

PLANNING REF : 253071
PROPERTY ADDRESS : Canberra Lake Way
:
: RG10 9DH
SUBMITTED BY : Mrs Lucy Liu
DATE SUBMITTED : 22/01/2026

COMMENTS:

While the principle of up to 75 dwellings, as approved in the outline application, is acknowledged, the current proposal represents a significant departure from previously agreed commitments and raises serious concerns under the National Planning Policy Framework (NPPF) and Wokingham Borough Council's SPD Guide.

1. Removal of Landscaped Green Buffer

Application 253071 diverges substantially from the Hicks outline (232704) which included an outline plan complete with a landscaped green buffer to protect residential amenity and biodiversity. Its removal will create a harsh urban edge, diminish privacy, and is at odds with the current character of the adjoining housing estates. The original plan sought a balanced mix to integrate with the existing community; this proposal undermines that principle.

2. Security Risks from Car Park Placement

The inclusion of fifteen unallocated parking spaces directly behind properties 24 and 25 Canberra Lake Way poses a significant security risk. The absence of natural surveillance facilitates unauthorised access to rear gardens, creating a fear of crime. This arrangement contravenes NPPF 2024 Paragraph 96 (Section 8) and Paragraph 135(f) (Section 12) on safe, accessible environments, as well as Secured by Design Homes 2024 guidance. Any mitigation through lighting would further erode residential amenity by introducing privacy and light intrusion.

3. Substation Location

The proposed siting backing onto numbers 24 and 25 Canberra Lake way raises health, noise, and visual amenity concerns, with substations typically emitting 50-60 dB.

4. Proposed housing mix

The housing mix has changed significantly from the outline plans, with five-bedroom homes increasing from 11 to 21 and three-bedroom homes dropping from 23 to 12. This ignores the recognised need for 2- and 3-bedroom homes to support a sustainable community, helping local people onto the housing ladder and enabling downsizing within the village. These changes also raise the population by at least 10%, requiring original design assumptions and calculations to be revisited. Shared ownership and affordable housing are concentrated in one area rather than being integrated seamlessly through a mix of housing sizes throughout the layout.

Residents are not opposed to development but expect a scheme that honours original commitments, and safeguards community interests. In its current form, the application fails to meet these standards. I respectfully request that Wokingham Borough Council refuse this application and request that they and Bellway engage with residents to deliver a practical, sustainable design that enhances rather than harms Charvil's character and environment.