

PLANNING REF : 253071
PROPERTY ADDRESS : 9 Canberra Lake Way
: 9 Canberra Lake Charvil, Reading, Berks
: RG10 9DH
SUBMITTED BY : Mrs Melanie Pennington
DATE SUBMITTED : 26/07/2026

COMMENTS:

Objection - Ecological Buffer and Landscape Screening

I wish to object to the current proposal on the grounds that the proposed ecological buffer is inadequate in both width and specification.

The revised plans do not appear to provide any meaningful increase in the width of the buffer. Consequently, the proposal does little to address the existing concerns regarding ecological biodiversity or habitat creation. Given the scale of the development, the buffer should be substantially increased to provide genuine ecological enhancement rather than simply meeting a minimum requirement.

The buffer along the CLW boundary is particularly inadequate. Its limited width represents an unnecessary encroachment of the proposed housing estate towards this important boundary and fails to provide an effective transition between the development and the adjoining land. A significantly wider buffer is required to protect the character of the area and reduce the visual impact of the development.

The application also lacks sufficient detail regarding the proposed planting. It should clearly specify:

- * the species to be planted, with an emphasis on native trees, shrubs and wildflower habitats;
- * the density of planting;
- * how the planting will be designed to maximise biodiversity; and
- * how it will provide effective year-round screening of the development.

Without this information, it is impossible to assess whether the proposed buffer will achieve its stated ecological and landscape objectives.

Finally, the application should include a clear long-term management and maintenance plan. It should identify who will be responsible for managing the buffer, how it will be maintained, how replacement planting will be secured if specimens fail, and how its ecological value will be monitored and enhanced over time.

In its current form, the proposal fails to demonstrate that the ecological buffer is of sufficient size, quality or permanence to mitigate the impact of the development or deliver a meaningful biodiversity gain.

In summary:

Inadequate buffer fails to provide sufficient separation between the development and adjoining land.

- Biodiversity does not demonstrate a meaningful biodiversity gain

or habitat enhancement.

- Planting details insufficient information to assess whether the landscaping will achieve its ecological and visual objectives.
- Long-term management without a secured management plan, there is no assurance the buffer will be maintained or remain effective.

I respectfully request that the Council requires the applicant to provide a substantially wider ecological buffer, together with a detailed planting scheme and a legally secured long-term management plan, before planning permission is considered.