

PLANNING REF : 253071
PROPERTY ADDRESS : The Hawthorns Charvil
: Reading, Berks
: RG10 9TS
SUBMITTED BY : Dr Graham Sewell
DATE SUBMITTED : 16/05/2026

COMMENTS:

I have the following comments on the amended plans of 15 May 2026:

1. The provision of the buffer zone and wildlife corridor on the north side of the development adjacent The Hawthorns is now sufficiently wide and is acceptable.
2. The redesigned road layout with removal of the loop is a great improvement and acceptable.
3. The new footpath between Canberra Lake Way and Plots 6 and 7 is a welcome addition facilitating connectivity between the already developed part of this site (i.e. CLW) and the remaining portion of the development. It also offers an alternate walking route between The Hawthorns/CLW and the southern end of Park Lane avoiding the narrowest section of footpath on Park Lane, so is acceptable.
4. The redistribution of the house types across the development does not raise any concerns and is acceptable.
5. I note that the site entrance from Park Lane is shown on the plans as lying between the entrance and exit of the school car park, which would be fine. The existing entrance to the site lies directly opposite the car park exit, making an unnecessary hazardous crossroads. I seek clarification on whether the intent is indeed to move the existing entrance to the new position shown on the plans, or if in fact the entrance position is misrepresented on the plans and will in fact remain in its current position.

Whilst I do not support the development of this site for multiple reasons, should it go ahead I would be supportive of the revised plans of May 15 provided there are no further changes, especially with regard to the five points above.