

PLANNING REF : 253071
PROPERTY ADDRESS : 2
: 2 Canberra Lake Canberra Lake Way, Charvil, Berkshire
: RG10 9DH
SUBMITTED BY : Mr Mark Fursman
DATE SUBMITTED : 01/06/2026

COMMENTS:

Dear Planning Officers and Members of the Planning Committee,

Re: Planning Application 253071 - Revised Proposals for Land
Adjacent to Canberra Lake Way, Charvil

I write to object to the revised proposals submitted under planning application 253071.

Having reviewed the amended plans, I am disappointed that they do so little to address the substantial concerns raised by residents during the consultation process. Whilst the applicant has made some amendments, including changes to the proposed distribution of affordable housing and the introduction of additional buffering and landscaping, these revisions fall far short of addressing the fundamental issues at the heart of local objections.

The revised application appears to offer only modest concessions leaving the principal concerns largely unchanged. Issues relating to design, settlement separation, biodiversity, residential amenity, highways, parking, and the overall impact on the character of Charvil remain unresolved.

A particular concern is the continued concentration of development along the boundary closest to Canberra Lake Way. Despite the size of the overall site, a disproportionately high number of dwellings remain positioned immediately adjacent to the existing residential edge. This creates an unnecessarily harsh transition between the proposed development and the existing community, increasing the perceived massing and urbanisation of the site when viewed from neighbouring properties.

What is particularly frustrating is that this does not appear to be an unavoidable consequence of the site's constraints. There appears to be ample opportunity to redistribute a proportion of these dwellings more evenly across the wider development area, reducing the

concentration of housing along the Canberra Lake Way boundary and allowing for more meaningful landscaping and buffer zones. Instead, the current layout appears to prioritise housing numbers along the site's edge whilst offering only limited mitigation in return. The additional landscaping and buffering referenced in the revised proposals do little to alleviate these concerns. Whilst welcome in principle, insufficient detail has been provided regarding the extent, planting specification, implementation, ownership, and long-term maintenance of these areas. Without such information, it is difficult for residents or the Council to properly assess whether the proposed mitigation will be effective or capable of being sustained in the long term.

Furthermore, the revised scheme introduces a new issue that was not present in the original application: the proposed pedestrian connection to Canberra Lake Way.

This footpath would fundamentally alter the character of Canberra Lake Way, which was designed and sold as a quiet residential cul-de-sac. Residents purchased homes with a reasonable expectation that the road would remain a self-contained residential environment

rather than becoming a pedestrian route connecting separate developments.

The proposed connection would introduce additional foot traffic into an established residential area, reducing privacy and tranquillity and creating concerns regarding security, anti-social behaviour, parking pressure, and the safety of children who currently benefit from the low-traffic nature of the street. It would transfer many of the impacts associated with the new development onto an existing community whilst delivering little obvious benefit to those already living there.

No compelling evidence has been provided to demonstrate a genuine local need for this connection, nor has any convincing planning justification been presented that would outweigh its impact on existing residents. The proposal appears disconnected from the views of those who would be most directly affected by it.

More broadly, the revised plans give the impression of a development strategy that has changed only where absolutely necessary, rather than one that has genuinely responded to the concerns raised through consultation. Whilst some amendments have been made, they appear largely superficial when viewed against the scale of local objections.

The overall approach risks creating the impression that community consultation has been treated as a procedural exercise rather than a meaningful opportunity to improve the scheme. Residents have tently raised concerns regarding the scale, layout, character, density and impact of the development, yet the revised proposals do little to demonstrate that those concerns have materially influenced the design. Indeed, the introduction of the pedestrian connection and the

continued concentration of housing along the Canberra Lake Way boundary suggest a continuing failure to appreciate the character of the existing community and the issues that matter most to local residents.

Whilst I appreciate that the developer is a commercial organisation and must seek to deliver a viable development, the revised proposals appear to prioritise maximising development yield rather than achieving a balanced scheme that responds sensitively to its surroundings. The limited nature of the changes made following consultation gives the impression that local concerns have had only a marginal influence on the design process.

The proposals continue to represent an estate-style development that fails to respond appropriately to the distinctive character of Charvil. The development would result in the loss of valuable green space, further erosion of the separation between Charvil and Woodley, harm to biodiversity, and increased pressure on local roads, parking provision, drainage infrastructure, schools, healthcare services, and other community facilities.

The importance of maintaining a meaningful separation between Charvil and Woodley should not be underestimated. The remaining open land

between the settlements plays an important role in preserving the distinct identity and character of both communities as well as being essential for local biodiversity and the environment. This development would further reduce that separation and contribute to the gradual coalescence of the two settlements.

There is also a legitimate concern that permitting development of this scale in such a sensitive location would increase pressure for further development on the remaining open land in future. Whilst each application must be considered on its own merits, the cumulative

impact of incremental development could fundamentally alter the character of the area over time. The Council should be mindful of the precedent that would be set by allowing the gradual erosion of the remaining green separation between Charvil and Woodley. In summary, whilst the applicant has made a number of amendments, these do not materially alter the planning balance. The revised scheme continues to conflict with key objectives relating to design quality, landscape character, biodiversity, residential amenity, transport and parking. In addition, it introduces a new pedestrian connection that would have a detrimental impact on the character, safety, privacy and amenity of Canberra Lake Way. I therefore respectfully request that application 253071 be refused. Should the Council be minded to continue consideration of the proposal, I would urge that substantial further revisions be required before any approval is contemplated. These should include a meaningful redistribution of dwellings away from the Canberra Lake Way boundary, significantly wider and more consistent buffer zones, detailed landscaping and long-term maintenance proposals, measures to preserve settlement separation, and the removal of the proposed pedestrian connection to Canberra Lake Way.

Yours faithfully,
Mark Fursman