

PLANNING REF : 253071

PROPERTY ADDRESS : 21 Westleigh Drive

COMMENTS:

Although a non-resident, I am a regular visitor to Canberra Lake Way, when visiting family, and am writing to object to Bellway's most recent layout revision for their proposed development (planning application 253071).

The revised Bellway plans still do not deal with a number of the inherent issues which were raised regarding the original application.

In particular:

They have done nothing to increase the size of the buffer zone between their planned development and the existing properties in Canberra Lake Way. The buffer zone remains inadequate in respect of the privacy afforded to the existing properties along the boundary. Planning Voice have already demonstrated that this can easily be done in order to create a 10-metre green buffer, with trees planted to provide screening, which will then adequately protect existing properties in Canberra Lake Way from the oppressive impact of the proposed layout for the Bellway development.

The Bellway layout also currently has all 10 affordable housing units in a single uninterrupted row along the edge of the development. These should be split apart and dispersed across the whole 75-property development so that a softer village-edge is created with landscape screening to further help shield existing homes.

I understand that, if instructed to do so by Wokingham Borough Council, Bellway have stated that they will revise the layout. I therefore strongly recommend that Wokingham Borough Council make that instruction.

: Sonning Common, Reading
: RG4 9LA

SUBMITTED BY : Mr Frank Cordrey

DATE SUBMITTED : 26/07/2026

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