

PLANNING REF : 253071
PROPERTY ADDRESS : 7
: Burns Close Burns Close, Woodley, Berkshire
: RG5 3RP
SUBMITTED BY : Mrs Linda Bishop
DATE SUBMITTED : 14/07/2026

COMMENTS:

I'm writing to submit an updated, strengthened objection to Reserved Matters Application 253071.

The revised scheme remains fundamentally flawed, deeply intrusive, and in direct conflict with the statutory Development Plan.

As a long standing local resident and taxpayer, I am placing the spotlight firmly on Wokingham Borough Council.

WBC has a strict statutory duty under Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine this active application in accordance with the policies in force today.

Disregard for the Landslide Referendum Mandate and Landscaping Gaps (Policies CHARVIL 1, 7, and 9)

Why has WBC allowed this application to progress to this advanced stage while permitting Bellway to push a layout that systematically violates these newly adopted policies?

Policy CHARVIL 1 & 2 (Boundary Transition Failure): The scheme crams harsh, multi-storey building masses (Plots 25 and 26) directly against the fence line of 22 Canberra Lake Way. It fails completely to provide a sensitive transition or the "enhanced separation" required between adjacent neighborhoods, decimating the privacy of number 22's rear living spaces and bedrooms.

Policy CHARVIL 7 & 9 (Deficient Green Infrastructure and Narrow Buffer): The proposed Landscape Masterplan (Drawing 2299.1000 Rev E) features zero metrics on tree species, heights, or irrigation. Crucially, the layout leaves a boundary buffer that is far too narrow in a number of places, including behind 22 Canberra Lake Way, to sustain any meaningful planting that will offer long-term visual screening. As proven by the dead Silver Birches currently on Canberra Lake Way, unmanaged planting in restricted spaces and local soil will fail. Leaving a narrow strip of land locked behind private fences with no viable watering logistics is absurd and violates

NPPF Paragraph

135(b).

The Binding Weight of the Planning Voice Alternative Layout
The severe boundary friction and policy breaches affecting 22 Canberra Lake Way are entirely avoidable. WBC has been in possession of an independent, density-neutral alternative layout prepared by Planning Voice since 9th June 2026. This layout conclusively proves that a

continuous green structural buffer exceeding 10 metres can be delivered behind 22 Canberra Lake Way.

Conclusion and Dangerous Borough Precedent

If WBC enables this layout to bypass our referendum-backed plan, it sets a highly dangerous and destructive borough-wide precedent.

As a local taxpayer, I demand that the council follows the law, honours our referendum vote, rejects this non-compliant layout, and mandates immediate adherence to the verified Planning Voice alternative.

Yours sincerely,

Linda Bishop