

PLANNING REF : 253071
PROPERTY ADDRESS : 56 The Hawthorns
: Reading
: RG109TS
SUBMITTED BY : Mr Mark A'Bear
DATE SUBMITTED : 13/01/2026

COMMENTS:

While I acknowledge the need for more housing, and the outline approval of these houses, there are many reasons for concern:

1. The Hicks outline application has been substantially changed by Bellway and is a completely different proposal.
2. The mix and location of houses on the new plan has significantly changed including a greater concentration of houses, many of which encroach on Canberra residents.
3. Charvil Parish has a Neighbourhood Plan currently waiting approval. The Bellway application is contrary to that plan and the needs of the local community
4. Drainage and sewage is a concern, especially in light of the East Park Farm sink hole. There isn't any indication that Bellway has satisfactorily addressed this risk.
5. The outline application included a 'green' buffer between the new and existing developments. This and other environmentally friendly aspects of the outline plan have been ignored and do not appear in the current application.
6. The changed mix of housing will increase the likely number of residents putting further pressure on the lack of infrastructure, transport links, etc

The current application needs significant revision, working with residents, to support long term plans for the community, building a practical and sensible development that improves, rather than degrades the Charvil environment.