

PLANNING REF : 253071
PROPERTY ADDRESS : 25 Canberra Lake Way
: Reading, Berkshire
: RG10 9DH
SUBMITTED BY : Mrs Dayna Freke
DATE SUBMITTED : 06/01/2026

COMMENTS:

Objection to Planning Application 253071

This is a formal objection to planning application 253071 submitted by Bellway Homes. Whilst I accept the building of additional homes on the Park Lane site, the current proposal represents a significant and unacceptable departure from application 232704, as well as going against the Wokingham Borough Council planning policies and guidelines.

There has been a lack of consultation with existing Canberra Lake Way residents in the production of application 253071, which appears to have been compiled hastily without due thought and consideration for the current residents' privacy and without appropriate keeping to the local neighbourhood.

Key objections include:

1. Loss of Landscape Buffer and Open Space: The proposal fails to provide the originally outlined 5-10m landscaped buffer around Canberra Lake Way in the previous application 232704 and importantly the original plans outlined for Canberra Lake Way. This is also in contradiction to the WBC Design Guides, and significantly reduces green space, as well as reducing privacy for existing homes.

2. Impact of Density and Housing Type backing on to the existing Canberra Lake Way properties: The placement of numerous terraced houses directly next to existing detached homes creates an overbearing level of density on these homes. This is in conflict with the Design Guide requirement that new developments should relate well to neighbouring properties. The ten Canberra Lake Way Properties most impacted from a privacy perspective (Canberra Lake Way houses 8-12 and 22 - 26) are to be bordered by 26 Bellway homes according to the planned proposals, which is a significant departure from the WBC design guide principles and a hugely detrimental impact on the Canberra Lake Way houses. Multiple terraced units against larger detached homes is abrupt, overbearing, cramped, and out of character with the established housing of Canberra Lake Way.

3. Affordable Housing Concentration: The affordable and first-time buyer homes proposed by Bellway also appear to be concentrated in a single row backing directly onto the Canberra Lake Way residents (houses 8-12 and 22-26). This clustering increases visual and privacy impacts and conflicts with council policy on dispersed affordable housing.

4. Proposed Substation backing onto Canberra Lake Way residents 24 and 25: The proposed location of this "substation" according to the plans, raises additional concerns over health and safety risks for these residents as well as additional noise and visual privacy impacts due

to the very close proximity of this building (this will almost be touching distance from the fences of Canberra Lake Way houses 24 and 25).

5. Removal of Required Infrastructure: The omission of the previously required Park Lane Crossing contravenes the conditions required for the development of this new housing.

Fundamentally though, when reading through all the different documents supporting Bellway's proposals and risk assessments, there are clear inconsistencies and flaws in the planned housing layouts and schematics utilised. For example the proposed coloured site layout (Drawing no. 25.2208.2001) differs entirely from other schematic drawings and plans utilised for the archaeological studies, flood and risk assessments and drainage reports. This raises the question as to whether the various risk assessments undertaken actually support Bellway's proposed final housing layout or have been undertaken accurately and completely. The plans are also a very clear departure from the plans previously submitted by Hicks Development Ltd under application 232704. Accordingly, the Council cannot permit the approval of these new plans, and certainly not as a Reserved Matters application. Bellway's application is based on inconsistent information and is also a material departure from application 232704.

I therefore request that Wokingham Borough Council refuse the application as is, either requiring a return to the plans similar to the earlier approved layout (232704) or enforce appropriate revisions to ensure inclusion of appropriate landscape buffers, fulfilment of privacy standards, avoidance of housing density clusters, appropriate distribution of affordable housing, and reinstatement of the Park Lane Crossing.