

PLANNING REF : 262120
PROPERTY ADDRESS : 22 Canberra Lake Way
: Reading, Berkshire
: RG10 9DH
SUBMITTED BY : Ms Sarah Beere
DATE SUBMITTED : 28/09/2026

COMMENTS:

Formal Objection to Landscape & Ecological Management Plan (LEMP)
- Outline Planning Ref: 232704 (Land at Park Lane, Charvil)

Summary of Objection

On behalf of the residents of 22 Canberra Lake Way, we formally object to the current Landscape & Ecological Management Plan (LEMP) submitted for the Bellway Homes development.

While the LEMP outlines general provisions for the wider site, it fails to deliver a secure, enforceable, or adequate landscape plan for the land situated directly between the new development and Canberra Lake Way. This critical transition area has been loosely categorised as general "scrub land" and omitted from structured planting protection. Consequently, there is an unacceptable lack of binding provisions for tree planting, privacy screening, and visual mitigation to protect resident amenity.

Historical Context & Breach of Good Faith

*Broken Commitments to Residents: Residents of Canberra Lake Way were explicitly promised a proper vegetative screening buffer between their residences and the development site. The failure to secure this protection is purely an administrative oversight, which now leaves homeowners vulnerable if not explicitly rectified.

*Official Acknowledgment: Both Wokingham Borough Council (WBC) and local councillors explicitly acknowledged the existence and intent of this arrangement during the planning committee meetings. It is a matter of public record that this buffer was understood and anticipated as part of the scheme's integration.

*Systemic Failures by the Local Authority: Residents have been let down by Wokingham Borough Council on multiple occasions throughout this planning history. We remind the LPA and planning officers that their fundamental public duty is to serve and protect the interests of local residents, upholding commitments and maintaining planning integrity, rather than prioritising administrative convenience or developer preferences.

Grounds for Objection

*Inadequate Privacy and Visual Screening: The current layout and management prescriptions do not guarantee sufficient high-level or evergreen tree planting along the boundary. Leaving this intervening land as unmanaged or semi-wild "scrub land" invites overlooking, loss of visual privacy, and a severe degradation of residential amenity.

*Vagueness of "Scrub Land" Classifications: Designations such as unmanaged scrub or generic habitat zones fail to establish clear, enforceable design objectives for screening. Without explicit

specifications requiring dense native tree and understorey planting in this specific transitional corridor, homeowners will suffer from a poorly integrated urban edge.

***Unsuitable Species Selection for a Narrow 3-Meter Corridor:** Given that the intervening boundary strip is restricted to a narrow 3-meter corridor in places including my own boundary at 22 Canberra Lake Way, the LEMP fails to specify appropriate, columnar, or manageable evergreen species. Without controls, improperly selected trees will either fail due to spatial constriction or grow out of control, invading existing residential boundaries and damaging neighboring structures.

***Lack of Construction Exclusion Zones (CEZs) & Root Protection:** The LEMP fails to provide a robust construction-phase protection plan for the immediate boundary interface, risking severe soil compaction and root damage to existing Canberra Lake Way residential borders from heavy machinery. Furthermore, it lacks provisions for root barrier management to ensure new plantings do not compromise neighboring foundations or garden boundaries.

***Conflict with Local Planning Guidance:** Wokingham Borough Landscape Character Assessment guidelines explicitly require developments to conserve and enhance the integration of urban edges and enhance a sense of place through careful design. Leaving the boundary without a definitive, high-quality landscape and tree-planting plan directly undermines these local policy objectives.

***Absence of Long-Term Enforceability:** While the LEMP assigns communal maintenance to a Management Company (ManCo), it omits specific performance indicators or planting schedules that guarantee immediate and long-term visual buffering.

Required Remedial Actions

To withdraw this objection, the Local Planning Authority must require Bellway Homes and the applicant to amend the LEMP and associated landscape details to include the following binding modifications:

***Explicit Boundary Designation:** Reclassify the land between the development and Canberra Lake Way from vague scrub land into a formally protected Landscape Buffer Zone with explicit design requirements focused on privacy.

***Narrow-Corridor Appropriate Planting:** Mandate that all trees and hedging selected for the 3-meter boundary corridor are specifically suited to restricted spaces (e.g., columnar or fastigate evergreen varieties) to deliver dense year-round screening without invading neighboring properties.

***Root Protection & Structural Safeguards:** Incorporate mandatory root protection measures, physical root-barrier specifications where necessary, and construction-phase exclusion zones to protect both existing residential boundaries and future planting integrity.

***Enforceable Maintenance & Replacement Clauses:** Update maintenance schedules to include regular monitoring, formative pruning, and a strict 5-year failure replacement guarantee specifically for all privacy-screening trees.

Final Note: Please note that this objection, and the demand for a properly engineered, enforceable landscape and screening buffer, applies to the entirety of the Canberra Lake Way / Bellway boundary. While there are broader background documents associated with this site, we have deliberately focused this submission entirely on the core planning, environmental, and residential amenity merits of the LE MP itself.

Local residents have engaged constructively throughout all previous consultation stages, relying on the understandings and commitments formally acknowledged by officers and councillors. We trust that Wokingham Borough Council will view this discharge of conditions stage as an essential opportunity to honor those prior commitments, rectify previous oversights, and work collaboratively with homeowners to protect local residential amenity.