

PLANNING REF : 253071
PROPERTY ADDRESS : 12 Canberra Lake Way
: Charvil
: RG10 9DH
SUBMITTED BY : Mr Lee Cripps
DATE SUBMITTED : 09/06/2026

COMMENTS:

I am commenting further, for elevation of concerns.
Whilst much has been discussed around the footpath and the landscape buffer, hopefully to be resolved in the next iteration of designs, my concerns remain around density and tenure of housing.

With an existing development of 25 detached houses in Canberra Lake Way and the Hawthorns, the applicant continues to propose multiple semi-detached dwellings adjacent to existing properties. For example, in variant 2 of the designs, we are still looking at 4 new dwellings aligned to single dwellings (4 to 1 ratio). Ideally this should be a one to one mapping, with higher density reserved for inner space in the development.

With regards to tenure, Bellway have clearly assigned profit over village needs. The neighbourhood plan calls for multiple choices for open market housing. Currently within the plans, open market houses are only 4 and 5 bedroom, those wishing to downsize cannot do so within this development. This desire for profit was also explained as a reason for having a row of social/affordable/first time homes near the start of the build, as a way of releasing funds early for Bellway. As described in my original comments on 'variant 1' of the plans, profit should not over ride planning policies and neighbourhood plans.

With regards to 'Tenure Blind' housing, I fail to see how it can truly be tenure blind, when only 2/3 beds are affordable and 4/5 beds are open market, ergo if you drive down the road and see a 4/5bed you know it's open market, thus removing any semblance of 'tenure blind housing'.

Finally, before any decision is given, full landscape plans for specific planting should be delivered by the applicant. We know that in Planning App 232704, landscape plans were delivered by Hicks for the build of Canberra Lake Way and unfortunately not followed due to an admin error, we cannot afford for mistakes to be made in the same way once again. Therefore, before any decision is made, all plans must be shared in full, rather than left to any ambiguity (such as the current landscape master plan that is anything but detailed).