



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land To West Of Park Lane

Applicant Details

Name/Company

Title

Bellway Thames Valley

First name

Georgiana

Surname

Nastasache

Company Name

Bellway

Address

Address line 1

Imperium

Address line 2

Imperial Way

Address line 3

Town/City

Reading

County

Berkshire

Country

United Kingdom

Postcode

RG2 0TG

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Outline application for the proposed erection of up to 75 dwellings with only access to be considered via Park Lane. Appearance, Landscaping, Layout and Scale to be matters reserved.

Reference number

232704

Date of decision (date must be pre-application submission)

12/05/2025

Please state the condition number(s) to which this application relates

Condition number(s)

30

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Documents:

Landscape

010-002-FTD-XX-XX-SH-L-45002 P01 POS Planting Schedule
010-002-FTD-XX-XX-SH-L-45001 P01 Plot by Plot Planting Schedule
010-002-FTD-XX-XX-DR-L-45011 P01 POS planting (sheet 6 of 6)
010-002-FTD-XX-XX-DR-L-45010 P01 POS planting (sheet 5 of 6)
010-002-FTD-XX-XX-DR-L-45009 P01 POS planting (sheet 4 of 6)
010-002-FTD-XX-XX-DR-L-45008 P01 POS planting (sheet 3 of 6)
010-002-FTD-XX-XX-DR-L-45007 P01 POS planting (sheet 2 of 6)
010-002-FTD-XX-XX-DR-L-45006 P01 POS planting (sheet 1 of 6)
010-002-FTD-XX-XX-DR-L-45005 P01 Plot by Plot planting (sheet 4 of 4)
010-002-FTD-XX-XX-DR-L-45004 P01 Plot by Plot planting (sheet 3 of 4)
010-002-FTD-XX-XX-DR-L-45003 P01 Plot by Plot planting (sheet 2 of 4)
010-002-FTD-XX-XX-DR-L-45002 P01 Plot by Plot planting (sheet 1 of 4)
010-002-FTD-XX-XX-DR-L-45001 P01 Site Wide Soft Landscape
010-002-FTD-XX-XX-DR-L-15001 P01 Site Wide Soil Plan
2299.0005.A NBS Landscape Specification
2299.4000.A - Typical Tree Pit Details
2299.4001.A - Typical Details - Play Equipment, Bench Seating, Tree Pits and SUDS

Civils

7318-1016 P4 FINISHED LEVELS SHEET 6
7318-1015 P3 FINISHED LEVELS SHEET 5
7318-1014 P3 FINISHED LEVELS SHEET 4
7318-1013 P4 FINISHED LEVELS SHEET 3
7318-1012 P3 FINISHED LEVELS SHEET 2
7318-1011 P3 FINISHED LEVELS SHEET 1

7318-1116 P1 S38 LEVELS SHEET 6
7318-1115 P1 S38 LEVELS SHEET 5
7318-1114 P1 S38 LEVELS SHEET 4
7318-1113 P1 S38 LEVELS SHEET 3
7318-1112 P1 S38 LEVELS SHEET 2
7318-1111 P2 S38 LEVELS SHEET 1
7318-1108 P1 S38 CONSTRUCTION DETAILS SHEET 2

7318-1232 P1 ADOPTABLE DRAINAGE CONSTRUCTION DETAILS SHEET 2
7318-1206 P3 ADOPTABLE DRAINAGE GENERAL ARRANGEMENT SHEET 6
7318-1205 P3 ADOPTABLE DRAINAGE GENERAL ARRANGEMENT SHEET 5
7318-1204 P3 ADOPTABLE DRAINAGE GENERAL ARRANGEMENT SHEET 4
7318-1203 P4 ADOPTABLE DRAINAGE GENERAL ARRANGEMENT SHEET 3
7318-1202 P3 ADOPTABLE DRAINAGE GENERAL ARRANGEMENT SHEET 2
7318-1201 P3 ADOPTABLE DRAINAGE GENERAL ARRANGEMENT SHEET 1

7318-1238 P1 POND SECTIONS SHEET 3
7318-1237 P1 POND SECTIONS SHEET 2
7318-1236 P1 POND SECTIONS SHEET 1

Civils - Surfacing - Private & S38

7318-1106 P2 S38 SURFACING GENERAL ARRANGMENT SHEET 6
7318-1105 P2 S38 SURFACING GENERAL ARRANGMENT SHEET 5
7318-1104 P2 S38 SURFACING GENERAL ARRANGMENT SHEET 4
7318-1103 P2 S38 SURFACING GENERAL ARRANGMENT SHEET 3
7318-1102 P2 S38 SURFACING GENERAL ARRANGMENT SHEET 2
7318-1101 P2 S38 SURFACING GENERAL ARRANGMENT SHEET 1
7318-1006 P2 SURFACING GENERAL ARRANGEMENT SHEET 6
7318-1005 P2 SURFACING GENERAL ARRANGEMENT SHEET 5
7318-1004 P2 SURFACING GENERAL ARRANGEMENT SHEET 4
7318-1003 P2 SURFACING GENERAL ARRANGEMENT SHEET 3

Ecology

8960 Park Lane Charvil BNG 02.07.26

8960 Park Lane, Charvil PEA 26.06.26

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Georgiana Nastasache

Date

02/10/2026