

PLANNING REF : 262120
PROPERTY ADDRESS : 11 The Hawthorns
: Charvil Reading, Berks
: RG10 9TS
SUBMITTED BY : Mr Mark Dixon
DATE SUBMITTED : 20/09/2026

COMMENTS:

1 Construction Compound and Phasing

I note that from the Construction Phasing plan that the proposed construction compound is located on the Northern Boundary directly behind the Hawthorn residences

Based on the sequencing proposed this compound would remain in place for approx. 2.5 years

No details of the compound have been provided but is likely to consist of double stacked office containers, toilet and support facilities for staff possibly a large 3 story concrete batching plant and storage yards with daily delivery and movement of trucks. It is also noted that the tree protection zone as shown on drawing 7473.004 is incorrectly shown and as drawn the compound would penetrate the in place fenced off tree protection zone on the northern edge of the site

The location makes no sense in that construction personnel and delivery traffic will continue throughout the phased development and end up negotiating the various development roadway and completed properties.

Bellway should re-evaluate their sequencing starting construction in the NW corner, towards the SE corner, working backwards towards the site entrance, thereby progressively withdrawing from the site.

The construction and accommodation compound would be better located in and around the area reserved for the playground, providing less traffic incursion into the site and enhanced site safety for construction personnel and early residents.

Bellways Communication Plan talks of good communication, minimising impact on existing neighbouring residents.

This proposal falls foul of this commitment and should be seriously revised

2 LMEP Document

In reviewing this document, it is heavy of platitudes and good intent and severely lite on detail of types of planting, number of trees shrubs and locations to be enhanced, it is little more than boiler plate from one of their many other developments

The planning department should reject this document and request resubmission with significantly more specific details, the CLW site was caught out by promises from Hicks which were not considered part of the approved plans, WDC should not let this occur again

The LMEP also majors on the ongoing maintenance of the landscaping and planting by a Management Company paid for by residents, I understand that at the recent planning review WDC and Charvil Parish council were pushing for the adoption by either council as the preferred option not a separate management company set up or contracted by Bellway

please review and get commitments that the LMEP needs to be amended to reflect this