

PLANNING REF : 262120
PROPERTY ADDRESS : 8 Canberra Lake Charvil
: Reading, Berkshire
: RG10 9DH
SUBMITTED BY : Mr Rory Lamb
DATE SUBMITTED : 19/09/2026

COMMENTS:

I am writing to object to this submission, specifically the Landscape & Ecological Management Plan.

The plan is fundamentally flawed in the following respects:

1. No specific details regarding the number nor species of trees to be planted in the Landscape Buffer Zone (LMZ01). The vague description of "proposed planting includes native woodland tree and understorey shrub planting...." is both unspecific and unenforceable. To be approved, the plan needs to specify the exact number, location, species and size of trees and shrubs to be planted, ensuring sufficient privacy screening throughout the full landscape buffer zone.
2. The proposed "native woodland tree/mix planting" is entirely inadequate. To provide screening that meets the stated objective of providing "enclosure and privacy for existing and future residents", this planting must include 100% evergreen tree species growing to a height that is at least level with upstairs windows of current and future properties to ensure screening throughout the year.
3. With regards to section 4.48, the proposal to complete all soft landscaping "in the first planting season following completion of the built elements of the Development" is completely unacceptable. To meet the developer's stated objective of providing enclosure and privacy for existing (and future) residents, this planting must be completed PRIOR to building and occupation - and, importantly, to a clearly specified and agreed schedule that meets the above points.

Without this specificity and enforceability, Wokingham Council will - once again - have badly let down the residents of neighbouring properties by granting free reign to developers without the means to enforce adherence to specific agreed plans. As WBC have privately admitted regret about clear legal omissions (no enforceable landscape plan) when the earlier Hicks planning submission was granted approval at appeal, allowing the same to happen again would represent a significant failure in its duties.