

PLANNING REF : 253071
PROPERTY ADDRESS : 25 Canberra Lake Way
: Charvil, Berkshire
: RG109DH
SUBMITTED BY : Mr Max Freke
DATE SUBMITTED : 02/06/2026

COMMENTS:

I am writing to formally object to the latest application submitted by Bellway Homes Ltd for the development of land to the west of Park Lane, Charvil. As a resident of 25 Canberra Lake Way, my property directly backs onto the proposed development, and will be overlooked by plots 18, 19, 20, 21 and 22.

Having carefully reviewed the revised submission documents, I wish to raise serious concerns regarding the impact this development will have on my property and the existing residents of Canberra Lake Way.

The proposed layout demonstrates an unacceptable level of density immediately adjacent to existing properties on Canberra Lake Way, particularly Canberra Lake Way houses 25, 26 and 12. The concentration of dwellings directly backing onto these Canberra Lake Way residents represents a significant intensification of development that is wholly inappropriate for this location. Where amendments have been made (since the previous submission) for density purposes for other residents of Canberra Lake Way, Bellway have not appropriately addressed the density levels behind Canberra Lake Way properties 25, 26 and 12.

While the Garden Depths and Areas Plan indicates that plots bordering Canberra Lake Way meet minimum garden depth requirements, this is merely the bare minimum and does not adequately address the cumulative impact of multiple properties. This is compounded further with the height level of the plots bordering Canberra Lake Residents being higher, thus having even more of an overbearing and privacy impact.

Despite Bellway's claims in their cover letter that they have "introduced a landscape buffer to the rear of the gardens of homes on Canberra Lake Way," the proposed buffer is wholly insufficient to mitigate the impact of this development. It is minimal in width and does not provide adequate separation between the new development and existing properties. The landscaping plan is also pitiful with limited tree planting within the buffer zone. Insufficient planting will fail to create an effective visual and acoustic barrier. The development provides more generous landscaping and open space to all other boundaries, yet the boundary with existing residents receives minimal treatment. The developer states they are "committed to working with residents" yet has proceeded with a minimal buffer despite clear resident opposition.

I also strongly object to the proposed footpath connection between the new development and Canberra Lake Way which will increase the risk of anti-social behaviour, trespassing, and crime. As a parent of two young children who are able to play outside in Canberra Lake Way, the addition of this new footpath would be seriously worrying and compromise their safety.

The development has primary access from Park Lane with adequate pedestrian connectivity to the wider area - there is no need for this footpath. The cover letter also states the footpath would provide "additional permeability" and allow "existing residents to utilise the infrastructure of the proposed development," but there is no evidence of demand from Canberra Lake Way residents for such access. As acknowledged in the cover letter (page 5), "Bellway is aware that the inclusion of this path is likely to raise concerns from a number of local residents." This clearly indicates the developer is aware of opposition yet has proceeded regardless!

Overall, while the cover letter states (page 6): "Since those meetings, and as a direct response to comments raised by the local residents in particular, the plans have been updated further to increase the width of the landscape buffer, and re-distribute some of the affordable housing." However, the landscape buffer remains inadequate, the redistribution of affordable housing has not reduced the density along the Canberra Lake Way boundary (especially against houses 12, 26 and 25), and the footpath connection has been included despite resident opposition.

I object to this application on the following grounds: 1. Excessive density of development still backing onto houses 25, 26 and 12 Canberra Lake Way; 2. Inadequate landscape buffer in terms of width, structural planting, and long-term security; 3. Unacceptable footpath connection creating security, privacy, and amenity concerns; 4. Loss of privacy and overlooking from multiple properties; 5. Disparity in treatment of different boundaries surrounding the new development; 6. Failure to adequately address resident concerns.

I therefore respectfully request that Wokingham Borough Council: 1. Refuse the application in its current form; 2. Require substantial amendments including: reduction in density along the Canberra Lake Way boundary, removal of the proposed footpath connection, and provision of a substantial landscape buffer across the whole Canberra Lake Way border with structural tree planting across the whole buffer; and 3. Ensure any revised plans are subject to further consultation with affected residents.

I urge the Council to refuse this application and require Bellway Homes to submit revised proposals that genuinely address the concerns of existing residents and comply with the Council's own design guidance and the recommendations of statutory consultees.