

21 May 2026

PLANNING REF : 253071

Submitted by: Fernanda Rossatto

I wish to formally object to the revised proposals for the development adjacent to Canberra Lake Way.

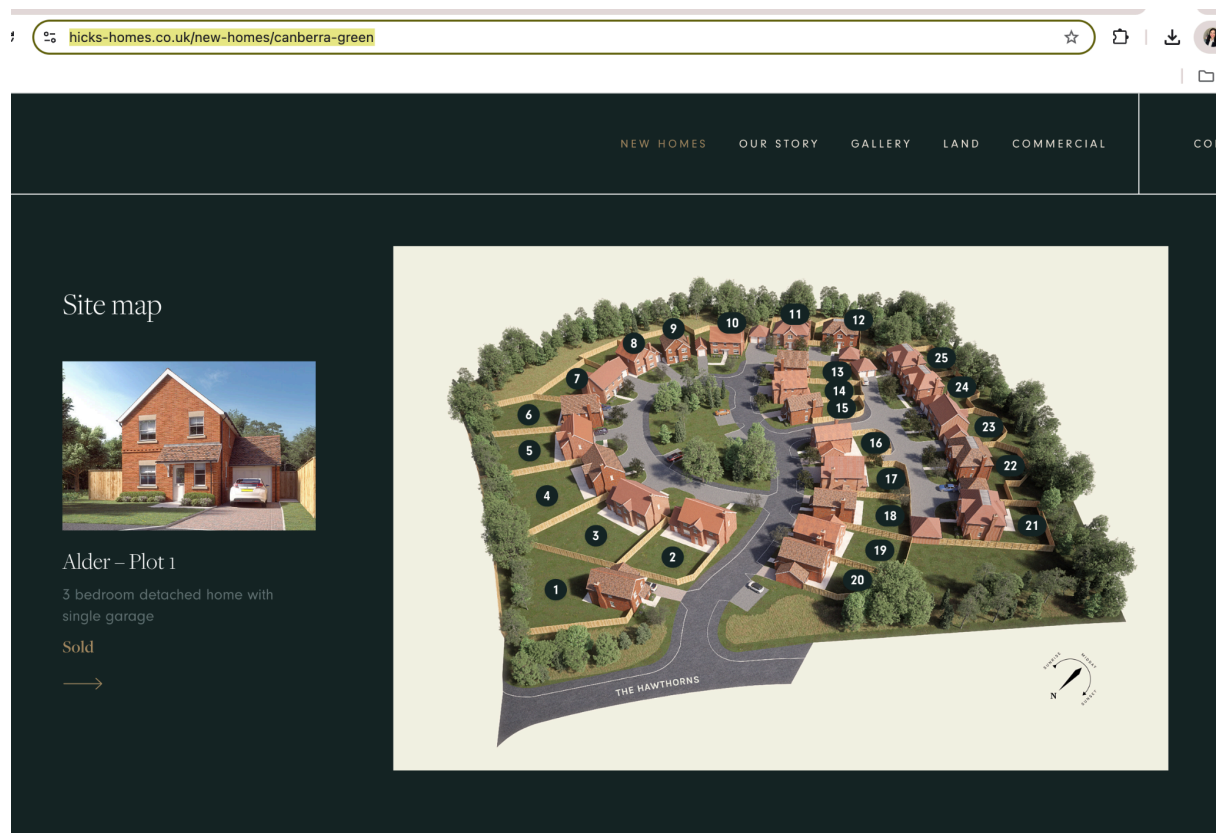
While the applicant has made minor amendments since the original submission, several significant concerns remain unresolved.

1) Inadequate Landscaping Buffer

The planning and marketing materials associated with my own property at 23 Canberra Lake Way clearly indicated that a substantial landscaped buffer, including mature tree planting, would separate Canberra Lake Way from the new development. This was a key factor in preserving a green corridor and maintaining a sense of openness between the existing and proposed housing.

The promotional material remains publicly available online to this day:

<https://www.hicks-homes.co.uk/new-homes/canberra-green>



However, the revised landscaping plan still fails to provide clear dimensions for this buffer. A properly specified and enforceable landscaped buffer should be a mandatory condition of any approval.

The proposed 2.5 metre buffer is wholly inadequate and appears to be little more than a token gesture. At the rear boundary of our property, the available corridor is indicated to be only approximately 2.5 metres wide, which would not realistically support meaningful tree planting, landscaping, ecological improvement, or the promised sense of space and screening. This is particularly concerning given the restricted sunlight caused by fencing on either side.

The promised trees around Canberra Lake Way have not been planted, despite the clear representations made to purchasers and despite it being part of the planning application for Canberra Lake Way. This is a matter that Wokingham Borough Council should be enforcing. While this has not been adequately addressed to date, the current application presents an opportunity to remedy the issue.

Furthermore:

- No details have been provided regarding the species, size, or maturity of the proposed trees.
- Trees require sufficient space, sunlight, and root depth to establish properly without overhanging neighbouring properties.
- The originally promised buffer was substantially wider, around 10 metres, which would have allowed for meaningful landscaping and appropriate tree growth.

This is the issue that most directly affects my property and greatly strengthens my objection to the proposed development.

2) Safety and Security Concerns Relating to the Proposed Footpath

The proposed footpath between the new development and Canberra Lake Way serves no meaningful practical purpose in terms of access to local services or amenities. It does not provide residents of the new development with materially improved access to facilities or transport links.

Instead, it introduces unnecessary safety and security concerns for residents of both developments. These concerns were previously identified by Thames Valley Police during outline planning application 232704.

Importantly, parking spaces within Canberra Lake Way are private and are not adopted for public use.

3) Overdevelopment and Failure to Respect the Character of the Area

The revised plans continue to propose a substantial mass of high density housing immediately adjacent to Canberra Lake Way, an area characterised entirely by detached family housing.

For the reasons outlined above, I strongly object to the current proposals.

Fernanda Rossatto