

PLANNING REF : 253071
PROPERTY ADDRESS : 9
: 9 Canberra Lake Canberra Lake Way, Charvil, Berks
: RG10 9DH
SUBMITTED BY : Ms Melanie Pennington
DATE SUBMITTED : 27/05/2026

COMMENTS:

I wish to formally object to this planning application, specifically the proposed public footpath linking the new Bellway development with Canberra Lake Way (CLW). While I do not object to the proposed 75-house development itself, I strongly object to the inclusion of this footpath for the reasons set out below.

1. Lack of Justification or Public Benefit

The proposed pathway appears to offer no meaningful public benefit. It would simply connect the new Bellway estate to the Canberra Lake Way cul-de-sac, effectively creating a route with no clear purpose or destination.

Access to Park Lane already exits directly from the Bellway development and runs parallel to the proposed route, making this additional pathway unnecessary and duplicative. In contrast the creation of this pathway would have a negative impact on Canberra Lake Way residents without providing any corresponding benefit to the wider community.

2. Parking, Traffic and Access Concerns

The proposed adopted footpath would provide direct access into the unadapted Canberra Lake Way cul-de-sac.

There already appears to be an under-provision of parking within the Bellway development. The proposed pathway is therefore likely to encourage overspill parking within Canberra Lake Way, together with increased footfall, traffic and general disturbance from non-residents.

The unadopted areas of Canberra Lake Way - including a roadway, visitor parking and communal green - are privately funded and maintained by residents and are not a public highway infrastructure.

3. Security and Personal Safety

As previously identified by the police, the proposed footpath would create a "Leaky" cul-de-sac, increasing concerns regarding crime prevention and personal safety.

The pathway would create a relatively concealed route between Canberra Lake Way and Bellway development, potentially encouraging anti-social behaviour and reducing residents' sense of security.

4. Impact on Residential Safety and Community character

Canberra Lake Way is currently a quiet and family

-orientated cul-de-sac where resident children are able to play safely.

The proposed footpath would fundamentally alter the nature of the area by increasing both pedestrian and vehicular movement through the estate, compromising the safety, privacy and peaceful

environment currently enjoyed by residents.

5. Inadequate Detail Regarding the Proposed "Buffer" Area

The planning submission provides insufficient detail regarding the proposed landscape "buffer" areas. There is little clarity on the planting scheme, depth, long-term maintenance or management responsibilities.

For example, in the area between No 9 Canberra Lake Way and the Bellway development, the application does not specify:-

- a. The width and depth of the buffer zone
- b. What planting or screening is proposed
- c. How the area would be accessed and maintained
- d. Who would be responsible for its ongoing management

Without a clear sustainable landscaping and management plan, there is a significant risk that these buffer areas could become poorly maintained, attract litter or anti-social behaviour and ultimately create further security concerns.

For all the above reasons I respectfully request that the proposed footpath connection between Bellway development and Canberra Lake Way be removed from the application.