

PLANNING REF : 253071
PROPERTY ADDRESS : 23 Canberra Lake Way
: 23 Canberra Lake Way, Charvil
: RG10 9DH
SUBMITTED BY : Dr Paul Williams
DATE SUBMITTED : 26/07/2026

COMMENTS:

I object to the revised plans in the strongest possible terms.

The buffer between Canberra Lake Way and the development is grossly inadequate. The revised plans state that the buffer will contain a "tall, dense planting belt" using "native woodland tree and understorey shrub planting". However, the buffer is only around three metres wide, and it is simply not possible (as widely accepted by arboricultural experts) to sustain a mature tree canopy in a buffer this narrow.

As an alternative layout, I fully support the Planning Voice plans that have been submitted to this portal, which compress internal plots to unlock a genuine, continuous ten-metre green buffer behind Canberra Lake Way.

The revised plans contravene various aspects of the Charvil rhood Plan. Please note that the Charvil Neighbourhood Plan is "Made" (i.e. fully adopted) and therefore forms part of the statutory development plan for the area. Under Section 28(6) of the Planning and Compulsory Purchase Act 2004, my understanding is that determination of the Reserved Matters application must be made in full accordance with the development plan. Because Bellway's application is currently live and undetermined, the council is legally bound to judge it against the policies in force currently, not those in force when Bellway first submitted their application. So the fact that the Charvil Neighbourhood Plan was adopted in between the submission of the original application and the revised application does not mean that Bellway do not have to comply with it in full. I am prepared to test this principle in court via legal action against the Council if the revised plans are approved.