

PLANNING REF : 253071
PROPERTY ADDRESS : 7 Canberra Lake Charvil
: Reading
: RG10 9DH
SUBMITTED BY : Mrs Leigh Overall-Gibbons
DATE SUBMITTED : 14/01/2026

COMMENTS:

I object to the submitted Reserved Matters application.

While the principle of development for up to 75 dwellings is not contested, the Reserved Matters proposals represent a clear and concerning departure from the vision, commitments, and safeguards established through the approved outline application. This divergence is to the detriment of existing residents adjoining the site, local biodiversity, and the anticipated enhancement of local amenities.

My objections are set out below.

Boundary with Canberra Lake Way - Privacy and Amenity:

The removal and reduction of the established landscape buffer along Canberra Lake Way results in an unacceptable loss of privacy, residential amenity, and quality of life for adjoining occupiers. This buffer was a fundamental mitigation relied upon at outline stage, and its erosion materially worsens the relationship between the proposed development and existing homes.

Boundary Treatments:

Policy CC03 of the Mid Sussex District Plan requires development to make a positive contribution through appropriate boundary treatments on site frontages.

Appropriate boundary treatment is essential on all elevations in this sensitive countryside location, particularly to protect neighbouring properties to the northern, western, and southern boundaries. The outline approval made clear that boundary treatment details would be secured by condition and addressed through Reserved Matters.

I do not believe the submitted design fulfils these policy aspirations or the expectations established by the outline permission.

This concern is reinforced by the outline approval (WPC Agenda Item 39, application 232704), which states:

"These adequate separation distances combined with suitable landscaping and screening/boundary treatments to be secured by conditions will ensure that the proposed development will not result in a detrimental loss of light, overbearing or overlooking impacts upon the living conditions of adjoining properties."

The current Reserved Matters submission does not demonstrate that this assurance is being delivered.

Park Lane Crossing - Community Facilities, Sustainable Transport and Highway Safety:

The removal of the Park Lane pedestrian crossing is a regressive step. This crossing represented a significant safety improvement and is increasingly important given the anticipated rise in vehicular movements associated with the proposed development. Its removal undermines pedestrian safety and conflicts with objectives to promote safe and sustainable movement.

Furthermore, it is noted that the previous building contractor, Hicks, was in discussions with Wokingham Borough Council regarding the potential creation of a direct pedestrian and cycle route to Twyford Rail Station. Such a connection would have provided an important sustainable transport link, encouraged non-car journeys, and helped mitigate traffic impacts arising from the development.

It is unclear whether this opportunity has been considered within the current Reserved Matters submission, particularly in light of increased traffic levels associated with the development. The absence of the Park Lane crossing, combined with the apparent omission of consideration for a direct route to Twyford Rail Station, represents a missed opportunity to improve connectivity, pedestrian safety, and sustainable travel choices.

Biodiversity:

The Reserved Matters proposals fail to demonstrate the level of biodiversity net gain anticipated under the outline application and original plans prepared by Hicks.

The outline approval (WPC Agenda Item 39, application 232704) stated:

"Overall, the Council's Ecologist has confirmed that the local planning authority can take the view that the proposed development is likely to result in a net-gain to biodiversity, subject to the inclusion of planning conditions and obligations. Whilst this is not considered to predict a significant net gain (>10%), the proposal can be considered compliant with paragraph 186(a) of the NPPF which will be monitored by the LPA."

The submitted Reserved Matters do not adequately demonstrate how this biodiversity net gain will be achieved, secured, or monitored.

Reptile Translocation:

There is no reference within the Reserved Matters submission to the agreed reptile translocation strategy set out in the outline approval (WPC Agenda Item 39, application 232704).

The outline decision included the following obligation -

"Reptile Translocation - Eldridge Park SANG - To carefully and professionally relocate existing reptiles on site to a more suitable habitat (obligation payable to the Council to be confirmed)."

In response to objections at outline stage, officers also noted -

"Significant costs have been committed by the applicant to provide biodiversity net gain and to translocate the existing reptile population on site to a more suitable habitat."

The absence of any reference to reptile translocation within the Reserved Matters submission raises serious concerns as to whether this obligation remains committed to and deliverable.

Pumping Station Location:

I note discrepancies between the plan submitted as part of the Project Specification for an Archaeological Excavation (dated 26 November 2025, revised 3 December 2025) and the plans submitted with this Reserved Matters application.

Earlier documentation showed a large pumping station located to the rear of Nos. 6 and 7 Canberra Lake Way. Such a location would be detrimental to the protected wooded area identified in the outline application and would have a significant adverse impact on the privacy and amenity of neighbouring properties, including noise, visual intrusion, and access requirements.

While I am reassured that the pumping station has since been relocated away from nearby dwellings, we strongly object to any future proposal that would return this infrastructure to such a sensitive location.

For the reasons set out above, I respectfully request that the Reserved Matters application be refused or substantially revised to ensure full compliance with the outline permission, relevant planning policies, and the protection of existing residents and environmental assets.