

PLANNING REF : 253071
PROPERTY ADDRESS : Canberra Lake Way
: Charvil
: RG10 9DH
SUBMITTED BY : Mrs Lucy Liu
DATE SUBMITTED : 09/06/2026

COMMENTS:

I wish to object to the latest layout plan based on the introduction of a footpath and the minimal nature of the landscape buffer. There are improvements since the original proposal from last December, including the introduction of the landscape buffer but it still falls far short of providing the privacy and biodiversity requirements that are required:

1. Inadequate Landscaping Buffer

While the inclusion of a buffer zone is welcome in principle, it needs to be wider to provide Canberra Lake Way residents with the level of privacy originally promised by Hicks. It must also be explicitly confirmed that the maintenance of this buffer is included within the maintenance fees paid by residents of the new development. Without this clarity, there is a risk of inconsistent or inadequate upkeep.

The proposed width varies between approximately 1.5 and 2.5 metres in places, which would make regular maintenance extremely difficult. Such a narrow corridor would also make it challenging to plant and sustain the 'mature' trees that were promised, leading to potential issues with overhanging branches and insufficient screening for both existing and future residents.

Furthermore, the land rises steadily behind properties 22-26 Canberra Lake Way, increasing the potential for overlooking. A narrow buffer would fail to mitigate this, resulting in greater intrusion into residents' privacy. To ensure effective screening, flexibility and variety in planting are essential, and this can only be achieved if the buffer is of a sufficient width to support healthy, long term growth.

2. Proposed Footpath Link

Canberra Lake Way is a quiet, safe cul-de-sac where children and older residents benefit from low traffic and a strong sense of community. Turning it into a through route would significantly reduce privacy, tranquillity and security. Police guidance warns that creating a "leaky cul-de-sac" increases opportunities for crime, which is particularly concerning given recent thefts and break ins in the area.

The footpath offers no meaningful benefit, as there is already adequate pedestrian access to Park Lane and the alternative route is of similar distance. Its main effect would be to draw non resident foot traffic into an established residential street.

Parking pressure is also a major concern. Residents have already experienced the disruption caused by non resident parking notably during the 2024 school car park closure when pavements were obstructed and emergency access was compromised.

Overall, these issues shift the negative impacts of the new development onto an existing community while providing no clear benefit to current residents. I recommend that this layout proposal be rejected so that the points highlighted above can be considered.