

PLANNING REF : 253071
PROPERTY ADDRESS : 25
: Canberra Lake Way
: RG109DH
SUBMITTED BY : Mr Max Freke
DATE SUBMITTED : 14/07/2026

COMMENTS:

I am writing to formally object to the latest planning application submitted by Bellway Homes Ltd for the development of land to the west of Park Lane, Charvil.

As the resident of 25 Canberra Lake Way, my property directly backs onto the proposed development and will be overlooked by several of the new plots. Having reviewed the revised plans, I remain extremely concerned that the changes made do not adequately address the impact on existing residents, particularly those at 12, 25 and 26 Canberra Lake Way.

Although Bellway states that it has widened the landscape buffer and responded to residents' concerns, the proposed buffer remains far too narrow. It does not provide sufficient separation between the existing homes and the proposed development. The landscaping within this area also remains limited, with insufficient structural tree planting to provide meaningful screening over time.

This is particularly disappointing given that other boundaries within the development benefit from more generous landscaping and open space. Existing residents along Canberra Lake Way should receive the same level of consideration and protection.

I also remain concerned about the density of development and the continued failure to address the concentration of affordable housing immediately adjacent to Canberra Lake Way residents 25, 26 and 12. While changes appear to have been made elsewhere within the scheme, the concentration of housing remains excessive against the Canberra Lake Way border. Multiple dwellings continue to back directly onto these homes, creating an overdeveloped relationship that is out of keeping with the surrounding area.

Furthermore, the proposed plots sit at a higher ground level than the existing Canberra Lake Way properties, increasing the sense of overlooking, loss of privacy and visual dominance.

Bellway's covering letter states that the revised proposals were prepared in response to residents' feedback. However, from the perspective of those most affected, the key issues remain unresolved. The landscape buffer is still inadequate, and the density of housing along this boundary has not been sufficiently reduced, especially for Canberra Lake Way houses 25, 26 and 12.

I therefore object to this application on the following grounds:

1. The landscape buffer behind remains too narrow to provide appropriate separation between existing and proposed homes.
2. The density of development along the Canberra Lake Way boundary remains excessive, particularly behind 12, 25 and 26 Canberra Lake Way, and there still remains clustering of affordable housing that needs further dispersement.

3. The elevated position of the proposed development will increase overlooking, loss of privacy and the overbearing impact on existing residents.
4. The landscaping proposals lack sufficient structural planting to provide an effective long-term screen.
5. The revised plans do not adequately address the concerns raised by the residents most directly affected.

I respectfully request that Wokingham Borough Council refuses this application in its current form and requires Bellway Homes to submit revised proposals that:

- * Significantly widen the landscape buffer behind the new development and Canberra Lake Way.
- * Introduce substantial structural landscaping and tree planting throughout the buffer.
- * Reduce the density of housing along the Canberra Lake Way boundary, and reduce the clustering of affordable housing, to provide a more appropriate relationship with existing homes.

I urge the Council to ensure that any future proposals genuinely address the concerns of existing residents and provide a development that is compatible with the character and amenity of Canberra Lake Way.