

PLANNING REF : 262120
PROPERTY ADDRESS : 26 Canberra Lake Way
: Charvil, 26 Canberra Lak Charvil, Reading
: RG10 9DH
SUBMITTED BY : Mr Luke Brand
DATE SUBMITTED : 10/09/2026

COMMENTS:

Formal Objection to the Landscape & Ecological Management Plan (LEMP) Dear Planning Officer,

I am writing to formally object to the current proposals outlined in the Landscape & Ecological Management Plan & Landscape Management Plan for the development at the land at Park lane, Charvil

While I understand the broad framework of the development, I have serious concerns regarding the timing and delivery of the soft landscape buffer intended to separate the existing homes from the new development plots. Specifically, my objection is directed toward clause 4.48 of the report, which states:

"Proposed hard landscape elements will be implemented as part of construction works for individual plots as work progresses across the Site. Where such works are completed during or before the planting

season (October-March), proposed soft landscape elements will be planted during that planting season. 4.48 All soft landscape proposals will be completed in the first planting season following completion of the built elements of the Development. Where appropriate, planting may take place outside of the planting season where weather conditions and stock type allow."

Grounds for Objection: Failure to Meet Tree Planting Management Objectives

Tying the implementation of the soft landscape buffer to the completion of individual plots or the wider built elements is entirely unacceptable. This delayed approach directly contradicts and

undermines the document's own explicit management objective under the tree planting section, which states:

"To ensure screening planting establishes quickly to provide a robust buffer for existing and future residents"

Because soft planting, such as trees, hedgerows, and shrubs take several years to mature, tying its installation to the back end of the construction timeline means it is physically impossible to meet the objective of ensuring planting "establishes quickly". If individual plots take months or longer to progress, the essential privacy screening required to shield existing homes will be delayed indefinitely.

To truly satisfy this management objective and protect the residential amenity of the community, this boundary buffer cannot be treated as a finishing touch for individual plots. It must be treated as critical, front-loaded infrastructure designed to provide a robust buffer from the outset.

Formal Request and Remedies Sought:

To resolve this objection and ensure the development actually aligns with its own stated management objectives, I request that the Planning Authority enforce a strict planning condition amending this strategy to prioritise the landscape buffer. Specifically, I request that: Prioritised Planting: The entire soft landscape buffer separating existing homes from the new development must be implemented with urgency during the very first available planting season, completely independent of the construction progress or

completion of individual housing plots.

Advance Screening: Planting must be installed as early as possible to allow the vegetation time to mature, establish, and provide the promised robust screening by the time the new homes are occupied.

Condition Precedent: A specific planning condition should be attached to any approval stating that no above-ground construction works may commence on adjacent plots until the boundary landscape buffer has been fully planted.

By decoupling the boundary planting from the general construction timeline, the developer can successfully achieve their stated goal of quick establishment, protect the privacy of existing residents, and mitigate the impact of the scheme effectively.

Thank you for taking these comments into consideration. I look forward to receiving confirmation that this objection has been registered and that the developer will be required to amend their management plan accordingly.

Yours sincerely,
Amanda and Luke Brand
26 Canberra Lake Way