

18 Canberra Lake Way
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30th May 2026

Wokingham Borough Council
Planning Department
Civic Office
Shute End
Wokingham
RG40 1BN

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Dear Sir/Madam

RE: Planning Application No. 253071

I am a very concerned resident of Canberra Lake Way who is responding to the Bellway development application behind our homes in the private development of Canberra Lake Way.

Our major concern is regarding the latest planning proposal which continues to show a path leading from the new development of 75 houses into Canberra Lake Way. When our development was built, Hicks build the development without any social or shared ownership homes. Therefore as owners in the Development we paid a premium for the 'exclusivity'.

We were fully aware that future development of the land behind us would be required to comply with Social and Shared ownership. That isn't the problem.

However, having a pathway directly linking our two development is a real concern and issue:

- We have a separate driving access into CLW via The Hawthorns and the new Development will have theirs' off Park Lane. There is NO good reason why there should be a footpath linking the two. There is no benefit to walking through CLW it doesn't provide a short-cut anywhere. The park and school is almost opposite the road in to the new development and the Heron Pub is to the right.
- Our fear is as there is inadequate parking in the new development showing on the current plans that residents will come and park in our visitor spaces or on the curbs. This is not acceptable for a number of reasons.
 - SAFETY - We have a number of young families here whose children can play and cycle around the footpath around our green space. They are safe and secure. As residents we are aware they may be playing so are always mindful where entering or exiting our homes. We all know each other. There are also a number of elderly residents, some of which live alone.
 - MAINTENANCE – The Council do not look after any part of CRL with the exception of the tarmacked road. All of the other road's pathways etc are Privately Owned and we pay an annual maintenance charge to a company to maintain all private areas including the beautiful green. Children from the other development potentially freely coming and playing here, additional footfall and cars will severely compromise both Safety and the cost of maintenance which is borne by CLW residents.
 - SECURITY – The more people from outside CLW that flow through this development will increase the risk of crime and anti-social behaviour.
 - PROPERTY VALUE – For sure a pathway will erode our exclusivity 'USP' and will severely compromise the value and sell ability of our property.

We have all voiced our concerns and met Cllr Leon Cook when he came to visit us and we were encouraged by his support. This is causing us all a lot of stress and worry so would appreciate is this could be addressed and noted for the records.

Please can this pathway be removed from the plans.

Thank you.
Kind regards

Fiona Court

