

PLANNING REF : 253071
PROPERTY ADDRESS : 12 Canberra Lake Way
: Charvil
: RG10 9DH
SUBMITTED BY : Mr Lee Cripps
DATE SUBMITTED : 19/05/2026

COMMENTS:

Having chased Bellway for months to get a meeting, they did finally meet with residents of Canberra Lake Way on 26th March and presented a 'marginally better' plan than the originally submitted. This 'draft plan' has now been finalised and submitted as 'current' on May 11th.

However, I would like to comment on the following 'highlights' as called out by Bellway in their covering letter.

- A new footpath connection to Canberra Lake Way has been added between Plots 6 and 7.

This footpath is unwelcome, as highlighted in the many emails to Bellway whilst trying to arrange the residents meeting, and afterwards. It simply allows Canberra Lake Way to be a passthrough for pedestrians and increases the risk of overflow parking from the Bellway development. Parking spaces in Canberra Lake Way are NOT adopted and therefore not for 'public use' only if visiting CLW residents.

Thames Valley Police highlighting during the 'outline planning 232704' that they would not support the footpath due to the increased security and safety risks that outweigh any potential benefit... The footpath does not afford the majority of the Bellway development any quicker access to facilities, transport, or the wider Charvil.

- The affordable homes (formerly Plots 7-16) have been redistributed across the scheme;

If a redistribution of plots 7-16 (10 houses) can be shown as 10-19, then how is that distributed any better?! It's still 10 semi detached houses, still up against the Canberra Lake Way detached houses, not adherent to the Charvil Neighbourhood Plan or indeed Wokingham Design guidelines.

- A landscape buffer has been introduced to the rear of the gardens of homes on Canberra Lake Way.

Noted, but it's not uniform in depth, some areas have particularly narrow 'pinch points' vs elsewhere.

- Increased separation distances between the new homes and those in Canberra Lake Way - in excess of the standards set out in the Local Plan.

Noted, but still within close proximity and putting semi detached 2/3 bed homes against the contrasting 4/5 bed detached housing, goes against Charvil Neighbourhood plan and Wokingham design guidelines.

I welcome Bellway's new attempt, but it's not as rosey as Bellway paint the picture for sure.

I would also urge that the 'Landscape Master Plan' is anything but

detailed. Before accepting any plans, this document must be updated with tree planting specifications, particularly for the 'landscape buffer'.

I would also note that ownership of the buffer and maintenance thereof is not detailed in any plans. The adoption schedule does not include the buffer for example, neither by WBC, CPC or any 3rd party management company. This needs to be completed before any decision can be made.

In the Energy & Sustainability Document, there are 5 mentions of apartments... this demonstrates this is a copy and paste document... 2 examples given below.
Section 3.2.2 for example: "It is currently proposed that all houses will benefit from air source heat pumps (ASHPs) , with apartments across the site utilising electric panel heaters"

Section 5.1.2 (Summary): "For the apartments where hot water is the largest heat demand, this will be met through highly efficient hot water heat pumps, with direct electric space heating to be provided" Where are these apartments?!

Further more to the visitor parking risks if the footpath is included, Bellway have allowed for 12 visitor bays in the development (as counted in the Parking Layout Document). Planning guidelines suggest 1 visitor bay per 4-5 houses... With 75 houses, this should be between 15 bays and 19 bays. Too few visitor bays will increase the risk of overspill parking, especially if the unwelcome path remains in the plans.

I welcome further discussion with Bellway and Wokingham Borough Council. I do believe we can achieve this plan approval with discussion and amendments and have believed this since the plans were first submitted, however Bellway need to engage further and take on board the feedback of the residents closest to this new development.