

PLANNING REF : 253071
PROPERTY ADDRESS : 2 Canberra Lake Way
:
: RG10 9DH
SUBMITTED BY : Mrs Kendal Fursman
DATE SUBMITTED : 04/06/2026

COMMENTS:

I write to formally object to the revised proposals submitted under planning application 253071 relating to land at Park Lane, Charvil. Having reviewed the amended plans, I am concerned that the revisions fail to adequately address the significant issues raised by residents during the consultation process. Whilst some amendments have been made, they do not materially alter the overall plan.

Proposed Footpath

The Proposed Footpath remains the major concern with this application and one that the revised plans have failed to adequately address. This connection would fundamentally alter the character of the existing residential area by introducing a public pedestrian route into what is currently a quiet, self-contained community. Residents purchased their homes with a reasonable expectation that the character and privacy of their street would be preserved. The Proposed Footpath would introduce unnecessary additional foot traffic directly into an established residential area, creating legitimate concerns regarding privacy, security, anti-social behaviour, and the safety of children who currently benefit from the low-traffic nature of the street. These impacts would be borne almost entirely by existing residents, whilst delivering little demonstrable benefit to those already living there. No compelling planning justification has been provided to demonstrate that the benefits of this connection outweigh its detrimental impact on the amenity, privacy, and character of the existing community. There are no facilities that can be accessed via this route, and no obvious reason for needing such a connection, as walking via Park Lane to the school or through to Twyford is no less convenient. The revised proposals offer no meaningful mitigation for these concerns, and the Proposed Footpath should be removed from the scheme entirely.

Highways and Parking

The revised plans do not adequately address the impact of the development on the local road network and parking provision in the vicinity of Park Lane. The additional vehicular movements generated by the proposed development would place further pressure on roads that are already under considerable strain. Insufficient detail has been provided to demonstrate that the highway network can safely accommodate this level of growth, and this matter must be resolved before any approval is contemplated.

Infrastructure Pressure

The cumulative pressure this development would place on local infrastructure remains a significant concern. Schools, healthcare services, drainage, and other community facilities in Charvil are already operating under considerable demand. The revised proposals

do not demonstrate that adequate provision has been made to mitigate these impacts. Approving development of this scale without clear and robust commitments regarding infrastructure capacity would set an unwelcome precedent for further development in the area.

Conclusion

The revised proposals represent only superficial changes and do not demonstrate that community consultation has meaningfully influenced the scheme. The application continues to conflict with key planning objectives relating to residential amenity, highways, parking, and infrastructure, and the retention of the Proposed Footpath increases rather than reduces local concern.

I therefore respectfully request that application 253071 be refused.