

Dear Case Officer for Application 253071.

I am writing to formally object to the above planning application. The current proposal fails to meet the standards set out in the Wokingham Borough Design Guide and the Core Strategy.

I am a resident of a Canberra Lake Way 25 (CLW25) home, a development completed in 2021 by Hicks homes. I accept the building of 75 additional houses on the land at Park Lane and approve of the site layout as submitted in application 232704. This new plan is a significant departure from that plan, does not have support from local residents, is not in keeping with existing housing stock and does not meet council guidelines. I would recommend Bellway Homes work with existing residents to gain their support before any further approvals. As of the time of this objection (2nd January 2026), no contact from Bellway Homes, Boyer Planning or Hicks Homes has been made to the existing residents of Canberra Lake Way to discuss these plans in anyway. This, in my mind, sets out how they intend to play this game. Unfortunately, this isn't a game to us as we have our homes at stake here.

Before any planning application can be considered, Hicks Homes must first be enforced to deliver the green landscape buffer of approx. 5-10m deep surrounding Canberra Lake Way, as per the original planning submission and landscaping. This landscape buffer must then be upheld by Bellway Homes.

The current plans are not suitable for the following reasons:

1. Open Space and Landscape: This application states that: *"4.19 The proposed public open space will exceed the required provision in Policy TB08 of the Managing Development Delivery Local Plan (2014). It will also exceed the required provision..."* This does not address the dilution of Open Space and Landscape for CLW25. In particular the original plan for CLW25 (143292) had a landscaping buffer zone around the whole of the CLW25 development which should be required as part of the approval of any new plan.

2. Density: This application states that: *"4.11 The development will achieve a density of 10.76 dwellings per hectare (gross), reflecting the character of the surrounding area and ensuring an appropriate balance between built form and green space. The scheme will deliver a high standard of design, sustainability, and amenity."* While this proposal has no direct density impact on the surrounding area, it does affect the perception of density from nearby homes. Therefore placing terraced housing on the boundary of existing detached dwellings materially impacts the density perception for those dwellings and contravenes the council's own R2 strategy that 'New housing should [...] relate well to neighbouring land and properties'.

3. Affordable Housing: This application states that: *"4.10 The affordable housing is evenly distributed throughout the development to ensure a tenure- blind approach. The elevations and architectural treatments are also tenure blind."* This is inconsistent with the plan which proposes a single row of social, affordable and 'first time' homes. They are not dispersed throughout the site, they are concentrated and directly back on to the existing CLW25

development. The terraced nature of this housing and concentration to a single row significantly increases the impact of outlook removal for existing dwellings which the council recommends should be avoided.

4. Privacy: This application states that: “6.15 In terms of private garden spaces, the proposals ensure every dwelling enjoys appropriate private amenity while supporting an attractive and well-balanced layout.” This is not consistent with the proposed plans. See image below where 10 houses now border directly, the boundaries of two existing detached houses. This is an unnecessary level of privacy impact for those two existing dwellings. There either needs to be a natural boundary in the form of a buffer zone or a revision of the density and type of housing proposed at these boundaries.



Indeed in 6.15, Boyer state: “The Borough Design Guide SPD (2012) includes area and depth requirements for private gardens.” Boyer have taken the absolute legal minimum here, and put back to back houses with a 22m gap from window to window, completely removing any semblance of privacy from the existing CLW25 homes.

With reference to the specific policies and objections, these can be summarised as:

1. Failure to Provide a Landscape Buffer (Policy CP3 & CC03)

The proposal disregards the Landscape Buffer requirements established in the original Canberra Lake Way approval. Contrary to Policy CC03 of the MDD Local Plan, which requires

the protection of green infrastructure, this plan attempts to "double-count" existing private garden boundaries as a buffer. This is inconsistent with the treatment of the northern boundary (The Hawthorns) and fails to provide the "Green Backdrop" required by Section 4 of the Borough Design Guide.

2. Breach of Minimum Privacy Standards (Borough Design Guide Section 4)

The proposed layout violates WBC's established separation distances. The Guide requires a minimum distance between facing habitable rooms and stipulates that new houses should not be placed near an existing rear boundary to prevent an overbearing impact. The current submission clearly encroaches on these limits, causing an unacceptable loss of amenity for Canberra Lake Way residents.

3. Unsympathetic Scale and Massing (Policy CP3)

The placement of three terraced units directly adjacent to a single 5-bedroom detached home represents an abrupt and unsympathetic change in density. This fails to "respond to the local context" as required by Principle R2 of the Design Guide, creating a "cramped" appearance that is at odds with the established grain of the area.

4. Segregation of Affordable Housing (Policy CP5)

The clustering of social/affordable housing in large single blocks, rather than being "tenure-blind" and dispersed throughout the site, contradicts WBC's Affordable Housing SPD. This layout fails to promote social inclusion and creates a clear visual distinction between tenures, which is contrary to modern planning best practices.

5. Removal of Infrastructure (Outline Planning Condition)

The removal of the 'Park Lane Crossing' is a direct breach of the conditions set out in the Outline Planning Permission. This infrastructure was deemed necessary for safe community connectivity; its removal without significant justification should lead to the refusal of the Reserved Matters application.

6. Conflicting Documentation

With several different layout drawings submitted, the application is technically flawed.

Under the Town and Country Planning (Development Management Procedure) Order, the council cannot grant permission on inconsistent and misleading data.

Below are images of several plans in use, as well as their direct links on the planning portal:

Layout 1 – Main Scheme taken from submission 253071

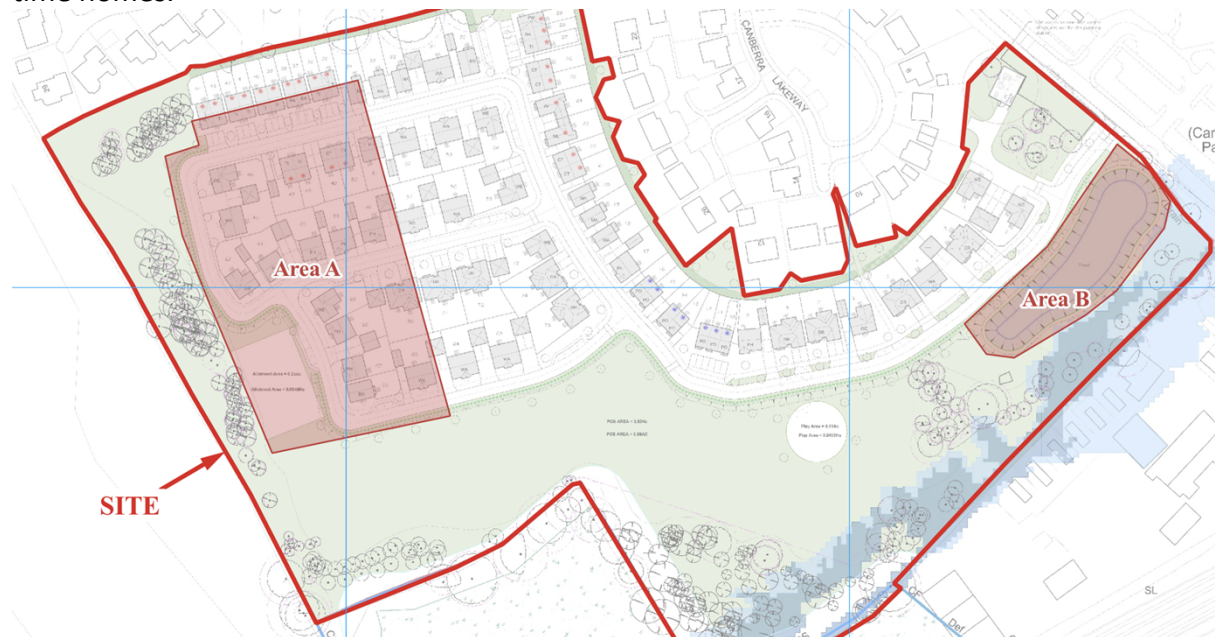
https://publicaccess.wokingham.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=861C5F4C4320479893F2D62EBEAF318C



Layout 2 – Taken from the Archaeological Study as part of “Application for submission of details to comply with the following condition of planning consent 232704 dated 12/05/25. Condition 39 relates to Archaeology.” Submission 253117

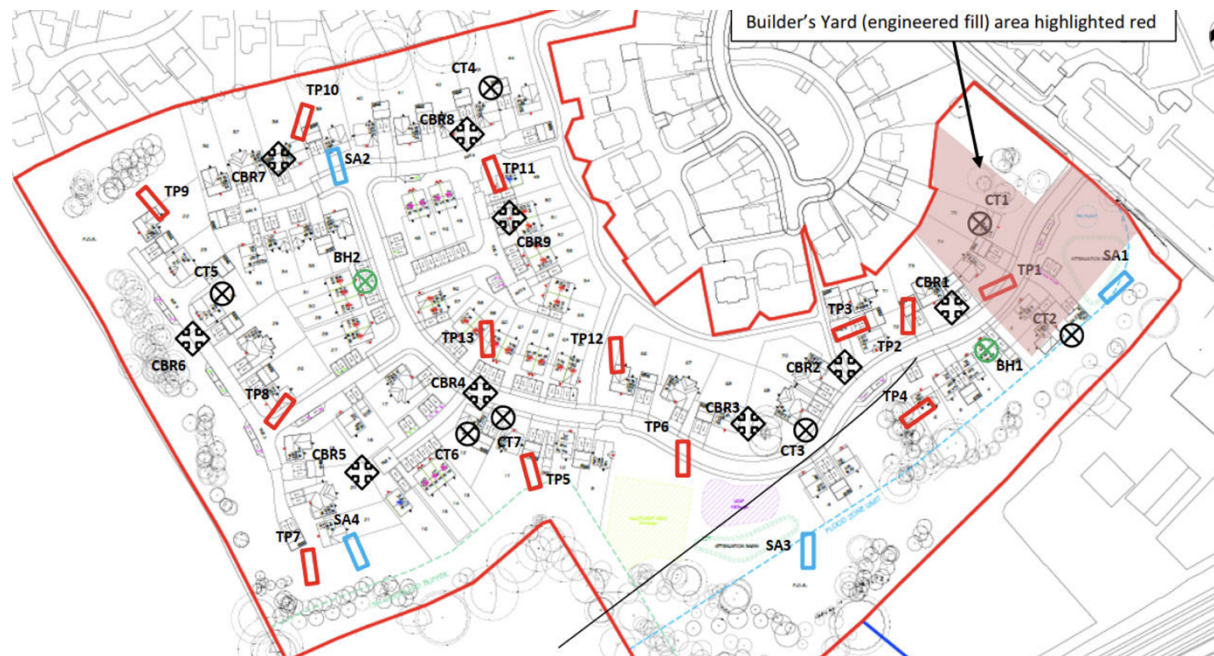
https://publicaccess.wokingham.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=5C403F58A8AF4BF6B4844F4FCA3BB538

This layout is more sympathetic to CLW25 and respects, to a certain extent, the landscape buffer between Bellway75 and CLW25. This is the closest to an acceptable solution, but still not perfect. It also has a far better ‘pepper pot’ distribution of social, affordable and first time homes.



Layout 3 – “Taken from the P250896 Flood Risk Assessment and Drainage Strategy Report Pt 2” as part of the main submission 253071

https://publicaccess.wokingham.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=2DB805BEF3EE4B4CBBD4F825D07B8878



Again, this diagram respects landscape buffers, a better distribution of house types and sizes and allows a better level of privacy and visual amenity to existing properties in CLW.

Layout 4 – Taken from the outline planning permission (232704), which was entered via Hicks Homes, hence they have a vested interest in both past developments and future (CLW25 and what is now known as Bellway75).



In this layout the large landscape buffer between CLW25 and Bellway75, affording the privacy to existing homes, whilst offering the same number of houses. Indeed, comparing the current Bellway Plans to Hicks Homes plans it is clear that Bellway is proposing a much denser property spread, whilst maintaining the overall headline 'property density' figure by averaging across the entire site

Conclusion

The application in its current form is a significant departure from the Wokingham Borough Council Development Plan. I request that the Planning Committee refuse the application and require a return to the layout proposed in 232704 to ensure the use of landscape and wildlife buffers, acceptable Open Space and Landscape provision, considered Density mitigations, even distribution of affordable and first time buyer housing and the upholding of privacy standards.

Yours faithfully,
Lee Cripps
12 Canberra Lake Way
Charvil
Berkshire
RG10 9DH