

PLANNING REF : 253071
PROPERTY ADDRESS : 7
: , Canberra Lake Way, 7 Canberra Lake Way, Charvil
: RG10 9DH
SUBMITTED BY : Mr Chris Gibbons
DATE SUBMITTED : 11/01/2026

COMMENTS:

We Object to this reserved matter application.

The general development of 75 homes is not contested but the divergence and lack of vision in these reserved matters does not hold to the original outline proposal. This is to the detriment of existing residents on the boundary of the proposed development, biodiversity and improvement to local amenities.

Our key objections are as follows:

Boundary with Canberra Lake Way

Privacy and Amenity: Loss of the landscape buffer to Canberra Lake Way adversely affects privacy, amenity and quality of life for adjoining occupiers.

Boundary Treatments

5.28 Policy CC03 of the MDD states that development should make a positive contribution in terms of boundary treatment on site frontages.

5.29 Appropriate boundary treatment is essential on all elevations in this countryside location, along with the benefit of protecting neighbours on the northern, western and southern elevations. Boundary treatment details will be secured via condition and will also form part of reserved matters details.

We do not believe the design submitted fulfils the above aspirations.

Quote from the WPC approval document (Agenda Item 39) 232704 on impact on Canberra lake way:

10.10 These adequate separation distances combined with suitable landscaping and screening/ boundary treatments to be secured by conditions, will ensure that the proposed development will not result in a detrimental loss of light, overbearing or overlooking impacts upon the living conditions of adjoining properties.

Crossing on Park Lane

Community Facilities: Removal of the Park Lane crossing is regressive. This was a major improvement to Park Lane's safety and with the increase in traffic from the new development is essential.

Biodiversity

The lack of Biodiversity net gain over the original plans made by Hicks. This is a quote from WPC approval document (Agenda Item 39) 232704:

13.17 Overall, the Council's Ecologist has confirmed that the local planning authority can take the view that the proposed development is likely to result in a net-gain to biodiversity, subject to the inclusion of planning conditions and obligations. Whilst this is not considered to predict a significant net gain (>10%), the proposal can be considered compliant with paragraph 186(a) of the NPPF which will be monitored by the LPA.

Reptile Translocation

There is no mention of the Reptile Translocation (in the WPC approval document Agenda Item 39 232704) Will Bellway be committing to this. 6. Reptile Translocation - Eldrige Park SANG - To carefully and professionally relocate existing reptiles on site (obligation payable to the council to be confirmed)

In response to objections:

Biodiversity loss (Officer note: significant costs have been committed by the applicant to provide biodiversity net gain and to translocate the existing reptile location on site to a more suitable habitat).

Pump station location

It is noted that on the plan submitted as part of the 'Project specification for an archaeological excavation' (26th November 2025 Revised (v2) 3rd December 2025) report has a different plan as submitted as part of this current application. At the rear of number 6 and 7 Canberra Lake Way a large pumping station has been located. Not only would this be detrimental to the wooded area that is protected and noted in the outline application 232704. It would have a major impact on the privacy and amenity of the properties facing onto it with the added issues of noise and access. We are reassured that this has been moved to an area that is not near any properties but are mindful that it is not returned to this sensitive area.