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Sent by email to: planning.enquiries@wokingham.gov.uk

Reference: planning application 253071

Date: 22nd January 2026

For the attention of the planning case officer,

**RESPONSE TO PLANNING APPLICATION 253071, LAND TO THE WEST OF PARK LANE,
CHARVIL, RG10 9TS**

The comments attached to this letter have been prepared on behalf of residents of 8, 11, 12, 22 – 26 on Canberra Lake Way, Charvil, in response to reserved matters proposals set out in planning application 253071 at Land West of Park Lane, Charvil.

I would be grateful if you would carefully consider the points raised and take action to ensure that the proposals are amended to address them. Should you have any questions or suggestions, the residents would welcome an opportunity to discuss how the proposals can be amended to address their concerns. Should this be of interest, I am available and can facilitate this with them.

Yours Faithfully,

Lee Searles

Director,
Andrea Pellegram Ltd

Response to Reserved Matters Application 253071 on behalf of residents of 8, 11, 12, 22 – 26 on Canberra Lake Way, Charvil.

1. This response has been prepared on behalf of residents living in the development on Canberra Lake Way. The response aims to provide a basis for either a decision or action by the applicant to address the matters raised. The key concerns addressed relate to matters of addressing the requirements of consented development and matters related to privacy, amenity and security.

Consented Developments

2. Relevant matters arising from the appeal decision on planning application 143292 which consented development on Canberra Lake Way are discussed first, as these have relevance to the current applications for approval of Reserved Matters in planning application 253701 and approval of details provided to discharge planning condition 41 of permission 232704.

Landscape considerations planning application 143292 and subsequent appeal.

3. Below, extracts are provided from the landscape proof of evidence, conditions requested by the Local Planning Authority (LPA) and the appeal decision.
4. **Extract from Proof of Evidence (Clive Self, CSA) – Landscape Matters** - *“5.10 There are no landscape features contained within the body of the Appeal Site to constrain development and the vast majority of perimeter vegetation can be retained, save for sections of hedgerow which will require removal to facilitate access, and some areas of self-set scrub vegetation. The detailed landscape proposals submitted with the application demonstrate that there are significant opportunities for new tree, shrub and hedgerow planting as part of the proposed development to compensate for any minor loss. Overall there will be a significant net gain in tree cover and species diversity.” (my underlining)*
5. **Appeal Decision extract** - *“54. Therefore, whilst the new development would be visible, the views would be largely contained by the natural topography of the site and its surroundings and as such the effect of the proposed development would be localised. Furthermore, these views would not be out of context in the setting of Charvil being a settlement that already has built development particularly on the southern side of the A3202. Further, taking account of the topography of the appeal site, the sensitively planned and designed landscaping scheme would be consistent with the LCA. This would be likely to ensure that the development would over time be viewed as an integral part of Charvil. As a result, this would to a large degree mitigate the limited harm in relation to the change of character and outlook.” (my underlining)*
6. LPA Suggested relevant conditions submitted to the appeal – Two relevant conditions are provided (numbers 2 and 15).

“2. This permission is in respect of plan no [] dated []. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.”

“20. Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. (my underlining)

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.”

7. Relevant conditions 2 and 15 imposed by the Planning Inspector in his Appeal Decision – the corresponding conditions included in the Appeal Decision are set out below.

2. This permission is in respect of plan numbers in Schedule 1. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Schedule 1

	Site location OS plan with Red and blue line boundaries
1978-01E	Site layout
1978-02B	3 bed house- Plot 1
1978-03A	3 bed house- Plots 15,18,19
1978-04B	4 bed house- Plots 2,3,4,5
1978-05A	4 bed house- Plots 7,10
1978-06A	4 bed house –Plot 6
1978-07A	4 bed house- Plots 8,9
1978-08A	5 bed house –plots 11,12, 21-25
1978-09A	4 bed house- plots 13,14,17
1978-10	Garages
1978-11B	Site layout in local context
1978-12	3 bed house – Plot 20
1978-13	3 bed house – Plot16
1978 -14	3 bed house- Plot 15
1978-20	Cycle store details

“15. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.”

8. **Comments in relation to 143292** - Beyond housing land supply, the other main planning consideration relating to the determination of planning application 143292 and the subsequent appeal was landscape and visual impact. In the Appeal Decision (see paragraph 54), the Inspector reached the conclusion that the proposed landscaping scheme would mitigate residual impacts so that planning permission could be granted.
9. Unfortunately, the appeal decision set planning conditions containing two significant errors (which must be considered errors in view of the importance of the proposed landscaping scheme to overcoming residual landscape and visual impacts).
10. The first error was to not include submitted detailed landscape plans in the list of approved details under Condition 2. The relevant plans (Ref F20142503pl - plan PRI 17891-11E-sheet1, PRI 17891-11E-sheet2, PRI 17891-11E-sheet3 and PRI 17891-11E-sheet4) were submitted to the appeal and in the possession of the Inspector.
11. Given the omission, the error was compounded by Appeal Decision Condition 15, which explicitly removed a requirement on the applicant (which had been specifically requested by the LPA in the appeal submission on conditions) to secure approval of landscape details prior to commencement.
12. The result was a condition (15) which required the development to be undertaken in accordance with approved details which were not specified in Schedule 1, nor in the condition and for which no further approval was required.
13. Approved plans 1978-01E and 1978-11B referred to in Condition 2 show areas of planting adjacent to development and within the development, which confirm that the areas outside the built development should be landscaped and planted. However, these are of a general nature and do not show clear boundaries.
14. Despite this lack of clarity, it is clear that the approved details referred to in Condition 2 include submitted documents not contained with Schedule 1. For example, Site Layout drawing 1978-01E arguably contains insufficient detail for a clear interpretation of the specific requirements of Conditions 4, 5 and 6. Condition 7 refers to a drawing not on the Schedule 1 of condition 2. Other conditions refer to documents not on the schedule also. The condition does not say that the approved details are defined by or contained wholly within Schedule 1.
15. With regard to landscaping provision on this scheme, Landscape Officer comments in relation to Outline Planning Application 232704 for development on the site of the current Reserved Matters application refer to the non-completion of the landscape scheme on the Canberra Lake Way development where it adjoins that site. On the ground, this development has been implemented in close accordance with submitted plans PRI 17891-11E-sheet1, PRI 17891-11E-

sheet2, PRI 17891-11E-sheet3 and PRI 17891-11E-sheet4, except where it relates to the external boundary planting with the current application site.

16. There is a clear need for the completion of submitted and approved plans in all their respects in relation to the development scheme on the Canberra Lake Way.

Outline Planning Permission 232704

17. **Indicative Site Layout** – The boundary of outline planning application 232704, for up to 75 dwellings, overlapped the boundary of the planning consent for Canberra Lake Way (143292). As stated above, the consented landscaping scheme for 143292 was not implemented where this overlap occurred, but was in all other respects. The submitted indicative layout had some regard to the landscaping buffer to the rear of properties on Canberra Lake Way through its retention, except where this was removed behind nos. 8 to 10 Canberra Lake Way and the removal of some buffer behind no.22. This is shown on an extract from the indicative site layout below.



18. **Commitment to safeguard the privacy of existing dwellings** – The applicant's submitted Site Analysis Plan DWG.102 showed that the privacy of existing adjoining dwellings on Canberra Lake Way and the Hawthorns would be safeguarded through the incorporation of buffers and the development mid-density dwellings in these areas. These are shown on an extract of the plan below.



19. **Extract from Landscape Officer Response to 232704** – *“I note the DAS discusses the deliberate retention of an open space between the rear of the dwellings on the adjoining scheme and the rear of houses as proposed on this site. This apparently is to enhance off road pedestrian routes between The Hawthorns, the nearby school and Canberra Lake Way. As stated in the point above this space has no active frontages as it runs to the rear of dwellings and doesn’t create a direct link through the northern part of the site into Canberra Lake Way. I consider this will create an unsafe space that will attract anti-social behaviour. A more appropriate design solution would be for the new dwellings to directly back onto the existing development with an attractive linear park created through the centre of the site.*
20. *The landscape scheme will need to be integral to the scheme design and incorporate structural tree planting in the public realm and especially in the street scene. The revised NPPF 2021 advocates the inclusion of trees within new streets (paragraph 131) and a high-quality integral landscape scheme is required by MDD Local Plan Policy CC03, therefore the site layout will need to address these requirements which will also benefit the scheme as whole.*
21. *It is noted that the landscape scheme approved at appeal on the adjacent site (143292) has not been fully implemented. The omissions appear to be the comprehensive native planting on the edges of the development to the rear of the dwellings. If this current application is approved, the layout will need to also incorporate additional planting associated with the landscape mitigation of the dwellings in Canberra Lake Way.* (my underlining)
22. **Condition 31** - Outline Planning Application Planning permission 232704 set condition 31:
- “31. Boundary Treatment - The reserved matters application for ‘Landscaping’ shall include a plan indicating the positions, design, materials and type of boundary treatment to be erected/ planted. Where appropriate, the boundary treatment shall include consideration of ecological permeability such as the provision of mammal gaps. The boundary treatment shall be implemented in accordance with the approved plan before the development is occupied.*

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CP3 and CP7 of the Core Strategy.” (My underlining)

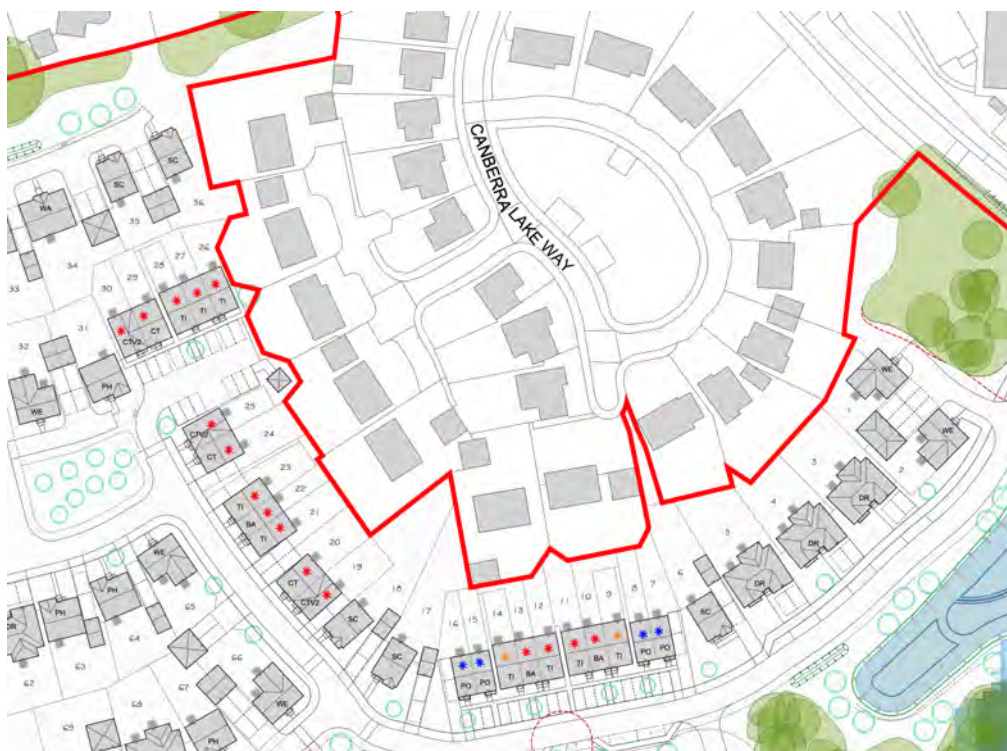
23. **Comments** – The Outline Planning Application 232704 makes a clear commitment to provide the landscape scheme similar to that consented and partly implemented under permission 143292. The commitment is explicit in seeking to safeguard the privacy of existing dwellings on Canberra Lake Way. Landscape Officer comments on the planning application proposal suggest the need to provide a different solution to address security issues. Condition 31 is applied in the decision notice in order to protect the privacy of adjoining and future occupiers in accordance with Policy CP3 and CP7. There is a clear requirement for Reserved Matters to set detailed site layout proposals such that a landscaping scheme can satisfy this requirement.
24. Residents of Canberra Lake Way request that the landscape buffer is provided as proposed in 232704 and security issues are addressed through the creation of gated access to the area.

Reserved Matters Application 253071

25. **Comments on Landscape Masterplan (Drawing 2299.1001 Rev B)** – The submitted landscape masterplan (see extract below) shows the removal of all landscaping provision between proposed new development and existing properties on Canberra Lake Way from that indicated at outline stage or consented in the previous planning permission. In view of previous commitments and planning conditions, this is inexplicable, unwarranted and unwelcome. The proposals do not respond positively to ensure implementation of consented provision for planning permission 143292, they do not respect the commitments made for the outline application to protect the privacy of adjoining and future occupiers in accordance with Policy CP3 and CP7. They do not respond positively to the comments of the landscape officer at that stage. They fail to address the purpose and reason for Condition 31 on outline planning permission for 232704.



26. **Comments on Proposed Site Layout (DWG 100.F)** – The Reserved Matters Proposed Site Layout is shown below.



27. **Safeguarding the privacy of existing properties** – The proposals place high density development directly adjacent to the rear of existing properties on Canberra Lake Way. The footprint of the proposed development is significantly closer than was proposed at outline

stage. This proposal is directly against the commitment made at outline stage set out on the site analysis plan and the indicative site layout. The proposals make it impossible to meet the requirement to safeguard the privacy of existing dwellings and represent a material and significant impact on the amenity of these properties.

28. As discussed below, there is a need to address the requirements of Policy CHARVIL3 and CHARVIL4 of the Draft Charvil Neighbourhood Plan in respect of ensuring that new development respects and has regard to adjacent existing development. The previously proposed buffer went some way to meeting this requirement and the current proposals do not.
29. **Security/Crime Concerns** - The proposed site layout introduces direct open access to the rear fences of existing properties on Canberra Lake Way, through the proposal to develop a car park and substation immediately to the rear of 24 and 25 Canberra Lake Way. This provides vehicular access up to the rear fence of properties and creates a security concern. The comments provided by Thames Valley Police to the outline application (12 November 2024) made it clear that, in relation to the indicative site layout, the creation of open sides and rears to properties would create clear vulnerability to burglary crimes which are mostly undertaken via the rear of properties.
30. Regarding the rear of properties on Canberra Lake Way, this concern (at the time) related to the provision of footpaths through the consented (appeal permission 143292) and proposed (outline permission 232704) landscape buffer, which would allow pedestrian access to the rear of properties and an alternative approach was requested. The Landscape Officer's comments echoed some of these concerns and requested a change of approach.
31. The provision of a car park in the location shown on the plan is not consistent with good design principles. The proposed site layout should be amended to remove the car park from this location. Proposed dwellings which are currently shown at 90 degrees to the rear of properties on Canberra Lake Way should be reorientated with a buffer between new and existing properties on the basis requested above. This will also address other amenity issues raised below.
32. The proposals in this location would introduce high-density development precisely where the outline indicated this would be highly sensitive to the adjacent development and where the density should be lower. The Reserved Matters approach should reflect the approach taken in the outline which was proposed then for sound reasons. However, if the area is to remain a higher density element of the proposed site layout then it should increase the separation distance between new dwellings and existing dwellings on Canberra Lake Way, in lieu of the consented/proposed landscape provision in previous schemes.
33. **Substation location** – A two-storey sub-station (as shown on the Storeys Height Plan 25.2208.3010 Rev A) is proposed immediately outside the rear garden fence of 24 and 25 Canberra Lake Way in the corner of the proposed car park. This proposal is shown on the substation plan (24.1911.4130). The substation has a pitched roof 4.3m in height to the ridge and 4m width x 4m length. Grills are set high in the walls.
34. Given previous comments about the need to ensure respect for existing development in providing new development, the location of the proposed substation is particularly regrettable and confirms what appears to be an approach to development design which locates most of

the high density housing, visitor parking and development utilities infrastructure in a concentrated area of the site, very close to existing properties.

- 35. Impact on amenity of existing properties (25 degree rule)** – An extract from the proposed site layout is set out below. Properties 8, 22, 23 and 24 Canberra Lake Way are affected by the proposed development of flank walls to two storey dwellings with pitched roofs on plot 26 and plot 36. These would present flank walls approximately 10m wide and over 9m high from finished floor levels, approximately between 10m and 12m from these properties. Based on a 12m distance ground floor windows at approximately 1m height, the angle of view to the ridge is approximately 33 degrees. No 23 Canberra Lake Way is particularly affected by this. The orientation of the view is south west. Given the width of the proposed flank wall, a significant mass of development would be placed close to the property creating significant overshadowing during the day into primary living space and over the gardens.
- 36. Request for site layout redesign** - Multiple impacts on the amenity of existing properties arise Reserved Matters proposed site layout. These result from a failure to consider how existing and proposed developments will relate to each other in terms of character and amenity. The proposed development is a low-density development and yet has placed high-density development immediately adjacent to existing development on Canberra Lake Way along its edge. It is a direct contradiction of earlier proposals and pays inadequate regard to local plan and NDP policy requirements. The issues raised above would be best addressed through full reconsideration of proposed layout to address the issues raised more fully.



Draft Charvil NDP Policy

37. Policy CHARVIL3 of the Draft Charvil Neighbourhood Development Plan (NDP) says that development proposals should demonstrate how they respond to the design principles set out in the Charvil Design Guidance and Codes. This includes Code MS02 which seeks to maintain a sympathetic relationship to existing development in terms of scale, building orientation, building line, setback and use of materials and colours.
38. Policy CHARVIL4 addresses development form and densities. The policy requires new development to have regard to and take account of the character features of the parish. This includes key aspects of development design including building heights, boundary treatments, street patterns and development to complement existing development character. It seeks regard to be given to the density of existing development when proposing new development to ensure that proposals respect existing character and ensure this is addressed. Figure 23 of the Draft Submission Charvil NDP shows that South Charvil Estate Character Area (CA4) is an area of low-density development at an average density of 16.9 dwellings per hectare (ha).
39. The outline planning permission (232704) was for up to 75 homes on 6.97ha of land, providing a proposed density of around 10.8 dwellings per hectare. Given the available land and low densities proposed, there should be no requirement to compromise on good design. In accordance with Policy CHARVIL3 and CHARVIL4, the proposals should respect the transition in character between existing and new developments propose a development design that safeguards the privacy and amenity of existing properties. Previous proposals recognised this and there is scope to increase the separation between existing and new development to meet the same goals. Given that the proposals have placed the highest density development in precisely the area most sensitive to it, this change is needed to make the scheme acceptable in design and development terms under Draft NDP Policies CHARVIL3 and CHARVIL4.

OTHER MATTERS

40. **Pedestrian footpath link** - Pedestrian path from proposed development to Canberra Lake Way – the provision of a pedestrian walkway from the proposed development to Canberra Lake Way would give rise to the potential for spillover car parking in Canberra Lake Way as a result of potential under-provision in the proposed development (given car ownership rates among households in the area).
41. Within Canberra Lake Way, the main spine roads are adopted highway, whilst the parking spaces, greenspace and brick roads are owned and managed by a management company that residents pay for. These areas cannot be utilised for non-Canberra Lake Way parking. Parking provision includes some limited bays for visitors. There is insufficient capacity and no mechanism for management of impacts or maintenance to accommodate car parking from adjacent developments.
42. In addition, Thames Valley Police indicated some concern about security and crime resulting from the provision of a 'leaky cul-de-sac' from Canberra Lake Way. Because of these factors, it would be preferable to continue to omit the path from these proposals.