

PLANNING REF : 253071
PROPERTY ADDRESS : 11 Canberra Lake Way
: Charvil, Berkshire
: RG109DH
SUBMITTED BY : Mr Luke Kinder
DATE SUBMITTED : 11/01/2026

COMMENTS:

Dear Case Officer,

I write to formally object to the above planning application submitted by Bellway Homes for the development of 75 dwellings at Park Lane, Charvil. I am the owner and resident of 11 Canberra Lake Way, which directly adjoins the proposed site.

While I am not opposed to further development on this land in principle, the current Reserved Matters submission represents a substantial departure from the previously approved Hicks Homes layout (Application 232704). The revised scheme fails to comply with key policies of the Wokingham Borough Core Strategy, the Managing Development Delivery (MDD) Local Plan, and the Borough Design Guide SPD (2012).

My objection is founded upon material planning considerations as set out below.

1. Failure to Provide Required Landscape Buffer

Relevant Policies: Core Strategy Policy CP3, MDD Policy CC03, and Borough Design Guide SPD Section 4.2.3 ("Green Infrastructure and Landscape Setting").

The approved Hicks Homes scheme (Ref. 232704) incorporated a 5-10m wide landscaped buffer along the Canberra Lake Way boundary, forming an essential green separation zone between existing and proposed housing. This buffer was designed to provide screening, preserve residential amenity, and integrate the development sensitively into its setting.

The current Bellway proposal removes this buffer entirely, positioning a row of terraced dwellings directly behind existing detached houses on Canberra Lake Way. This approach conflicts with Policy CC03, which requires that "development should maintain and enhance the quality of the environment and contribute to the protection and enhancement of the network of green infrastructure."

Similarly, Core Strategy Policy CP3(a) states that development must "be appropriate in terms of scale, character and appearance and respect the local context." By eliminating the buffer, the scheme introduces an abrupt and incompatible transition between densities, failing to preserve the semi-rural character that defines the area.

2. Breach of Privacy, Outlook, and Separation Standards

Relevant Policies: Borough Design Guide SPD (Section 4.9.1), Core

Strategy Policy CP3, and NPPF Paragraph 135(f).

The Borough Design Guide SPD (2012) provides clear quantitative standards for residential spacing:

"The minimum distance between directly facing habitable room windows should be 22 metres, to ensure adequate privacy and prevent overlooking."

The proposed layout breaches this principle. Several new terraced dwellings (Plots 70-75 as marked in the submission) are positioned such that rear windows directly overlook the gardens and living areas of existing Canberra Lake Way properties, within or marginally at the 22m limit and without any intervening buffer or landscape screening.

The resulting visual intrusion, loss of outlook, and overbearing impact are contrary to Policy CP3, which seeks to "avoid harmful overbearing impacts or unacceptable overlooking of adjoining properties." The NPPF (Para. 135) reinforces that planning decisions should ensure new development "maintains a high standard of amenity for existing and future users." This application fails to do so.

3. Unsympathetic Scale, Massing, and Layout

Relevant Policies: Core Strategy CP3, Design Guide SPD Principles R1 and R2, and MDD Policy TB06.

The transition from detached dwellings (Canberra Lake Way) to three-storey terraced houses along the shared boundary represents a marked and abrupt change in scale. The Design Guide SPD, Principle R2, states that:

"New housing should relate well to neighbouring land and properties, responding positively to local character and context."

The proposed terrace row creates a cramped and urbanised appearance, inconsistent with the established grain of development. It introduces perceived density that is wholly at odds with the detached and semi-detached pattern that characterises this part of Charvil.

The proposal therefore fails to comply with Policy CP3, which requires new development to "contribute positively to the character of the area" and MDD Policy TB06, which expects "appropriate transition in scale and form between existing and proposed development."

4. Segregation of Affordable Housing

Relevant Policies: Core Strategy CP5, WBC Affordable Housing SPD (2013), and NPPF Paragraph 65.

The application claims an "even distribution" of affordable housing; however, the submitted plans show a clear clustering of affordable and first-time buyer homes along the Canberra Lake Way boundary. This arrangement directly conflicts with CP5, which requires affordable units to be "tenure blind and distributed in small

clusters
throughout the site."

The Affordable Housing SPD (para. 4.8) further states:

"The Council expects affordable housing to be integrated throughout developments in clusters of no more than 10 units."

By concentrating all such dwellings in a single linear row, the scheme undermines social integration, creates visual segregation, and fails to meet the policy intent for inclusive, mixed communities.

5. Inconsistent and Conflicting Documentation

Relevant Legislation: The Town and Country Planning (Development Management Procedure) Order 2015, Article 7.

The Bellway submission includes multiple inconsistent site layouts, notably between the Main Layout Plan, Archaeological Report, and Flood Risk Assessment. Each shows materially different boundary treatments and housing positions. Under Article 7(1) of the DMP0, a valid planning application must include "sufficiently precise details to enable the authority to understand the development proposed."

These inconsistencies render the application technically unsound and risk misleading both officers and consultees. The Council should therefore withhold approval until a single, accurate layout reflecting the full extent of proposed changes is submitted and publicly reconsumed upon.

6. Removal of Previously Approved Community Infrastructure

Relevant Policies: Core Strategy CP6, and WBC Infrastructure Delivery Plan (IDP).

The proposed removal of the Park Lane pedestrian and cycle crossing, previously secured under the outline consent (232704), represents a regression in local connectivity and public safety. Policy CP6 requires development to "deliver the necessary infrastructure to support growth and ensure sustainable travel connections."

Eliminating this crossing without an equivalent alternative undermines the integrated transport principles established in the outline approval and contradicts both local and national policy promoting walkable neighbourhoods.

Conclusion and Requested Action

For the reasons set out above, this application fails to comply with multiple adopted planning policies, namely:

Core Strategy Policies CP1, CP3, CP5, and CP6;

MDD Local Plan Policies CC03 and TB06; and

Borough Design Guide SPD Principles R1, R2, and Privacy Standards (Section 4.9.1).

Accordingly, I respectfully request that Wokingham Borough Council refuse Planning Application 253071 in its current form.

However, I remain open to revised proposals that:

Reinstate the original landscape buffer approved under application 232704;

Ensure appropriate privacy and scale transitions between new and existing homes; and

Provide a tenure-blind and dispersed mix of affordable housing in line with WBC policy.

Such revisions would ensure a scheme that aligns with the Council's adopted development framework, protects existing residential amenity, and delivers sustainable community growth.

Thank you for your consideration.