

PLANNING REF : 253071
PROPERTY ADDRESS : 15 Canberra Lake Way
: Charvil
: RG109DH
SUBMITTED BY : Mr Nick Stonehill
DATE SUBMITTED : 16/01/2026

COMMENTS:

I object to planning application 253071 submitted by Bellway Homes. This proposal is a clear departure from the previous application for the land (232704) and additionally contravenes a number of Woking Borough Councils own planning policies and guidelines.

1. Removal of loss of landscape buffer and open space. The previous plan had a 5-10m landscape buffer around Canberra Lake Way which must be revised before any application can be approved. The removal of this buffer is in contradiction to the Wokingham Borough Council Design Guide and reduces the green space as well as privacy for both existing and future residents.

2. Affordable Housing Concentration. The placement of affordable housing is clustered within the plans submitted by Bellway. This is contradicting the Wokingham Council policy on dispersed affordable housing. Additionally, the positioning compared to the housing structure of Canberra Lake Way contravenes the design guide requirements that new developments should relate well to neighbouring properties.

3. 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.

4. Removal of previously required Park Lane Crossing contravenes the conditions required for the development of this new housing.

5. Local amenities - the development of 75 further houses within Charvil will overload the current roads, schools, doctors and dentists etc which is already struggling with the current population. Significant investment and development is required to the infrastructure to absorb this level of increased housing which must be addressed by any plans.

Due to the significant contradictions with Wokingham Borough Councils own policies, this application must be refused.