

PLANNING REF : 253071
PROPERTY ADDRESS : 2
: Canberra Lake Way, Charvil, Berkshire
: RG109DH
SUBMITTED BY : Mr Mark Fursman
DATE SUBMITTED : 16/01/2026

COMMENTS:

Dear Sir or Madam,

I wish to object to this application on the following material planning grounds.

1. Design, Character and Local Distinctiveness

The proposed layout and house types are generic and estate-style, reflecting a standardised approach commonly used by large volume housebuilders rather than a design tailored to the specific character of Charvil. This fails to reinforce local identity and does not respond positively to the rural village context.

Conflict with:

- Policy DH1 - Place making and quality design (Wokingham LPU)
- Charvil Neighbourhood Plan (emerging) - design and local character policies

2. Loss of Green Space and Settlement Separation

The development would remove a key area of green space that currently provides separation between Charvil and Woodley. The resulting reduction in separation would erode the distinct identities of the two settlements and create a more continuous urban edge.

Conflict with:

- Policy NE5 - Landscape and design (Wokingham LPU)
- Charvil Neighbourhood Plan (emerging) - landscape and settlement character policies

3. Biodiversity Loss

The scheme would result in the loss of habitat and natural features that contribute to local biodiversity. The application does not demonstrate sufficient measures to avoid harm or deliver appropriate biodiversity mitigation and enhancement.

Conflict with:

- Policy NE3 - Biodiversity and net gain (Wokingham LPU)
- Policy NE4 - Trees, woodland, hedges and hedgerows (Wokingham LPU)
- Charvil Neighbourhood Plan (emerging) - environmental and biodiversity policies

4. Lack of Buffer Zones and Inadequate Landscaping

The proposal fails to provide adequate green buffers or transitional landscaping along boundary edges, including to adjacent properties. This results in a harsh, abrupt edge to the development and does not sufficiently mitigate visual and amenity impacts.

Conflict with:

- Policy NE4 - Trees, woodland, hedges and hedgerows (Wokingham LPU)
- Policy NE5 - Landscape and design (Wokingham LPU)

- Charvil Neighbourhood Plan (emerging) - landscape/green infrastructure policies

5. Residential Amenity

The density, scale and proximity of dwellings would result in an overbearing impact, loss of privacy, and harmful overlooking for existing residents.

Conflict with:

- Policy DH2 - Safeguarding amenity (Wokingham LPU)

6. Highways, Access and Parking

The proposal does not adequately demonstrate safe and suitable access, nor that parking and traffic generation can be managed without worsening congestion and highway safety.

Conflict with:

- Policy C1 - Active and sustainable transport and accessibility (Wokingham LPU)
- Policy C2 - Mitigation of transport impacts and highway safety and design (Wokingham LPU)
- Policy C5 - Parking and electric vehicle charging (Wokingham LPU)

7. Drainage and Flood Risk

The drainage strategy does not demonstrate that surface water and flood risk will be appropriately managed, given known local issues.

Conflict with:

- Policy FD1 - Development and flood risk (Wokingham LPU)
- Policy FD2 - Sustainable drainage (Wokingham LPU)

Conclusion

For the reasons above, the proposal conflicts with the development plan and relevant emerging neighbourhood plan policies. I therefore request that application 253071 be refused or deferred pending substantial revisions.

Yours faithfully,