

PLANNING REF : 262120
PROPERTY ADDRESS : Charvil Village Hall
: The Hawthorns Charvil, Reading, Berkshire
: RG10 9TT
SUBMITTED BY : Charvil Parish Council
DATE SUBMITTED : 29/09/2026

COMMENTS:

Charvil Parish Council would like to comment as follows:

1. Condition 4, ground stability. The Parish Council trusts that the discharge of this condition will allay any fears as to possible effects of this development on the wider area, particularly Park Lane, and the area under its management to the east of Park Lane, and that the Borough will ensure that there is some indemnity if there are any adverse effects in the next few years.

2. Condition 16, Construction Method Statement. We are concerned that there are no restrictions on the timings of HGVs entering and exiting the site when the school day is starting and finishing. The school have told us that the times they are concerned about are 8-930am and 2.45-3.45pm. For the safety of the families going to and from the school, these times need to be avoided. We are also concerned about the location of the work compound, as this is not only very close to existing dwellings, but also in the vicinity of many retained trees. We feel it would make more sense to be further south, where the play area will eventually be.

3. Condition 18, walking strategy. The council feels that this is a particularly weak document, and that it is misleading to include mention of a proposed route from Park Lane to Twyford Station, as this is far from certain to ever materialise. While we are aware that much of

this plan relates to the internal pathways of the development, some of the commitments to encouraging people to walk or cycle ignore the fact that Park Lane itself is not very conducive to walking or cycling due to the single, poorly maintained pavement and narrowness of the

carriageway. In the list of facilities that are designated as easy to walk to, it is significantly out of date, in that the shop has not been a post office for seven years and stopped being a One Stop last year,

4. Condition 38, Communications Plan. The Council appreciates that a Communications Plan is an unusual condition but feels that there should be more commitment to open up a two-way dialogue with the parish council sooner rather than later, as it can help to disseminate information to residents, and can help to forestall any issues if they arise. We feel that the school is a significant stakeholder, as are the businesses based at The Homestead, not just nearby residents. The information boards are proposed to be on-site; given that only

designated people can access the site, this is not acceptable and needs to be external to the site. There also needs to be a requirement for the communications officer to respond in a timely fashion in the case of complaints because of the potential disruption to many people.

5. Condition 40, Landscape and Ecology Management Plan. The council is concerned about the constant references to a management company; currently, it is possible that either the Borough or the parish council could take over the management of the site, but this reference implies that it is a done deal to employ a management company. The council also feels that the commitment to absolutely no

chemical use to control weeds is rather unrealistic, given the working practices of most contractors, and there is a danger that weeds will just not be dealt with, rather than the image of everywhere being weed free. A more workable management plan would be more likely to be delivered effectively.