

PLANNING REF : 253071
PROPERTY ADDRESS : 15 Canberra Lake Way
: Charvil
: RG109DH
SUBMITTED BY : Mr Nick Stonehill
DATE SUBMITTED : 08/06/2026

COMMENTS:

I object to the latest plans by Bellway, in particular the pathway between this new estate and Canberra Lake Way (CLW).

CLW is a small, contained housing area where all of the residents know each other. It is a safe area where children are often playing on the estate and parents are assured of their safety due to only having one entrance way and due to the lack of road users (and respect from the residence and their visitors for the space). A pathway between the estates raises significant concerns with regards to this area for the CLW residents and guests, with additional people, cars and exit points.

There are safety concerns from a "leaky cul de-sac" by linking these estates, whilst there is absolutely no benefit for the pathway as the distance to the local road isn't shortened for the new estate. This security risk goes both ways, for the residents of CLW as well as the new estate, allowing for opportunistic crime and rat runs for criminals to operate between. Since the development of CLW, there has been an instance of theft within the Hawthorns opposite with a suggestion that they used CLW as a vantage point to watch the house from. Creating more links will only amplify this issue and cause more issues for crime in the area.

The Bellway plans offer very limited (12) visitor spaces across 75 houses (16%). This is in contrast to the 12 spaces between 25 houses (48%) on the CLW estate, where all residents additionally have ample front drive space (typically space for 2 cars per house). We have seen from the impact of the sink hole in the local car park that this will cause CLW to be used as an overflow car park for the new estate, of which the CLW residents privately pay for the upkeep of these bays given the council hasn't adopted the road. This is an unfair financial burden on the CLW residents. There are rules written into the CLW management agreement about not staying in these visitors bays for > 24 hours and not being allowed to park on the road - these will not be clear or adhered to by other members of the public.

The road hasn't been built for significant car usage or designed with the ability for cars to park on the road (hence the ample visitors spaces). The road is very tight and any car parking on the road will cause difficulty to pass, especially for emergency vehicles/bin lorries. Cars will inevitably park on the pavements (as they did for school pick up and drop off during the sink hole issue), causing issues for residents with prams/pushchairs or for disabled residents with mobility scooters or wheelchairs.

Overall, I cannot see any benefits for this pathway, however there are significant and numerous concerns for safety and security that will not be beneficial for the area or the council and the plans

have to be adjusted to remove this.