

PLANNING REF : 253071
PROPERTY ADDRESS : 11
: Canberra Lake Way, Reading
: RG10 9DH
SUBMITTED BY : Miss Charlotte Shone
DATE SUBMITTED : 30/12/2025

COMMENTS:

WBC I write to formally object to the planning application relating to the proposed residential development on land to the rear of my property at Canberra Lake Way, Charvil RG10 9DH.

My objection is based on clear conflicts with adopted Wokingham Borough Council planning policies and guidance, as set out below.

1. Loss of Residential Amenity and Privacy - Conflict with Policy DH2 and Amenity SPD

The proposal shows a terrace of approximately ten attached dwellings positioned directly behind my property and neighbouring homes, with no meaningful buffer, landscaping, or separation distance. This would result in direct overlooking of existing private gardens and habitable rooms, leading to a significant and unacceptable loss of privacy and residential amenity.

This conflicts with Policy DH2 of the Wokingham Local Plan, which requires development to protect the amenity of existing residents and avoid unacceptable impacts through overlooking, loss of privacy, visual intrusion, or an overbearing relationship.

In addition, the proposal fails to comply with the Council's Outlook, Amenity, Privacy and Daylight Supplementary Planning Document, which provides detailed guidance on appropriate separation distances and acceptable relationships between new and existing dwellings. The relationship proposed does not meet these standards and would cause material harm to neighbouring occupiers.

2. Removal of Previously Promoted Landscaped Buffer - Design and Amenity Harm

When we purchased our home, the land was owned by Hicks. Marketing, illustrative and master-planning materials clearly showed that a retained landscaped buffer would be maintained between existing homes and any future development. These materials explicitly referenced

privacy protection through planting and identified specific trees and foliage intended to provide long-term screening.

These design principles formed a key part of residents' expectations and purchasing decisions. Despite repeated follow-ups by residents over the past three years, this buffer has not been delivered. The current proposal by Bellway removes this buffer entirely and replaces it with built form immediately adjacent to existing gardens. This represents a fundamental departure from the development

principles originally promoted and relied upon, and further exacerbates the loss of privacy and amenity. While land ownership has changed, it is reasonable for the planning authority to give weight to the established design assumptions and layout principles previously presented to residents.

3. Poor Design Quality and Failure to Respond to Context - Conflict with Policy CS21

The proposal fails to respond appropriately to its immediate context and represents an overdevelopment of the site. The introduction of a dense terrace directly backing onto existing gardens prioritises unit numbers over design quality, landscaping, and residential

amenity. This conflicts with Policy CS21 (Design) of the Core Strategy, which requires development to be of high quality, respond positively to its surroundings, and respect the character and spatial relationships of neighbouring properties.

4. Flood Risk and Drainage Concerns - Conflict with Policy CS9

The site is located within a flood-sensitive area. The removal of landscaped buffer space and increased density of built development significantly reduces permeable land and raises serious concerns regarding surface water runoff, drainage capacity, and flood resilience.

Policy CS9 (Flooding) requires development in such locations to demonstrate that flood risk is not increased elsewhere and that surface water runoff is appropriately managed, ideally mimicking greenfield conditions. The current proposal places undue pressure on land already constrained by flood risk, and there is insufficient evidence that these impacts have been adequately mitigated.

5. Impact on Local Infrastructure and Cumulative Effects

The development would increase pressure on existing local infrastructure, including highways, parking, drainage systems, schools, and healthcare provision. The application does not adequately assess the cumulative impact of this development when considered alongside existing and approved development within Charvil, contrary to sustainable development principles.

6. Housing Mix and Community Integration - Conflict with Policy CS11

Wokingham Borough Council policies seek to promote balanced and inclusive communities through the appropriate integration of different housing tenures across a site.

Policy CS11 (Housing Mix) supports the delivery of mixed and balanced communities. The current proposal appears to concentrate one housing type within a single, high-density block at the rear of existing homes, rather than distributing homes in a more integrated manner. A revised layout would better support long-term community cohesion and align more closely with the Council's placemaking objectives.

Conclusion

In summary, the proposal should be refused as it:

Conflicts with Policy DH2 and the Outlook, Amenity, Privacy and Daylight SPD due to unacceptable loss of privacy and residential amenity

Removes a landscaped buffer and planting strategy that was clearly promoted in earlier marketing and illustrative materials

Fails to meet Policy CS21 on high-quality, context-responsive design

Places undue pressure on a flood-sensitive site, contrary to Policy CS9

Does not adequately address infrastructure capacity or cumulative impacts

Fails to fully align with Policy CS11 objectives for integrated and balanced communities

I respectfully request that Wokingham Borough Council refuse this application. Should the Council be minded to approve it, I ask that the application be deferred to allow for a revised layout that reinstates appropriate buffer distances, landscaping, and separation in line with adopted policy and guidance.