

PLANNING REF : 253071
PROPERTY ADDRESS : 21 Westleigh Drive
: Sonning Common
: RG4 9LA
SUBMITTED BY : Mr Frank Cordrey
DATE SUBMITTED : 07/06/2026

COMMENTS:

As a non-resident, but regular visitor to 22 Canberra Lake Way, to see family and grandchildren, I have noted planning application 253071 and am writing to object to elements of the current Bellway application.

An extension into the land to the west was always envisaged during the original development of Canberra Lake Way (CLW) but the plans submitted by Bellway appear to disregard many of the previous understandings and general expectation as described to the original purchasers of properties in CLW by the developer (the then owner) of both the land where CLW is now situated and also the area further west on which Bellway now aim to develop.

As I understand it, CLW is, in the main, a privately owned estate with most of the circulation roads unadopted but with designated visitor parking areas away from the properties. Those who live in CLW must pay private maintenance fees to look after the road and the green areas and get no help or funding from the Council.

The entire original layout of CLW was geared to provide safety for everyone who lived there but the plans drawn up by Bellway are very likely to diminish the daily life and overall safety for those living in CLW including, of course, my own family where the safety of my grandchildren is my top priority. Currently they, along with other local children, are able to use this quiet close as a safe sanctuary for cycling, 'scootering' and play away from busy traffic.

However, the Bellway plans include a new footpath through the Canberra Lake Way site which could, more than likely, lead to parking issues in CLW - as and when residents and visitors to the new Bellway estate realise there is designated visitor parking in CLW which they don't have. The proposed Bellway design seems to completely ignore CLW as neighbours and treats the quiet Close as a handy shortcut and, very possibly, in future, as an overflow car park.

I believe Wokingham Borough Council should require Bellway to amend their plans based on (amongst many others, I suspect) the following:

1. The proposed footpath link will very likely cause parking issues. The new Bellway estate relies on limited parking and lacks visitor bays. It is therefore very likely that, when the estate roads fill up, residents and visitors will make use of the footpath as a shortcut to the visitor parking in CLW. When visiting I, like many others, have to rely on CLW's private visitor bays to park safely off the roadway, so any overspill from the Bellway development will mean those spaces become unavailable. Since the road is predominantly private, the Council cannot enforce parking tickets, leaving CLW property owners with an unmanageable and potentially costly muddle.

2. The proposed footpath link into the tight CLW cul-de-sac - a public walkway through a private estate - can be expected to generate extra litter and, more than likely, uncollected dog mess and is likely to become an eyesore in the existing clean space where the children play.

3. The proposed Bellway roadway and plot layout appears to cause a high level of overcrowding to the east of the site, with an inherent loss of privacy. Due to the circulation road alignment, Bellway plots 22 through 26 (in particular) are designed to be much closer to the original boundary line with CLW properties than originally expected. In addition to the severely reduced privacy for 22 Canberra Lake Way it will also seriously affect Nos 23 to 25 Canberra Lake Way and is totally unnecessary.

4. The already suggested (but apparently ignored by Bellway) realignment of the Bellway circulation road and some of the Bellway properties towards the western boundary beside Sonning Golf Club would ease the pressure to the east and help protect the privacy of existing CLW property owners. There seems to be no reason why Wokingham Borough Council cannot direct Bellway to make this simple & minor layout adjustment which would massively benefit existing CLW residents.