

Application: 253071

Submitted by: Lee Cripps, Canberra Lake Way, RG10 9DH

Date: 05.01.2026

Biodiversity Net Gain / Landscaping Screening

In the Pro Vision BNG Document submitted as part of application 253071, the applicant states in the exec summary that:

“Due to the baseline of the site and the proposed development size it is not possible to provide net gains on-site. The development will result in a net loss of -3.15 habitat units (-9.10%) and habitat units will be purchased from a habitat bank to ensure that a 1% net gain is achieved for habitat units.”

I recommend that the council reject this biodiversity proposal on the grounds that it reduced biodiversity in an areas where it would be possible to increase it. The council has previously approved a landscape buffer and this would vastly improve the Net Gain values and negate the need for an offsite habitat bank contribution.

As part of planning application 143292, a previously approved planning application for Canberra Lake Way development (CLW25) which adjoins 253071, a landscape buffer should have been delivered during build, or soon after.

To date, this landscape buffer has not been delivered, as it was understood Hicks would complete it before selling or developing the remaining field. This buffer seems to have been overlooked by Boyer/Bellway and I urge it's reinstatement, both for privacy (as originally designed) but also for the biodiversity it achieves.

I have set out below through this document, what was expected of the CLW25 development and how this must now be delivered as part of this application.

Part of the reason we were enticed to purchase our homes, was the privacy afforded by the landscape buffer as described by Haslams Estate Agents and Hicks Homes. Hicks Homes must now deliver before Bellway are to be considered for planning permission.

Hicks Homes own website still show the following image for how they envisaged Canberra Lake Way, with trees surrounding upon completion:



Image still live at time of writing (5th January 2026) and corresponds with detailed landscape plans and overall site plan.

<https://www.hicks-homes.co.uk/new-homes/canberra-green>

Each CLW boundary house should have the following behind their fences:

Section 1



Rear Garden in the image above, refers to the rear gardens of Canberra Lake Way Properties 6-12 and 22-26.

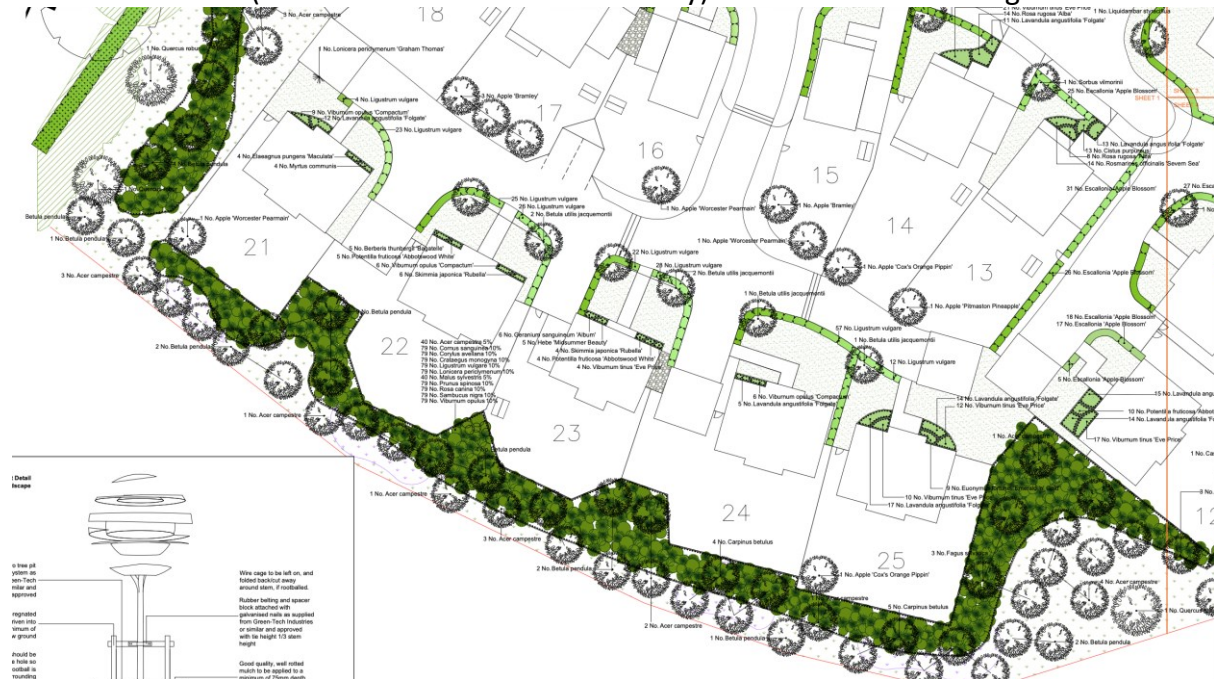
Behind Properties 10-12 Canberra Lake Way, should be the following:



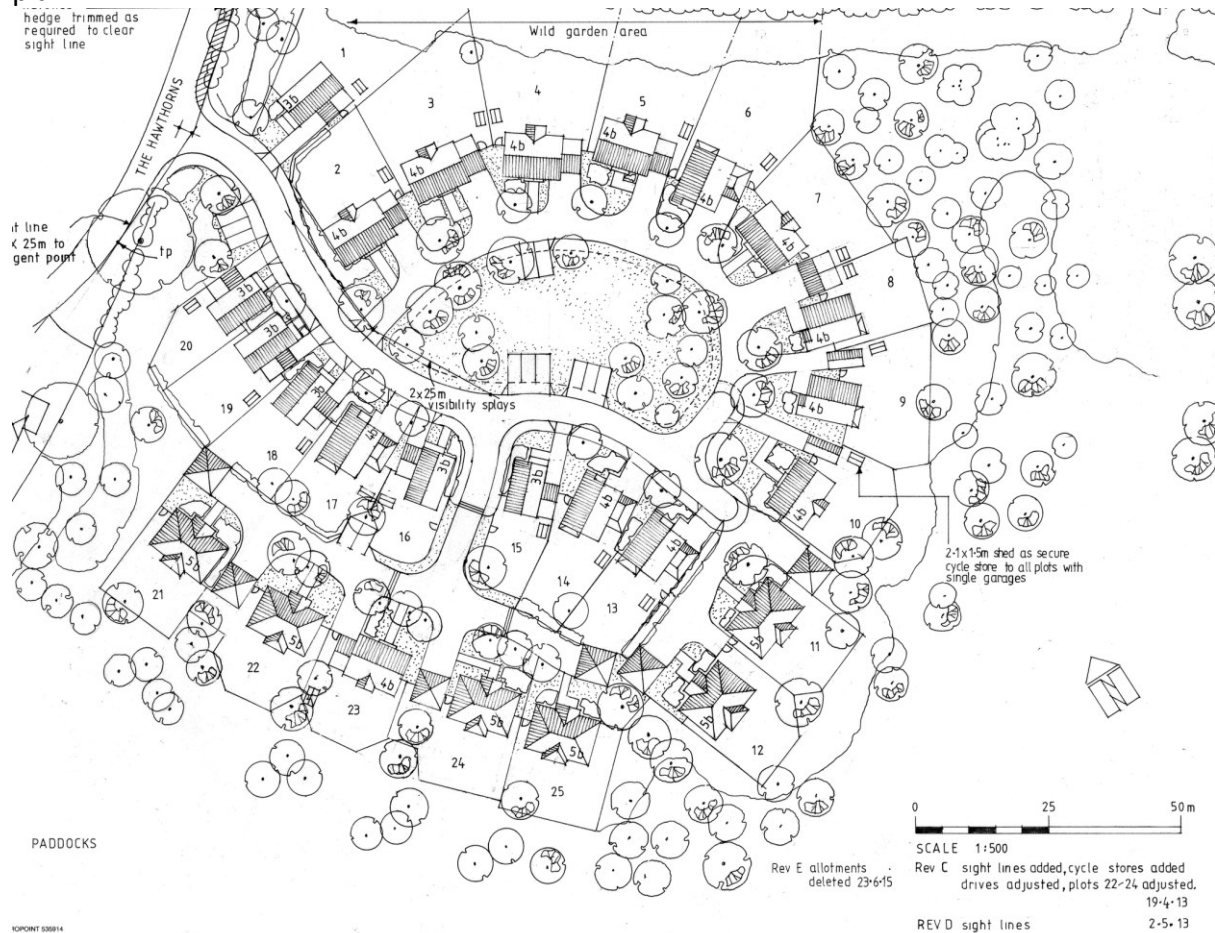
LINE



Behind Plot 21-25 (now No 22-26 Canberra Lake Way) should be the following:



This landscaping was part of the planning approval for 143292 and is shown in it's entirety in plan 11B:



Indeed, the location plan sets out the 'red line' for this planning permission in 143292:



This shows the extent of the CLW25 planning, and would include the landscape buffer that was meant to be built. The image below, shows that the new Boyer/Bellway Plans overlap and use boundary fences that should be protected by the landscape buffer:



I therefore invite the planning officer to investigate why this landscape buffer including trees and shrubs, specified in great detail, has never been delivered and has been widely overlooked and ignored as part of this planning application for 75 homes.

IF the landscaping buffer was delivered, it would greatly increase the privacy of all dwellings either side of the landscape buffer, as well as vastly increasing the Biodiversity Net Gain score, something deemed of great importance.

Referenced Documents for Planning Application 143292 can be found using the following link:

https://publicaccess.wokingham.gov.uk/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemid=PL&FOLDER1_REF=143292#

I draw attention to the following documents, screenshotted for ease above:

Plan 01E

https://publicaccess.wokingham.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=E90905E6859011E880CF000D3AB5D1F1

Plan 11B

https://publicaccess.wokingham.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=E90905E7859011E880CF000D3AB5D1F1

Location Plan

https://publicaccess.wokingham.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=E8011E2C85AD11E880CF000D3AB5D1F1

Sheet 1 Landscaping Plan

https://publicaccess.wokingham.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=E8011E2885AD11E880CF000D3AB5D1F1

Sheet 3 Landscaping Plan

https://publicaccess.wokingham.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=E8011E2A85AD11E880CF000D3AB5D1F1

Sheet 4 Landscaping Plan

https://publicaccess.wokingham.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=E8011E2B85AD11E880CF000D3AB5D1F1