

PLANNING REF: 253071

PROPERTY ADDRESS: 23 Canberra Lake Way, Charvil, RG10 9DH

SUBMITTED BY: Paul Williams

DATE SUBMITTED: 2 June 2026

COMMENTS:

I strongly object to the proposed development in its current form.

We bought our house on the understanding that a ten-metre-wide buffer of trees would be installed behind the house, as included in the original planning application by Hicks Developments, and as shown on the right-hand side of the below image, which is still present on the Hicks website¹ today².



However, instead of installing the ten-metre-wide landscape buffer as promised, Hicks Developments sold the land to Bellway. This sale should never have been allowed to proceed until the promised buffer had been installed. The commitment by Hicks Developments to install the buffer was in the public domain at the time of the land sale, meaning that Bellway purchased the land in the full knowledge that a buffer had been promised and not delivered. It should therefore be incumbent upon Bellway to deliver the promised buffer as part of their proposed development.

The revised proposed site layout includes a buffer that is only 1.5 metres wide in places. This width is nowhere near sufficient to provide any sort of screen to fulfil its intended purpose, nor does it provide any potential for the buffer to develop any significant biodiversity value. The buffer needs to provide sufficient space for tall screening plants and trees, which 1.5 metres does not. Only a ten-metre-wide buffer, as originally promised, would provide adequate screening and

allow sufficient space for trees to mature, as well as allowing the buffer to develop biodiversity value and thereby meet the requirements of the new Charvil Neighbourhood Plan, which was supported by 91% of local residents in the 7 May 2026 referendum.

If a ten-metre buffer is not possible, then the entire buffer should be made uniform in width to its current widest width, which I estimate from the plans to be five metres. Having a buffer that is 1.5 metres wide in some places and five metres wide in other places is unfair on the residents with the narrowest buffer.

I am also opposed to the installation of a footpath connection to Canberra Lake Way, which was designed and sold as a quiet residential cul-de-sac. Owners purchased homes here on the reasonable assumption that it would remain so, rather than becoming a thoroughfare to the new development.

In summary, the proposed development should be refused until further modifications have been made to address the above points.

¹ <https://www.hicks-homes.co.uk/new-homes/canberra-green>

² <https://web.archive.org/web/20260523101722/https://www.hicks-homes.co.uk/new-homes/canberra-green> and <https://archive.is/0JCwn>