

PLANNING REF : 253071
PROPERTY ADDRESS : Canberra Lake Way
: Charvil
: RG109DH
SUBMITTED BY : Mr Mark Fursman
DATE SUBMITTED : 26/07/2026

COMMENTS:

Dear Sir/Madam,

Re: Objection to the Reserved Matters Application

I am writing to formally object to the above Reserved Matters application. Having reviewed the proposals, I believe there are a number of aspects of the scheme that are inconsistent with Wokingham Borough Council's planning policies and which would have an unacceptable impact on the surrounding area.

My objections are set out below.

Insufficient Green Buffer

The proposed layout does not provide an adequate landscaped buffer between the new development and the existing homes on Canberra Lake Way. The limited separation would have an adverse impact on the amenity, privacy and outlook of neighbouring residents, contrary to the objectives of Wokingham Borough Council's Core Strategy Policy CP3, which seeks to safeguard the living conditions of existing communities. The scheme should therefore be amended to include a significantly wider and more densely planted green buffer to provide an effective transition between the new and existing development.

Poor Integration of Affordable Housing

The affordable housing appears to be grouped together rather than being distributed throughout the site. This approach does not create a balanced or cohesive community and is inconsistent with the principles set out in Core Strategy Policy CP5 and the Council's Affordable

Housing Supplementary Planning Document, both of which promote the integration of affordable homes within the wider development. The layout should be redesigned to ensure affordable housing is dispersed more evenly across the site.

For these reasons, I respectfully request that the Council gives careful consideration to these concerns when determining the application. In its current form, I do not believe the proposal complies with the relevant planning policies, and I ask that the application be refused or, at the very least, require significant amendments before any approval is granted.

Yours faithfully