

PLANNING REF : 253071
PROPERTY ADDRESS : Canberra Lake Way
:
: RG10 9DH
SUBMITTED BY : Mr Matthew Bowler
DATE SUBMITTED : 17/01/2026

COMMENTS:

I formally object to this revised planning application (253071) for the Park Lane site as it deviates extensively from the previous application 232704. Even though the previous application highlighted an increase of houses to 75 in total, it was a sensible layout proposal that accounted for the need for housing. Application 253071, however, raises significant concerns about the impact on the local community, environment, and overall infrastructure.

Key Objections:

1. Loss of Landscape Buffer and Green Space

The proposal removes the previously planned, landscaped buffer around Canberra Lake Way, reducing privacy and green space for existing residents, contradicting earlier plans. It also contravenes local design guidelines set out in the Wokingham Borough SPD. I believe there is a responsibility to maintain a consistent 'green backdrop' for all housing that borders the boundaries of the 253071 application plans in accordance with Section 4.2 of the SPD.

2. Overbearing Design and Loss of Light

The new layout creates an overbearing, cramped environment that will be considerably out of character with the neighbourhood. The revised design abandons the original green screening, leading to unacceptable overshadowing and a distinct lack of privacy for neighbouring

residents. The proposal highlights certain housing types that, although flanking within the minimum requirement to the Canberra Lake Way fencing boundary, causes significant loss of light due to the direction of the sunlight. This also highlights that the removal of the green buffer, which wouldn't have the same impact, is a negative amendment to application 253071 from the previous application 232704.

3. Concentration of Affordable Housing

Affordable and first-time buyer homes are clustered in a single row backing onto Canberra Lake Way, increasing visual and privacy impacts and conflicting with council policy, which calls for a more even

distribution of all types of housing as per point 6 of CP3 in the SPD.

4. Removal of Community Infrastructure

The omission of the Park Lane crossing and play area for older children undermines the sustainability of community facilities and weakens measures to support sustainable travel, especially given the site's proximity to the primary school. The lack of a crossing, in particular, adds to an extremely stressed school way area in addition to inadequate speed bumps and only one viable pedestrian pathway. The cumulative impact of this development, alongside other local projects, will place unsustainable pressure on an already strained local

infrastructure, increasing congestion and safety risks.

The current proposal represents a significant and unacceptable

departure from the previous proposal 232704 as it fails to protect the privacy, amenity, and quality of life for existing residents, and does not provide a balanced or sustainable development for future residents to enjoy. It is strongly recommended that the planning committee reject this application or insist on revisions that maintains green boundaries of at least 10m, respects local character, addresses immediate infrastructure concerns, and maintains the consistency of which existing housing developments have been developed.