

Formal Planning Objection (Ref: 262120)

PROPERTY ADDRESS:

22 Canberra Lake Way

Charvil

RG10 9DH

SUBMITTED BY : Mr Mike Cordrey

I write to formally object to this application until the LEMP & LMP is adjusted to properly protect the established residents of Canberra Lake Way on the border of the new development.

To summarise; we have been here before. A significant majority of the objections to this entire development from the residents of Canberra Lake Way, over multiple planning applications, are due to the impact of the inadequately defined, ambiguous, error-strewn and unenforceable nature of previous landscaping plans. It is utterly unacceptable for the landscaping plan submitted within 262120 to be anything less than 100% clear and water-tight - and it would be a neglect of duty not to get it right this time.

Core Grounds for Objection

- **Inadequate Planting Specifications:** The proposed Landscape Buffer Zone (LMZ01) lacks a detailed, enforceable planting schedule. The plan relies on vague descriptions like "native woodland tree and understorey shrub planting" without specifying exact quantities, species, container sizes, or planting densities.
- **Delayed Implementation and Phasing Flaws:** Clause 4.48 ties the installation of soft landscaping to the completion of individual plots or built elements. This deferred approach contradicts the stated objective of quick establishment and leaves existing boundary properties exposed to noise, dust, and visual intrusion throughout the entire construction phase - and an immature buffer zone which will provide little, if any, privacy when the new houses become occupied.
- **Absence of Construction Safeguards:** The LEMP loosely designates the critical transition area as "scrub land" rather than a formally protected buffer. It also omits crucial Construction Exclusion Zones (CEZs), root protection measures, and root-barrier management, risking soil compaction and damage to existing residential boundaries from heavy machinery.
- **Lack of Long-Term Enforceability:** The reliance on a private Management Company without specific performance indicators, enforceable milestones, or a binding 5-year failure replacement guarantee for privacy-screening trees renders the mitigations aspirational rather than guaranteed. And it completely ignores the fact that there have been discussions around Charvil Parish Council or Wokingham

Borough Council taking on the management - or maybe even another party. The exact final management responsibilities do not need to be formally agreed at this stage, but at the very least the document needs to be written in a way that can take these factors into account when they are decided - rather than becoming an inaccurate and obsolete document that all parties ignore.

Requested Planning Conditions (Remedial Actions)

I request that the following adjustments and clarifications be mandated before the application is resubmitted for approval:

- **Clearly and Unambiguously Define the LMZ01 Landscaping Elements**

For example, the LEMP and LMP refer to the LMZ01 Landscape Buffer with the following elements:

- Proposed Soft Landscape Elements

PS5 Proposed Native Woodland Mix Planting

PS6 Proposed Native Shrub Mix Planting
- Proposed Hard Landscape Elements

PH3 Proposed Fences and Gates

It does not define what these are. Maybe they are hidden away somewhere else in an unreferenced document? They need to be clearly and unambiguously defined in a table in *this* document, along with quantities, densities and anything else specific for LMZ01, so that they don't get removed or forgotten at a later stage.

- **Advance Pre-Construction Planting:** Mandate that all soft landscaping and fencing within LMZ01 be implemented during the first available planting season, strictly prior to the deployment of construction machinery or site clearance.
- **Explicit Boundary Designation:** Reclassify the LMZ01 boundary strip as a formally protected "Landscape Buffer Zone" with a granular planting schedule.
- **Root Protection and Exclusion Zones:** Incorporate mandatory structural safeguards for LMZ01, including physical root barriers and construction-phase exclusion zones, to protect existing boundaries.
- **Binding Maintenance Clauses:** Establish an enforceable maintenance schedule for LMZ01, for whomever takes ownership, with routine monitoring, formative pruning, and strict replacement guarantees for any failed boundary vegetation.