

PLANNING REF : 253071
PROPERTY ADDRESS : 17 Canberra Lake Way
: Reading, Berkshire
: RG10 9DH
SUBMITTED BY : Ms Tracy Cheng
DATE SUBMITTED : 10/01/2026

COMMENTS:

Dear Sir or Madam,

I am writing to formally submit my objection to the planning application no. 253071 for the reasons set out below:

Removal of Green Landscape Buffer - The original planning approval included a green landscape buffer surrounding the Canberra Lake Way site and it has been removed in this application. The removal of this buffer is of significant concern to existing residents, as it results in an unexpected intrusion upon their privacy. This impact is particularly acute for the properties at 8-12 and 22-26 Canberra Lake Way, which are situated directly adjacent to the boundaries of the proposed development.

Concentration of Affordable Housing - The proposal seeks to cluster affordable housing units within a single area of the site. This approach directly contradicts Wokingham Borough Council (WBC) guidance, which mandates that affordable housing should be integrated and distributed throughout a development to promote community cohesion.

Omission of Pedestrian Infrastructure and Safety Concerns - The current plans omit the pedestrian crossing on Park Lane, which was a condition of the original planning permission. The failure to provide this infrastructure presents a major highway safety risk to both existing and future local residents.

In conclusion, I respectfully urge the Council to refuse this application in its current form, or alternatively require amendments to address the key concerns raised during the consultation process. Thank you for your consideration.