

PLANNING REF : 253071
PROPERTY ADDRESS : Canberra Lake Way
: Charvil, Reading, Berkshire

I am writing to formally object to the above planning application on the following grounds:

1. Inadequate Green Buffer - The proposed green buffer between the new development and existing properties on Canberra Lake Way is significantly narrower than the buffers along other boundaries in the proposal. It fails to comply with Wokingham Borough Core Strategy

Policy CP3, which seeks to protect the amenity, character, and separation of adjacent properties. To safeguard the privacy of existing residents along this border, this buffer zone must be widened and densely planted with native trees and shrubs.

2. Clustering of Affordable Housing - In line with the Council's Affordable Housing Policy CP5, affordable housing units should be integrated evenly throughout the site. The current layout concentrates these properties in one specific area. I request that the applicant be required to redesign the scheme to disperse affordable housing across the entire development, fostering a genuinely balanced and inclusive community.

Thank you for taking my objections into consideration.