

PLANNING REF : 253071
PROPERTY ADDRESS : 22 Canberra Lake Way
: Charvil
: RG10 9DH
SUBMITTED BY : Ms Sarah Beere
DATE SUBMITTED : 21/07/2026

COMMENTS:

I write to formally object to the Reserved Matters layout submitted by Bellway Homes.

While the principle and 75-unit capacity of the development are accepted under the outline appeal, the specific layout currently proposed is entirely unacceptable, represents severe policy non-compliance, and must be rejected.

This objection is formally directed to the attention of the Case Officer alongside the Council's Tree Officer, Landscape Architect, and Ecology Officer due to systemic technical flaws across the site plan:

*Acute Breach of Core Strategy Policy CP5 (Tenure Concentration)
The layout engineers an uninterrupted linear cluster of 10 affordable housing units (Plots 11 through 20) directly along the western perimeter boundary. This pattern is replicated elsewhere in the site. This is an explicit violation of Core Strategy Policy CP5 (Paragraph 4.31), which mandates against the concentration of affordable tenures.

Furthermore, official final architect drawings show Street Scenes C and D as dense, monotonous, segregated social rows. This sharply contrasts with the spacious, detached executive forms in Street Scene B, completely violating Section 4.7 of the Wokingham Borough Design Guide requiring a "tenure-blind" public realm.

*Arboricultural & Structural Failure at Bellway Plots 24 & 25 (Attention: Tree Officer)
Page 21 of the newly submitted Landscape & Ecological Management Plan (LEMP, Rev C, July 2026) defines the perimeter behind Canberra Lake Way as "LMZ01 Landscape Buffer," stating its objective is to deliver a "tall, dense planting belt" using "native woodland tree and understorey shrub planting". However, because the physical layout crams the built footprint of Bellway Plots 24 & 25 directly against the corner boundary of 22 Canberra Lake Way, the landscape strip is restricted to a narrow, completely inadequate 3-metre gap. Squeezing "feathered stock and whips" (LEMP Page 25) into a 3m zone ensures immediate root starvation, soil compaction, and premature plant failure. It is arboriculturally impossible to grow or sustain a mature canopy "native woodland mix" within a 3-metre lateral root constraint without causing future structural risk to existing property boundaries. The layout actively undermines the very tree buffer the

LEMP claims to deliver.

These failings are evident in numerous places against the boundary of Canberra Lake Way and represent severe environmental failure in the proposed plan.

***Direct Policy Omissions & Spatial Failures (Attention: Landscape Architect)**

Section 7 of the LEMP (Pages 25-26) completely omits specific tree species, projected mature heights, or structural spacing metrics for the LMZ01 buffer protecting Canberra Lake Way. This failure to provide verifiable data directly violates Policies CHARVIL 7 & 9 of the Made Charvil Neighbourhood Plan, which mandate strict technical transparency for boundary screening. From a landscape perspective, a 3m strip cannot physically deliver a soft, sensitive village edge transition, thereby breaching Policy CHARVIL 1 and creating an unacceptable, visually overbearing urban wall.

***Collapse of the Site-Wide 10-Metre Dark Foraging Corridor (Attention: Ecology Officer)**

Page 14 of the LEMP explicitly states that an "ecological buffer has been incorporated into the design" to maintain a "dark corridor of 10 metres" for foraging and commuting bat populations. Crucially, the LEMP establishes this 10-metre constraint as a site-wide boundary rule intended to run the full length of the western perimeter to maintain ecological connectivity with the wider Charvil landscape.

While the developer respects this rule elsewhere on the site boundary, the physical layout completely contradicts its own baseline logic behind Plots 24 & 25. Squeezing these specific units and their active vehicle parking zones against our fence line forces the site-wide

corridor down to a narrow 3-metre gap, completely collapsing the required 10-metre width on this highly vulnerable corner. Severe light spill, domestic noise, and urban friction from these plots will permanently sever this sensitive wildlife pathway, completely invalidating the developer's ecological mitigation claims.

Conclusion & Remedy

The developer's own paperwork proves that their ecological, landscape, and arboricultural objectives cannot coexist with their current high-density boundary layout. To protect public confidence in local decision-making, the Council must reject this draft and instruct the developer to implement the live Planning Voice alternative layout. That layout compresses internal plots to unlock a genuine, continuous 10-metre green buffer behind 22 Canberra Lake Way.