

PLANNING REF : 253071
PROPERTY ADDRESS : The Hawthorns
: Charvil Reading, Berkshire
: RG10 9TS
SUBMITTED BY : Mr Christopher Bailey
DATE SUBMITTED : 30/12/2025

COMMENTS:

I have looked closely at this new proposal and compared it to that of Hicks application which has met with the Council's approval. That being the case it seems to me that there would be little point in duplicating most of it in a new submission. Apart from the layout and mix, which no doubt will received due scrutiny Belway's proposal is very similar. A Reserved Matters application seems entirely appropriate and allows an early commencement.

The new layout deals with a number of the points which concerned me in the past which have been addressed, namely the preservation of existing trees and vegetation to the site boundaries, and new measures for dealing with flooding.

I feel the new layout is more likely to engender a feel of community that of the Hicks' proposal while opening up clear open spaces for nature and recreation.

I therefore support the new proposal.

Whilst studying the documents I have been concerned to read the water company's comments about the need upgrade both the water supply and the capacity for sewage disposal. I assume there will be contractual requirements for addressing these matters.

I would also like to raise the issue of ongoing management and upkeep of all of the landscaped areas, something particularly lacking from the Canberra Way site. Can the Council please ensure that the recommendations in the proposal in this respect are adopted and properly applied. I note for instance that some of the listed trees need regular inspection and occasional pruning to avoid becoming dangerous to residents of the Hawthorns.