

PLANNING REF : 262120
PROPERTY ADDRESS : 94
: 94 East Park Farm Drive, Reading
: RG10 9US
SUBMITTED BY : Mr Matt Walker
DATE SUBMITTED : 23/09/2026

COMMENTS:

I wish to make the following comments

Walking Plan

1.7 States: There is an existing Public Right of Way (PROW) Footpath (CHAR3), which connects Park Lane, approximately 100m north of the site access, to the A3032 (Old Bath Road) to the northeast. A new route is also proposed approximately 120m south of the site access, which would travel in an easterly direction towards Twyford Railway Station and connect to other existing routes.

There is not a route proposed anywhere - unless WBC can confirm otherwise. You cannot base a strategy document on a walking path which doesn't exist and has absolutely no certainty of being delivered in the future. Please remove reference to this fantasy path and re-submit the document

Table 3.1 clearly states Twyford Station not within walking limits - what are Bellway going to do about that?

Again, 3.16 states: Of note, just south of the site, under the Rights of Way Improvement Plan 2020-2030 Appendix 4, an off-road route to Twyford Railway Station from Charvil is proposed. This route would significantly improve connectivity from the site, minimising journey times and increasing accessibility. No such route is planned so the document as it stands is factually incorrect - please remove reference to this and consider the impact on this strategy

Comms Plan: The primary aim as stated in this document is not being adhered to. Bellway are not communicating with anyone!

Appendix B of the document is factually incorrect, the diagram shows incorrect entry and exit provisions to EPF car park - this needs to be corrected and resubmitted for consultation. Additionally can it be confirmed Bellway are providing the "Carriageway coloured surface" crossing as part of this development.

Section 3.6 states " Construction operational hours will be between 08:00 to 18:00 from Monday to Friday and 08:00 to 13:00 on Saturday. No construction work will be undertaken on Sundays or bank holidays. Deliveries shall not take place outside of 08:00 to 18:00 hours from Mondays to Fridays, and there shall be no deliveries at any time on Saturdays, Sundays, bank holidays, or public holidays. This will ensure that neighbouring amenities are protected."

This site is next to a school and therefore there must be no moving of traffic or deliveries during school drop off and pick up hours (8.15-9 and 3-3.45 Monday to Friday) - this is a standard requirement for construction sites next to schools

Section 4.41 list a number of sensible things which need to happen before works commence. None of these things have actually happened yet works have commenced, therefore again Bellway are in breach

CMS

Again, Section 2.7 - must be updated to say no deliveries or vehicle movements during school drop off and pick up hours (8.15-9 and 3.345 Monday to Friday) -this is a standard requirement for construction sites next to schools.

These factual inaccuracies need to be ammended and documents submitted for re-consultation