car usage, which is a recognised challenge in Charvil.

CP3 (General Principles for Development):

- Privacy and Amenity: Loss of the landscape buffer to Canberra Lake Way adversely affects privacy, amenity and quality of life for adjoining occupiers.

- Biodiversity: Proposals show a net loss of biodiversity, contrary to part (d).

- Community Facilities: Removal of the Park Lane crossing and the previously discussed play area for older children no longer supports a sustainable network of community facilities, contrary to part (h).

CP5 (Housing Mix): Market housing comprises only 4- and 5-bedroom homes, with smaller units provided only as affordable housing. The mix does not reflect a balanced range of sizes and tenures. Further, smaller affordable units are clustered rather than distributed throughout the site and do not align with the densities indicated in the applicant's own 'Opportunities and Constraints' plan.

CP6 (Managing Travel Demand):

Although the quantum of housing was approved at outline stage, the revised mix increases total bedrooms by approximately 14% (446 to 506), with an associated increase in expected occupancy and vehicle movements. Given the site's proximity to the primary school, this is particularly sensitive. The removal of the Park Lane crossing—previously included at outline—also weakens the package of measures to manage sustainable travel.

I also note that the statutory deadline for requesting committee listing

precedes the deadline for public consultation. I will therefore be submitting further detailed comments before the consultation closes.