

PLANNING REF : 253071
PROPERTY ADDRESS : Canberra Lake Way
:
: RG10 9DH
SUBMITTED BY : Ms Rekha Prashar
DATE SUBMITTED : 04/06/2026

COMMENTS:

Planning Objection Letter (Including Charvil Neighbourhood Plan Policies)

Subject: Formal Objection to Proposed Footpath - Planning Application
253071

Dear Sir/Madam,

I am writing to formally object to the proposed footpath included within the above planning application. This objection is based on significant concerns relating to lack of resident consultation, high density development, crime, antisocial behaviour, safety, parking pressures, residential amenity, and clear conflicts with the Charvil Neighbourhood Plan, the Wokingham Local Plan, the NPPF, and planning law.

1. Lack of Resident Awareness and High Density Development:

Residents were not made aware of the number of proposed dwellings. The scale of 75 houses represents high density development for Charvil and would generate significant pedestrian movement. This lack of transparency and the scale of the proposal conflict with:

Charvil Neighbourhood Plan Policy H1 - Housing Mix & Density, which requires development to be appropriate to the character and scale of the village.

Wokingham Local Plan CP1, which requires development to be well integrated with existing communities and to protect their amenity. The density of the development makes the proposed footpath even more inappropriate, as it would funnel a large number of people into a small, quiet cul de sac.

2. Crime and Antisocial Behaviour - Breach of Section 17 Crime and Disorder Act 1998:

The proposed footpath would create a direct link between the new development and our quiet cul de sac, which currently benefits from a single point of entry and exit.

Introducing a second access point would:

Provide an escape route for offenders

Increase foot traffic from non residents

Reduce natural surveillance

Directly contradict the concerns raised by Thames Valley Police

Design Out Crime Team

Legal Contravention:

Under Section 17 of the Crime and Disorder Act 1998, the Local Planning Authority has a statutory duty to consider crime prevention in all decisions.

Local Policy Conflicts:

Charvil Neighbourhood Plan Policy D1 - Design Principles requires development to create safe, secure environments and avoid features that increase crime.

Wokingham Local Plan CP3 requires development to create safe communities.

The proposed footpath directly conflicts with both.

4. Conflict with the National Planning Policy Framework (NPPF)

The NPPF requires planning decisions to:

Create safe and accessible places (NPPF Section 8)
Reduce opportunities for crime
Protect the amenity and character of existing residential areas

Avoid unacceptable impacts on neighbouring communities

The proposed footpath fails these requirements.

4. Impact on Resident Maintained Green Space - Loss of Amenity

The green area within our cul de sac is maintained and funded by residents. It is a peaceful, safe space used respectfully by those who live here.

The proposed footpath would:

Encourage children from the 75 dwelling development to use this area

Increase noise, disturbance, and wear

Remove the quiet, safe character of the cul de sac

Local Policy Conflicts:

Charvil Neighbourhood Plan Policy GS1 - Green Spaces requires protection of green areas that contribute to local character and community wellbeing.

Wokingham Local Plan TB23 requires protection of green infrastructure.

CP3 requires protection of residential amenity.

The proposal conflicts with all three.

5. Parking Pressures and Accessibility

Residents of the new development may view our cul de sac as an overspill parking area.

This is particularly concerning for me as I rely on accessible parking for visiting family due to my disability.

Local Policy Conflicts:

Charvil Neighbourhood Plan Policy T1 - Traffic & Parking requires development to avoid creating parking stress and to protect the functioning of existing residential streets .

Wokingham Local Plan CP6 requires development to avoid creating unsafe or inappropriate parking conditions.

The footpath would increase pedestrian and vehicle movement into an area not designed for it.

6. Loss of Safety, Privacy, and Cul de Sac Character

Our cul de sac is currently a safe haven with a single access point.

The proposed footpath would:

Increase footfall from non residents

Reduce privacy

Introduce noise and disturbance

Create opportunities for crime and antisocial behaviour

Local Policy Conflicts:

Charvil Neighbourhood Plan Policy D1 - Design Principles requires development to respect the character of existing areas and avoid harm to residential amenity.

Wokingham Local Plan CP3 requires development to be in keeping with the character of the area.

The footpath would fundamentally alter the nature of the cul de sac.

Conclusion - Conflicts with Charvil Neighbourhood Plan, Local Plan & Planning Law

The proposal conflicts with:

Charvil Neighbourhood Plan:

H1 - Housing Mix & Density

D1 - Design Principles

GS1 - Green Spaces

T1 - Traffic & Parking

Wokingham Local Plan:

CP1 - Sustainable Development

CP3 - General Principles for Development

CP6 - Managing Travel Demand

TB23 - Green Infrastructure

National & Legal Requirements

NPPF Section 8 - Safe & Accessible Places

Section 17 Crime & Disorder Act 1998

For these reasons including lack of consultation, high density impacts, crime risk, loss of amenity, parking pressures, and contravention of planning law and policy I strongly object to the proposed footpath.

I respectfully request that the planning authority removes the footpath from the proposal, in line with the concerns raised by both residents and Thames Valley Police.

Yours faithfully,

Rekha Prashar