

PLANNING REF : 253071
PROPERTY ADDRESS : 11 The Hawthorns
: Charvil, Berks
: RG10 9TS
SUBMITTED BY : Mr Mark Dixon
DATE SUBMITTED : 16/05/2026

COMMENTS:

Having thoroughly reviewed the revised submission I comment on only a couple of points directly

Item 1 Location of Proposed substation,

Whilst the residents of CLW made the point that they did not want the substation adjacent to their properties your proposed location is now directly in front of our Lounge window this is clearly visible on all the layout and landscaping plans and ariel shots This is not an acceptable location, no screening by existing or proposed trees is indicated and as noted in the Police crime prevention notes it could be a location for antisocial behaviour The dimensions as quoted in the submission and submitted documents states 4.3m high which is not a single story construction Other considerations that need to be made in consideration of its location , is the trenching for the buried power cables to/from the substation, this could put at risk the root spread of the adjacent protected oak trees, and which could lead to damage to the trees Substations all have an inherent Noise (a continuous hum) again this is not acceptable when sat or enjoying the garden, in addition as we have seen recently, failures and fires do occur increasing the risk to adjacent properties

Bellway and WDC planners need to seriously reconsider the positioning of the substation

I would suggest adjacent to the pumping station on the Sothern site edge, this would allow common service area parking and access to both the substation and pumping station

Item 2 Areas for Adoption and Maintenance

Whilst a small area of green planting is shown to be offered for adoption, no indication of who will be responsible for the maintenance of the green planting/trees on the northern boundary, inclusive of any required tree trimming required etc, recent experience with the 2 TPO protected oak trees for instance where Mr Hicks paid a substantial fee for tree works associated with these Question will this now fall to Bellway, their nominated maintenance company or the Council ? clarification required

Item 3 Boundary treatments

In the various plans and drawings, no mention is made of the point raised by the police review, in that open public spaces which the northern green boundary will become should be protected to prevent ingress and security to adjoining properties. The developer is now creating that unsecure access to the rear of the Hawthorns which bounds the site.

As Bellway and WDC planners should be aware from the site visits etc some properties have low wooden fences, some have post and wire and some have low hedges.

Hence should Bellway not be proposing to replace fencing along this northern boundary?

These points need to be addressed