

PLANNING REF : 253071
PROPERTY ADDRESS : 4 Canberra Lake Way
: 4 Canberra Lake Way, Charvil, Berkshire
: RG10 9DH
SUBMITTED BY : Dr Nick Farrar
DATE SUBMITTED : 16/01/2026

COMMENTS:

Planning application

I would like to submit a formal objection to the planning application 253071. My reasons are stated below:

1. When the existing Canberra Lake Way development was approved a landscaped green buffer zone was included as part of that consent. The removal of this requirement drastically changes the privacy and outlook for the existing homes that directly abutt this zone. It also creates a more urbanised-looking environment for all homes in the existing development. Additionally, the lack of a landscaped green buffer zone will negatively impact biodiversity in the area.
2. It appears on the proposed plans that affordable housing is concentrated in one area, rather than distributed throughout the development. I believe this contravenes WBC's local planning policy.
3. The application does not include the pedestrian crossing on Park Lane which was a condition of the original outline permission. As a local resident worried for the safety of my own family and friends in the area, this is a major highway safety concern, particularly with the development of more homes.

While I do not oppose the development of 75 homes entirely, I do believe that the application in its current form needs reviewing to address my concerns above.