

PLANNING REF : 253071

PROPERTY ADDRESS:

22 Canberra Lake Way

Charvil

RG10 9DH

SUBMITTED BY : Mr Mike Cordrey

Objection to the above mentioned plan

I am writing to formally register my objection to the proposed development under application 253071. While I do not oppose the principle of residential development on this site, the current proposal represents an over-development that fails to respect the existing character of the area, ignores the previously submitted landscaping plan, and negatively impacts the residential amenity of neighboring properties.

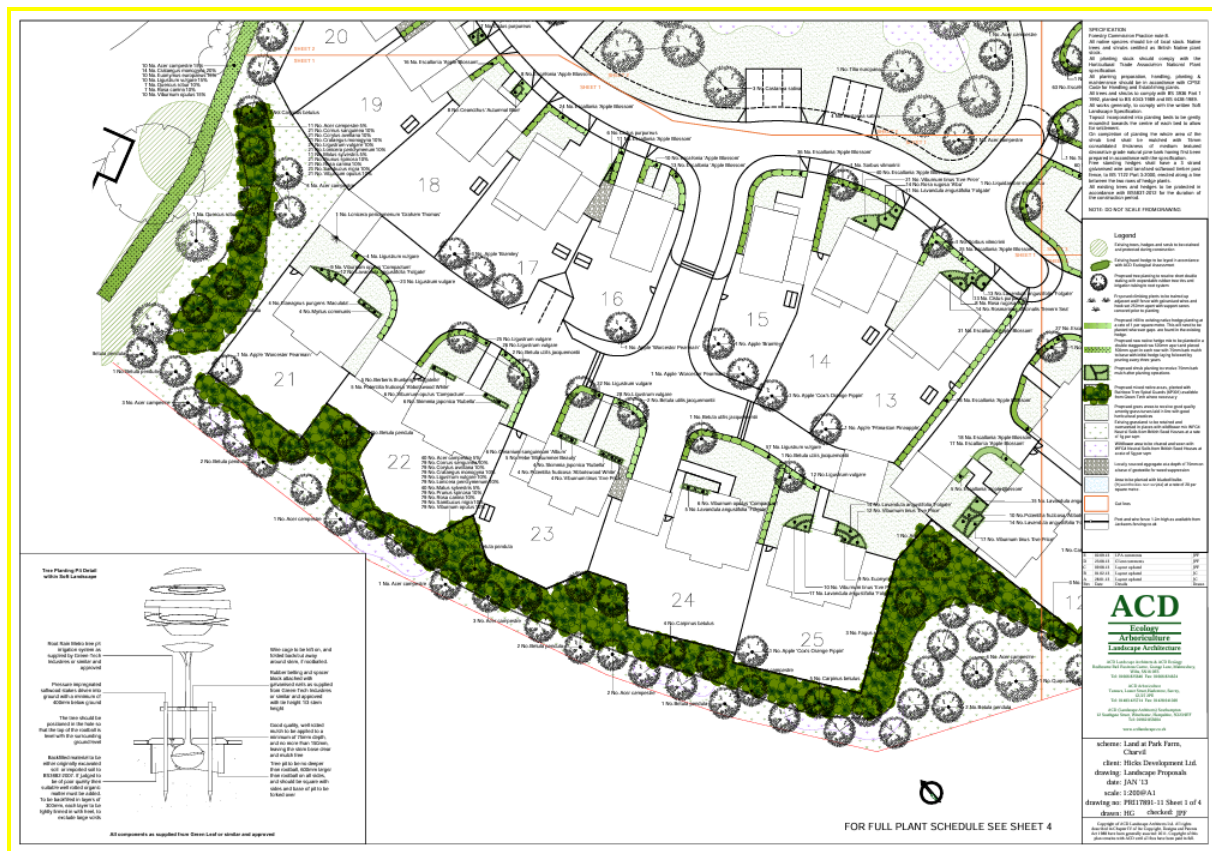
I request that the following material considerations be taken into account:

1. Non-Delivery of Landscaping Buffer & Loss of Privacy for Canberra Lake Way Residents

The current proposal fails to deliver the 5-10m landscape buffer which formed part of Hicks Development Ltd plan (Ref: 143292) that was eventually approved on appeal.

- **Privacy and Outlook:** The removal of this buffer results in an unacceptable level of overlooking, as it seriously reduces privacy and outlook for the affected houses. It is made worse because the proposed housing density at the boundary is significantly higher than the grain of the existing development.
- **Consistency of Character:** All plots and green spaces in Canberra Lake Way adhere strictly to the only landscaping plan that formed part of application 143292. By not delivering this buffer, the developer is creating a jarring transition that fails to "relate well to neighboring properties" as required by the WBC Design Guide.
- **Biodiversity:** The loss of this green corridor represents a net loss to local biodiversity, contrary to current national planning policy requirements for Biodiversity Net Gain.

I include below a screenshot of the only landscaping plan ever submitted for approval, showing the buffer that has not been delivered. This buffer was intended to be a fundamental condition of the plan, to protect the residential amenity of homes on Canberra Lake Way, and was a key reason for our purchase of our property in the first place. The original can be found as part of planning application 143292, named "F20142503pl PRI17891-11E-sheet1" and then sheet2, sheet3 and sheet4.



2. Inappropriate Concentration of Affordable Housing

The submitted plans show a "clustering" of affordable housing units. This is in direct conflict with Wokingham Borough Council's Core Strategy Policy CP5 (Housing Mix, Type, and Tenure) on dispersed affordable housing, which requires units to be integrated throughout a site to ensure a "tenure-blind" development. The Supplementary Planning Document explicitly states that "affordable housing should be indistinguishable from market housing to avoid social exclusion and clustering" as this does not support a cohesive community.

3. Highways Safety and Inadequate Parking Provision

The proposed parking strategy is unsustainable and will lead to significant parking displacement:

- **Tandem Parking:** The reliance on tandem (back-to-back) parking is historically ineffective, as residents frequently opt to park on-street rather than shuffle vehicles.
- **Garages:** Modern vehicles and storage needs mean garages rarely function as parking spaces - and even if the planning officer adds a condition that garages must not be converted for habitable space, it would be impossible to enforce cars being stored in garages.
- **Overspill:** Given the 4+ bedroom nature of 70% of the units, the actual car ownership per household will likely exceed the proposed number of spaces. This will result in dangerous overspill into the school car park, Park Lane, and Canberra Lake

Way - which will compromise pedestrian safety and mean the 13 visitor bays for the 25 houses of Canberra Lake Way (owned by the CLW management company) become unavailable for our own use. The Bellway development is proposed to have only 17 visitor bays for 75 houses.

4. Non-Delivery of Pedestrian Safety Infrastructure (Park Lane Crossing)

The removal of the previously required Park Lane Crossing is a significant regression. This crossing was a required condition for development. Its removal renders the site less sustainable and increases the risk to local school children and residents.

5. Impact of Utility Infrastructure (Substation)

The proposed location of a 4.3m high electrical substation backing onto properties 24 and 25 Canberra Lake Way is unacceptable.

- **Noise and Vibration:** Substations can emit a constant low-frequency hum that impacts the quiet enjoyment of private gardens.
- **Visual Amenity:** The proximity of this structure to existing boundaries creates an industrial visual impact in a purely residential setting.

Summary and Recommendations

For the reasons above, the current application should be refused in its current form. To make a future iteration of this plan acceptable, the following amendments are required:

1. Reinstatement of the full 5-10m landscape buffer along the development's border with Canberra Lake Way.
2. Dispersal of affordable housing units across the entire site.
3. Replanning of parking capacity to account for tandem and garage spaces, to ensure sufficient future capacity for residents, and adequate visitor spaces.
4. A painted crossing and other suitable traffic calming measures to be implemented on Park Lane before the commencement of any residential construction work.
5. Relocation of the substation away from existing residential boundaries.

Finally, I note with regret the lack of any pre-application community consultation by Bellway. I wish to draw Bellway's attention to the fact that Charvil is a fantastic community, which is a highly-marketable asset for someone wishing to purchase a new-build property. I urge the developer to reach out to Charvil Parish Council and residents in good faith, and to work together with us to take our concerns into account. All parties want desirable, well thought-out housing which is sensitive to neighbours' concerns and which enhances, rather than detracts from, our community.

Yours faithfully,

Mike Cordrey