



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held
David Hicks 1 - Civic Offices, Shute End, Wokingham RG40
1BN on **WEDNESDAY 12 AUGUST 2026 AT 7.00 PM**



Susan Parsonage
Chief Executive
Published on 4 August 2026

Note: Members of the public are welcome to attend the meeting or participate in the meeting virtually, in accordance with the Council's Constitution. If you wish to participate either in person or virtually via Microsoft Teams please contact Democratic Services: Democratic.services@wokingham.gov.uk

The meeting can also be watched live using the following link:
<https://youtube.com/live/LclLDsE6TDc?feature=share>

This meeting will be filmed for inclusion on the Council's website.
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Our Mission:

We work with and for our communities to ensure everyone has the opportunity to thrive; being able to start well, live well and age well in Wokingham Borough.

FAIR – residents have equitable access to opportunities, services and support.

- Residents report feeling empowered to support and develop their communities and an increased sense of belonging, because of our work to reduce inequalities and promote inclusion.
- Residents are supported to improve their circumstances, including support with debt, employment and job opportunities.
- Residents have access to a range of education, skills and opportunities to live a healthy life.
- People with the greatest need are helped to live in a place they call home

GREEN – the surroundings are clean, sustainable and have plenty of green spaces for all to enjoy, and we all contribute towards reducing our carbon footprint.

- We will enable people to share the benefits of improved biodiversity and safe, accessible green spaces.
- Residents can enjoy clean and well-maintained streets and other public areas which in turn continues to foster a sense of pride in our local areas.
- Continue to deliver the Climate Emergency Action Plan (CEAP) with the goal of seeing communities with lowered emissions from transport, homes and businesses and improved recycling.
- Continue to focus on improved energy efficiency which residents can benefit from in their homes, making them warmer and healthier to live in and reducing bills.

SAFE – people who live, work in or visit our borough feel safe and secure.

- We are focused on protecting residents from abuse, exploitation, and neglect.
- People feel safe in their community, including those who have experienced anti-social behaviour, discrimination, or hate crime.
- We have supportive communities and partnerships, where helping early is everyone's business.
- Housing, neighbourhoods and public areas are designed, built and maintained with people's safety at the forefront.

CONNECTED – we have strong communities enabled by accessible travel, a resilient economy, opportunities for people to connect with one another and digital services which bring people together.

- We will achieve better outcomes for residents because we work with partners and residents to shape and improve services together, including through the use of new technologies.
- We will work to give people the opportunity to live in communities where we feel we belong and have strong social connections.
- We will help all our town centres businesses and neighbourhoods in the borough to thrive.
- We ensure people can get to where they need to through good transport links, including an effective road network, and public and active travel options.

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

Martijn Andrea (Chair)
Catherine Glover
Caroline Smith

Carol Jewell (Vice-Chair)
Moses Iyengunmwena
Mike Smith

Sam Akhtar
Rebecca Margetts
Wayne Smith

ITEM NO.	WARD	SUBJECT	PAGE NO.
1.		APOLOGIES To receive any apologies for absence.	
2.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 8 July.	7 - 14
3.		DECLARATION OF INTEREST To receive any declaration of interest	
4.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
5.	Thames	APPLICATION NUMBER 253071 AND WEST OF PARK LANE, CHARVIL RECOMMENDATION: Conditional Approval	15 - 94

Case Officer: Kieran Neumann

Any other items which the Chairman decides are urgent

A Supplementary Agenda will be issued by the Chief Executive if there are any other items to consider under this heading.

GLOSSARY OF TERMS

The following abbreviations were used in the above Index and in reports.

C/A	Conditional Approval (grant planning permission)
CIL	Community Infrastructure Levy
R	Refuse (planning permission)
LB	(application for) Listed Building Consent
S106	Section 106 legal agreement between Council and applicant in accordance with the Town and Country Planning Act 1990
F	(application for) Full Planning Permission
MU	Members' Update circulated at the meeting
RM	Reserved Matters not approved when Outline Permission previously granted
VAR	Variation of a condition/conditions attached to a previous approval

PS
Category Performance Statistic Code for the Planning Application

CONTACT OFFICER

Madeleine Shopland	Democratic & Electoral Services Specialist
Email	democratic.services@wokingham.gov.uk
Postal Address	Civic Offices, Shute End, Wokingham, RG40 1BN

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 8 JULY 2026 FROM 7.00 PM TO 9.50 PM**

Committee Members Present

Councillors: Martijn Andrea (Chair), Carol Jewell (Vice-Chair), Catherine Glover, Caroline Smith, Mike Smith and Wayne Smith

Councillors Present and Speaking

Councillors: Adrian Betteridge and Alison Swaddle

Officers Present

Madeleine Shopland, Democratic and Electoral Services Specialist
Brian Conlon, Operational Development Manager
Alan Lewis, Highways Officer
Rachel Lucas, Legal Officer

Case Officers Present

Connie Davis
Rowan Reynolds

8. APOLOGIES

Apologies for absence were submitted from Councillors Sam Akhtar, Moses Iyengumwena and Rebecca Margetts.

9. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 10 June 2026 were confirmed as a correct record and signed by the Chair.

10. DECLARATION OF INTEREST

Councillor Carol Jewell declared a Prejudicial Interest in Item 13 Application 261179 108 Reading Road, Woodley, on the grounds that she was a member of the Woodley Town Council Planning Committee which had considered the application. She did not participate in or vote on the item.

Councillor Mike Smith declared a Personal Interest in Item 12 Application 250733 Duck's Nest, Eversley Road, Arborfield, on the grounds that he received a pension from a company which undertook work for the applicant.

11. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

There were no applications to be withdrawn or deferred.

12. APPLICATION 250733 LAND AT DUCKS NEST, EVERSLEY ROAD, ARBORFIELD

At this point in the meeting Councillor Jewell returned to the meeting (Item 13 was considered prior to Item 12)

Proposal: Hybrid application comprising a Full application for the change of use of land from agricultural land to provide an area of Suitable Alternative Natural Greenspace (SANG), including the details of associated landscaping, planting, drainage measures, parking, walking routes and other works associated with the creation of the SANG, and an Outline application with all matters reserved other than access into the site for a residential

development of up to 135 dwellings, open space, internal accesses and parking, drainage measures, landscaping and all other associated works.

Applicant: Sophie Horsley, BDW Trading Ltd t/a David Wilson Homes (Southern)

The Committee considered a report detailed in agenda pages 9 to 118.

Richard Seal, resident, spoke in objection to the applicant. He resided at Ducks Nest Farmhouse and expressed concern that the application could increase the risk of flooding, with development likely to increase runoff and contamination. The Committee's attention was drawn to flooding previously experienced at the farm. The pipe through the yard was already unable to fully cope with flash flooding volumes of water. Richard Seal was of the view that the provision of dog ponds would be insufficient mitigation and highlighted that contaminated floodwater could enter the duck pond, threatening fish and other wildlife.

Richard Seal noted that the developer had stated that the site was in flood zone one with the most susceptible parts of the site being absent of residential development. The developer had acknowledged that there were three flow paths present, which introduced overland flow from hillside locations. Mr Seal's property was in flood zone three. He expressed disappointment that the Drainage Officer had not objected to the application and felt that insufficient consideration had been given to the potential increased flood risk to his property.

Tim Burden, agent, spoke in support of the application. He emphasised that the development would make important contribution to meeting Wokingham's significant housing need at a time when the Council could not demonstrate a five-year housing land supply, and also offer 40% affordable housing. The site was deliverable and well located.

Tim Burden commented that whilst more detailed matters would be dealt with at the reserved matters, the applicant had worked with the Highways Officers to agree safe and suitable access for pedestrians, cyclists and vehicles. Enhanced pedestrian crossings adjacent to the site, together with wider off-site improvements, had been agreed. Tim Burden highlighted access to the Leopard 3 bus service. In addition, he referred to environmental benefits, stating that the scheme had been designed to reflect the landscape considerations in the area and to maintain the separate identities of settlements. It included a substantial SANG, which would help prevent settlement coalescence and preserve the distinction between Arborfield Cross and Arborfield Garrison. The site was located in flood zone one and a full Surface Water Drainage Strategy had been agreed with officers.

Councillor Adrian Betteridge, ward councillor, spoke in objection to the application and stated that the application was outside of the Strategic Development Location, separated from it by a busy 50mph road. He commented that as more applications came forward, the situation in the Arborfield area, was becoming unsustainable. Some junctions were already under severe stress and there was pressure on facilities such as schools and GPs.

Councillor Betteridge expressed concern around the proposed access arrangements. He highlighted the proposed fifth arm onto the already busy Eversley Road roundabout. Councillor Betteridge questioned the access for Observer Way, which would be the only access to 50 of the dwellings and the SANG. Observer Way had a 50mph limit and had a record of serious collisions, notably at the junction with Swallowfield Road, which had

better provision for turning movements than was proposed in the application. He questioned whether drivers stopping on the 50mph single carriageway to turn right would look for pedestrians and cyclists as they did so. Councillor Betteridge welcomed improvements to infrastructure proposed in the application but felt that they would not be a mitigation for unsafe access or for the additional congestion on Eversley Road. He suggested that the adverse impacts of the application outweighed the positives.

In response to a question regarding the 2024 HEELA report which suggested that the context of the site was considered inappropriate, in terms of established settlement form, pattern and landscape character, Officers clarified that the area covered by the HEELA report had been much larger, and the assessment for the application had been made on a smaller site.

Councillors questioned why the Environment Agency had not wished to be consulted on the application. Officers explained that the Environment Agency was not a statutory consultee for all major developments and had confirmed that it did not wish to be consulted on the application as it did not meet its consultation criteria. Officers had engaged with the Local Flood Authority and drainage officers.

Councillors asked about the proposed drainage arrangements, including whether the scheme would address existing flooding issues. Officers explained that the application was in outline and that the final drainage scheme would be secured at the reserved matters stage. Officers advised that greenfield run-off rates would be required as part of the scheme, meaning that the rate of surface water discharge should be no worse than the existing situation. Officers went on to explain that the indicative drainage strategy included detention basins and hydro-brakes to control surface water discharge into existing ditches and onwards to the pond, and that some ditches closest to neighbouring properties were indicatively proposed to be abandoned.

A Councillor queried school capacity and was informed that this information the Education Team had not objected to the application. The issue of school capacity had not been raised and therefore no mitigation had been secured.

With regards to trees, it was noted that no objection had been received from the Tree Officer relating to trees. There would be minimal tree removal across the whole site and trees of significant importance such as a category trees and veteran trees would be suitably protected.

The Committee welcomed the proposed SANG.

The Committee acknowledged the significant pressure on the Council arising from the absence of a five-year housing land supply and the application of the tilted balance. Councillors also noted recent appeal decisions and the limited weight currently afforded by Inspectors to the emerging Local Plan, despite its advanced stage of preparation.

Some Councillors expressed concern regarding the sustainability of the application. Concerns were also expressed that the site was outside the Strategic Development Location and would affect the character and appearance of the countryside. Some Councillors were of the view that the development would be isolated from Arborfield Cross and Arborfield Green.

The Committee discussed highway issues such as safety, and the cumulative impact of development in the Arborfield area, in detail. Councillors expressed particular concern about the proposed access from Observer Way, the speed and volume of traffic on surrounding roads, the addition of a further arm to an already busy roundabout on Eversley Road, and the practicality and safety of turning movements. Councillors raised concerns about pedestrian and cycle access, the interaction with existing and proposed crossings, and the wider highway improvement package associated with other developments in the area.

During the debate, Councillors sought further reassurance regarding the Observer Way access. Officers advised that the proposed Heads of Terms included a Traffic Regulation Order to prohibit right-turning movements into the access from Observer Way. Subject to agreement from the applicant this could be extended to include the prohibition of right-turning out of Observer Way. The possible addition of a central medium was also discussed.

The Committee discussed the speed limit of the surrounding roads. The Highways Officer indicated that the Department for Transport circular set a very clear measure that when there was development on one side of the road for more than 600m, it advised a 40mph speed limit, and 30mph when there was development on both sides of the road.

A Councillor raised the issue of internal roads being built to an adoptable standard and ensuring sufficiently strong conditions to ensure that the roads were designed, specified and constructed to an acceptable standard. Councillors were reminded that developers 'offer' streets for adoption and subsequent legal agreements would support arrangements to support adoption.

The Committee was informed that the Local Highway Authority had not objected to the scheme as presented and based on the package of obligations proposed in the report. The National Planning Policy Framework set a high threshold requiring the cumulative residual impacts on the road network to be severe in order to justify refusal on highway grounds. The Committee also considered whether the application should be deferred to allow further work on highway mitigation measures. Officers again reiterated that the Highways team had not objected to the application and as such a deferral to explore additional highways mitigation would be insufficient. The Highways Officer drew attention to CIL and mitigation works.

The Committee discussed the proposed NHS contribution and noted concerns regarding pressure on local health services. Officers advised that the NHS had provided a consultation response and that the contribution would be calculated by a formula based on the final number of dwellings, with an indicative figure provided on the basis of 135 dwellings.

Councillors sought clarification about foul water and sewage capacity. Officers explained that Thames Water had identified capacity issues. Nevertheless, Thames Water had not objected but had recommended conditions requiring the demonstration of sufficient capacity or for a phasing plan to be agreed with the Council to stagger occupation of the dwellings so that the infrastructure was not overloaded all at one point in time.

Councillors raised concerns regarding the absence of a final Community Infrastructure Levy figure. Officers explained that as the residential element was in outline the final

contribution could not be calculated until dwelling sizes were known at reserved matters stage, but the applicable rate was in excess of £500 per square metre.

The Committee recognised that the proposal would deliver up to 135 dwellings, including 40% affordable housing. However, concerns were raised about the certainty of affordable housing delivery and the potential for a future viability review. The Case Officer advised that 40% affordable housing would be secured through the Section 106 agreement, based on the final number of dwellings, (up to 135). Within the first five years after a Section 106 agreement was signed, the Local Planning Authority was not obliged to consider any deed of variation made by an applicant. After this period had elapsed, an applicant could formally submit for that viability to be considered and could appeal a decision made by the Council, should they wish.

RESOLVED: That for application 250733 full planning permission be granted for the creation of a Suitable Alternative Natural Green Space (SANG) and outline permission for up to 135 residential dwellings subject to:

- Confirmation that the Applicant has joined the Council's District Licencing Scheme for Great Crested Newts for this scheme
- Conditions & informatives outlined in Appendix 1 of the report and amended head of term 16.
- The completion of a S106 legal agreement to secure the following:

1. 40% on site affordable housing

2. Public Open Space contribution (per dwelling):

Parks and Public Gardens - £3,115.20

Civic space - £28.32 Allotments - £686.40

Outdoor sports facilities - £3,591

Cemetries - £111.86

3. Employment and Skills Plan or contribution – Plan requirements or in lieu contribution figure to be calculated at reserved matters stage

4. Creation of management company for on-site public open space (excluding SANG)

5. Inspection of open spaces by LPA (excluding SANG)

6. Commitment to manage SANG in perpetuity and in accordance with the submitted delivery and management plan (or any updated version agreed in consultation with the Council)

7. Secure long-term maintenance of the SANG by transfer to LPA or other approved (by LPA) charitable trust

8. Inspection of SANG by LPA

9. SANG maintenance commuted sum of £1,540,980.00 - To allow the SANG to function as an alternative semi-natural space for the SPA, it must remain safe, functional and attractive. As such, appropriate maintenance and management responsibilities need to be secured. It is the Council's preference that the SANG is transferred to the LPA for management, alongside a commuted sum to secure this management in the long term. If the maintenance responsibilities are to be assigned to anyone other than the LPA, this maintenance sum should be secured and ring-fenced to cover SANG maintenance should

the council need to step-in (in the case that the SANG is not being managed to the expected standard)

10. Agreement of terms for sale of excess SANG capacity

11. SAMM – Per dwelling contribution with final contribution to be calculated at reserved matters stage:

- £600 for a one-bedroom unit,
- £835 for a two-bedroom unit,
- £1,110 for a three-bedroom unit,
- £1,306 for a four-bedroom unit, and
- £1,492 for units with five or more bedrooms.

12. Public Rights of Way - £63,350 towards upgrades/ improvements to Public Right of Way Footpath 17 (ARBO17)

13. Biodiversity Net Gain monitoring – secure implementation of HMMPs and to cover the cost of monitoring of the HMMPs for 30 years

14. NHS contribution for local primary care – Contribution to be calculated at Reserved Matters stage when final dwelling numbers are known

15. Internal site roads – Confirmation as to their status (adopted or remain private) and the standards these should be built to

16. Access Improvement Works (with appropriate delivery triggers relative to the development build and other works):

- New vehicular access to west of the Eversley / Langley Common Road roundabout along with a new controlled crossing (north) to connect to Rickman Close ((based on drawing number 184395-PD19.1B) thereby linking the site to planned route/crossing to Baird Way, to be delivered by Crest);
- Active Travel Access; a crossing to Baird Road (based on drawing 184395-PD20 Rev A) and via Harts Close connecting to Link Way (based on drawing No 184395-PD16B) thereby linking to the other improvements to be delivered by Croudace to Cole Lane and onward connections to Loddon Valley Garden Village);
- Delivery of crossing / junction improvement at B3349/Sandy Lane/Doles Lane (thereby linking other Public Rights of Way Improvements and (Bearwood Road) crossing, delivered by Croudace; as well as improvements towards Fishponds Road/Molly Millars Lane, to be delivered by Berkeley as part of Blagrove Lane);
- Associated with the SANG Access on A327 Observer Way, fund a Traffic Regulation Order to ban right-turning movements into and out of the access;
- Way-finding direction signs towards Arborfield Green, Wokingham and Reading;

17. Bus Stop improvements – upgrade of bus stops (to silver)

18. Bus Service Contribution (£914 per dwelling)

19. Hybrid 'My Journey' Contribution & Travel Plan obligation £450 per dwelling consisting of a combination of My Journey Contribution and Travel Plan Obligations, which could include:

- Car club car and space

- Bus Taster tickets
- E-Bike lease

20. Travel Plan monitoring

- Biennial Monitoring (1, 3 & 5 years, with SAM surveys)

OR ii) REFUSE full planning permission if the District Licence is not joined, and/or the s106 legal agreement is not completed within eight months of the date of this resolution (unless officers on behalf of the Assistant Director – Place and Growth agree to a later date for completion of the legal agreement)

13. APPLICATION 261179 108 READING ROAD, WOODLEY, RG5 3AD

At this point in the meeting Councillor Jewell left the meeting and did not participate in the discussion of this item.

Proposal: Application to vary Condition 2 (Approved Details) of planning permission 251184 for the proposed erection of a single storey rear extension, plus erection of a replacement roof with 2 no. dormers to create first floor accommodation following removal of the existing roof and chimneys, creation of front and rear roof terraces, removal of the front bay window and changes to fenestration. The variation seeks to allow revised approved plans including alterations to the rear dormer, amendments to fenestration, revisions to the rear balcony, alterations to the dormer roof form and associated material changes.

Applicant: Mr Raja Ghazanfar Ali Khan

The Committee considered a report detailed in agenda pages 153 to 161.

Lisa Lewis, resident, spoke in objection to the application. She resided at 2 Elmwood Close, in parallel to 108 Reading Road and believed that the application would have an unacceptable impact and would be detrimental as per policy CP3. Lisa Lewis went on to state that the proposal was not limited to a simple amendment of approved drawings. The householder had installed windows and doors that did not match the approved plans and had sought to reintroduce the roof terrace by combining the earlier permissions with the application.

Lisa Lewis referred to a previous application. Reintroducing the roof terrace changed the amenity impact of the development. She also raised issues regarding potential loss of privacy and amenity, the potential overlooking of 1 Elmwood Close, noise, and the fact that the balcony was out of keeping with the immediate street scene.

Councillor Alison Swaddle, ward councillor, spoke in objection to the application. She referred to the proposed installation of a roof terrace and the impact it would have on neighbouring residents. Because the terrace was elevated it introduced a very different relationship between properties compared to what currently existed and would allow direct and far-reaching views into neighbouring homes and rear gardens. She felt that screening would not fully mitigate this issue. Councillor Swaddle expressed concern regarding noise. She urged the Committee to refuse the application on the grounds of harm to the residential amenity.

In response to a Councillor question, Officers commented that there was a 28m separation from the rear of the approved single storey extension of the back of the garden, in excess

of the 22m required in the Borough Design Guide. Officers were of the view that where the privacy screens extended beyond the balcony, people would have to lean significantly over the railing to have any view towards 2 Elmwood Close.

The Committee sought clarification on whether the balcony was larger on the already approved application. Councillors were informed that it was now 1.3m narrower in total. Where the dormer was extended under the original variation, application 252525, that had extended the dormer further out. The balcony now finished on the property. Officers believed that with the privacy screens and the fallback position there was not material harm between the two applications.

A Councillor questioned whether the new balcony would give a substantially wider view of neighbouring gardens. Officers were of the view that the main private amenity space would not be overlooked. The Case Officer added that the extant permission was somewhat of a fallback position. Should it be implemented by the applicant there would be some views over neighbouring gardens from the balcony. However, in assessing the material difference between the two applications Officers had been satisfied that that neighbours would not be overlooked considerably worse than as a result of the already approved scheme.

Councillors asked about potential noise and were informed that there would not be a potential noise impact.

In response to comments around the balcony and privacy screen, Officers commented that the depth and size of the balcony dictated how usable it was for certain activities.

The Committee asked that it be checked whether there were aspects of the build that did not comply with the approved application.

RESOLVED: That application 261179 be approved.

Agenda Item 5.

Application Number	Expiry Date	Parish	Ward
253071	14/08/2026	Charvil	Thames

Applicant	Bellway Homes Ltd
Site Address	Land to West of Park Lane, Charvil, RG10 9TS
Proposal	Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale to be considered.
Type	Reserved Matters
Officer	Kieran Neumann
Reason for determination by committee	Listed by Councillor Leon Cook

FOR CONSIDERATION BY	Planning Committee on Wednesday, 12 August 2026
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	APPROVAL subject to the conditions and informatives listed in Appendix 1 below.

SUMMARY

This application seeks approval of the Reserved Matters (appearance, landscaping, layout and scale) pursuant to Outline Planning Permission 232704 for the development of 75 dwellings on land west of Park Lane, Charvil, together with associated internal roads, parking, public open space, landscaping and sustainable drainage infrastructure. The Outline permission, approved in May 2025, established the principle of development, access arrangements, density, housing quantum and associated infrastructure contributions. The current application therefore focuses solely on the reserved matters and associated condition approvals.

The scheme proposes a mixed residential development comprising 75 dwellings, including 30 affordable homes (40%), distributed across the site in accordance with the affordable housing tenure and size mix secured through the Outline Section 106 Agreement. The affordable housing is appropriately dispersed throughout the development and would not be readily distinguishable from market housing in terms of design, build quality or landscaping.

The layout has been designed to respond to the site's countryside-edge location through substantial areas of planting, retained landscape features, open space and SuDS infrastructure. A landscaped buffer is proposed adjacent to Canberra Lake Way, which, whilst the subject of significant local objection, is considered acceptable and provides ecological and visual benefits beyond those required by planning policy.

Statutory and technical consultees raise no objections, including WBC Highways, Environmental Health, Ecology, Green Infrastructure, Berkshire Archaeology and the Environment Agency, subject where relevant to planning conditions.

Officers conclude that the proposed appearance, landscaping, layout and scale accord with the approved Outline parameters and relevant development plan policies. The development is considered acceptable in terms of character, residential amenity, affordable housing provision, highways, sustainability, ecology and open space provision and represents and effective use of land and a well-designed residential development. Accordingly, the application is recommended for approval, subject to the conditions and informatives set out in Appendix 1.

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
143292	Proposed erection of 25 detached dwellings with associated roads, garages, parking spaces, gardens and landscaped areas. Provision of allotments with associated access and parking, plus replacement field access to adjoining grazing land. Original reference F/2014/2503	Allowed at appeal APP/X0360/W/15/ 313 0829 (02/03/2017)
152026	Full application for proposed closure of existing field access and relocation to form replacement access.	Approved – 09/02/2016
232704	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.	Approved 12/05/2025

DEVELOPMENT INFORMATION

Site Area	6.97 hectares
Existing Units	0
Proposed units	75 dwellinghouses
Proposed density - dwellings/hectare	10.76
Number of affordable units proposed	30, 40% of all dwellings proposed
Previous land use	Agricultural Grassland/Temporary Builder's Yard

CONSULTATION RESPONSES

Internal:

WBC Property Services – No comments received
WBC Environmental Health – No objections
WBC Drainage – No objections to the drainage strategy subject to additional information
WBC Highways – No objections
WBC Growth & Delivery (Planning Policy) – No comments received
WBC Economic Prosperity & Place (Community Infrastructure) – No objections
WBC Landscape and Trees – No objections
WBC Health and Wellbeing – No comments received

WBC Public Rights Of Way – No comments received
 WBC Community Safety – No comments received
 WBC CIL – Development is CIL liable
 WBC Education (School Place Planning) – No comments received
 WBC Ecology Newts – No objections
 WBC Ecology – No objections
 WBC Sports Development (Places and Neighbourhoods) – No comments received
 WBC Waste Services – No comments received
 WBC Cleaner and Greener – No comments received
 WBC Green Infrastructure – No objections
 WBC Sustainability – No comments received

External:

Woodland Trust – No comments received
 Southern Gas Networks – Advice on excavations within close proximity to pipelines
 Thames Water Utilities Ltd – No comments
 The Environment Agency – No objection subject to condition(s)
 Berkshire Archaeology – No objections
 Forestry Commission – Advice on ancient woodlands, retention of existing trees and biodiversity net gain
 Royal Berkshire Fire & Rescue – General fire safety advice, no objections
 Active Travel England – National standing advice should be adhered to
 BOB ICB NHS Buckinghamshire Oxfordshire and Berkshire West – No comments received
 Berks, Bucks & Oxon Wildlife Trust – No comments received
 Crime Prevention Design Advisor – See main body of report
 Scottish and Southern Electricity Networks – No comments received

REPRESENTATIONS

Town/Parish Council:

The Parish Council welcomes the opportunity to comment further on the third version of the Reserved Matters application. The comments below build on our earlier representations and are cross-referenced against the commitments already secured through the Section 106 Agreement, the approved Reserved Matters conditions, and the Charvil Neighbourhood Plan, so that the Borough Council can see precisely where each request sits against an existing obligation, and where it is a new ask. Each point identifies, specifically, the action we consider falls to the Borough to take.

1. Footway connections to The Hawthorns and Canberra Lake Way

The Parish Council remains disappointed that a separate footway from the development to either The Hawthorns or Canberra Lake Way has not been included in this submission. We recognise the site-specific constraints already identified — the minimum 2 metre path width cannot be achieved within the current land ownership at the Hawthorns/Canberra Lake Way junction. The verge alignment was not supported on safety grounds, and the alternative alignment would require a private landowner's agreement — but we do not consider these constraints close off the issue. We ask that the current layout be reviewed to explore whether

the long, blind cul-de-sac can be improved from a design and accessibility perspective even where the CLW link itself cannot be secured immediately.

Reference: Reserved Matters Condition 18 (Walking Strategy); NHP Design Code AM02 (Cycling Networks & PRow); prior officer commitment that any approved layout will not unnecessarily prevent future connectivity being safeguarded.

REQUEST TO THE BOROUGH

Confirm, before the Walking Strategy is approved under Condition 18, how the layout will be tested against the officers' own commitment to safeguard future connectivity — and act upon the updated Land Registry/title deed for the Hawthorns/CLW junction, so that the alternative path option is kept open rather than foreclosed by this consent.

2. Play Provision for Teenagers

We understand the developer's reluctance to provide a pump track or other teenage facility on this site. However, we consider that a further conventional playground represents a missed opportunity: our own recent resident survey found little public support for another playground, but strong and consistent support for a good-quality pump track (254 expressions of support, with the pump track/BMX option alone attracting 160 responses). We would welcome the opportunity to work with the Borough and the developer to identify a suitable off-site location for a pump track within the village.

Reference: S106 Schedule 8 (Play Area — on-site provision or Play Area Contribution in lieu, at the Owner's election); Reserved Matters 30 June 2026 submission (LEAP mix agreed with the Cleaner and Greener Officer); NHP Policy 1 (Village Facilities); Charvil Parish Council resident survey, 15–22 July 2026.

REQUEST TO THE BOROUGH

Facilitate a three-way discussion between WBC, the developer and the Parish Council on whether an off-site Play Area Contribution could fund a village pump track as an alternative to further on-site playground equipment and confirm how the Cleaner and Greener Officer will take the survey evidence into account when approving the final play specification.

3. Walking and cycling links to local facilities and Twyford Station

It is a requirement of both the Reserved Matters conditions and the S106 Agreement that the developer ensures walking and cycling provision from the site is properly linked to bus stops, local shops and other facilities, and to Twyford Station, and demonstrates how these routes will be improved. We do not consider this requirement has yet been adequately addressed in the submitted details, and we would like to see an explicit commitment to align any proposed changes with the priorities set out in the Local Cycling and Walking Infrastructure Plan (LCWIP) so far as they relate to Charvil, and Park Lane in particular.

Reference: Reserved Matters Condition 18 (Walking Strategy — routes to Twyford Station, bus stops and local shops, to be approved by the LPA before first occupation); S106 Schedule 6 (My Journey Contribution — pedestrian/cycle links and bus infrastructure improvements); NHP Design Code AM02; WBC Local Cycling and Walking Infrastructure Plan and Local Transport Plan 4 (Park Lane identified as a priority corridor).

REQUEST TO THE BOROUGH

Require the developer to resubmit Walking Strategy details that explicitly demonstrate alignment with LCWIP priorities for Charvil and Park Lane before Condition 18 is discharged and confirm how S106/CIL receipts from this development will be aligned with LCWIP delivery in this corridor.

Officer comment: Condition 18 is a pre-commencement requirement, meaning it does not require satisfying as part of this Reserved Matters submission. There are no S106 obligations that require the applicant to ensure walking and cycling provision from the site is properly linked to bus stops, local shops and other facilities.

4. Adoption of open space

The Parish Council is satisfied with the quantum and type of open space proposed but remains concerned that its ongoing management could default to a private management company rather than being adopted by the Borough or Parish Council. We do not consider this to be in the best interests of new residents or the village, and we would like the opportunity to adopt these areas ourselves, in the interests of village cohesion. We understand WBC is actively supporting similar adoption arrangements elsewhere in the Borough (for example, at Shinfield) and would ask that the same approach be applied here.

Reference: S106 Schedule 7 (Open Space — Owner to offer transfer to the Council or a body nominated by the Council, failing which Schedule 10 provides for a Management Company); Reserved Matters Condition 36 (Open Space quantum).

REQUEST TO THE BOROUGH

Confirm in writing, ahead of the Owner's Schedule 7 transfer offer, whether WBC will accept the open space itself or formally nominate Charvil Parish Council to receive the transfer, so that a management company arrangement is not allowed to arise by default.

Officer comment: Confirmation regarding the adoption of the open space is not required to determine this Reserved Matters application, it is a post-permission matter. As per Schedule 7 of the S106, the applicant is first required to offer the open space to the Council for adoption. If this does not occur, the applicant has the opportunity to secure an alternative management strategy under Schedule 10 (management company).

5. Local spend of S106 contributions

The Parish Council is concerned that other financial contributions secured under the S106 Agreement may ultimately be allocated to facilities outside Charvil. We would urge the Borough to work with the Parish Council to ensure that, wherever the terms of the S106 Agreement allow, contributions generated by this development are spent within the village itself, where the need they are intended to address has arisen.

Reference: S106 financial contribution schedules generally (including the Play Area and My Journey/Travel Plan contributions referred to above), which are typically expressed by reference to the development's local catchment.

REQUEST TO THE BOROUGH

Provide a clear statement of WBC's intended allocation policy for each financial contribution secured under this S106 Agreement, and confirm the mechanism by which the Parish Council can be consulted before funds are committed to projects outside Charvil.

Officer comment: The Council are not required to provide a specific allocation policy at Reserved Matters stage, this matter is dealt with post-permission.

6. Impacts on land managed by the Parish Council east of Park Lane

The Parish Council continues to have concerns about the possible impacts of development on this site on the area it manages to the east of Park Lane as well as on Park Lane itself, and expect the further surveys promised to be objective, thorough, and to include investigations into possible wider areas than just the site, including the road, the car park at East Park Farm, the tennis courts and the sports pitches. The Council would like to see the results of any surveys and investigations so it can be satisfied that its interests on East Park Farm will not be compromised as a result of this development.

REQUEST TO THE BOROUGH

Please commission or oversee updated 2026 traffic, pedestrian and cumulative-impact surveys covering Park Lane, East Park Farm and its car parks; share the survey scope and results before they are used to inform any decision; and confirm how a monitor-and-review mechanism, funded through this development's S106/CIL contributions, will be put in place.

Officer comment: The impacts of the development onto highway safety and other infrastructure was already assessed and considered acceptable at Outline stage, with all relevant mitigation secured by condition and an S106 legal agreement. The Reserved Matters submission is not an opportunity to re-visit the need for such mitigation or improvements.

Local Members:

Councillor Leon Cook requested that this application is considered by the Planning Committee in the event this application is recommended for approval by Officers. A summary of his objections can be found below:

1. Due to the changes in the hydrological context of the site (southern areas now within flood zones 2 and 3) it has affected the density of the development, attempting to fit the same quantum of development in a smaller area. *(Officer comment: It is important to note that permission has already been given for up to 75 dwellings on the site, this RM application is not a chance to re-visit this quantum of development permitted at Outline stage. The changes in flood risk on the site have been appropriately mitigated in the final design of the estate.)*
2. Loss of 'promised' landscape buffer to Canberra Lake Way, leading to a loss of privacy for the residents of the existing estate. *(Officer comment: The landscape buffer, as explained in detail in the report below, is unenforceable. Notwithstanding this, the separation distances achieved between properties exceeds the Borough Design Guide's minimum standards.)*
3. The development does not involve a substantial biodiversity net gain. *(Officer comment: The Outline consent was approved prior to the mandatory biodiversity net*

gains were adopted at national level. Therefore, the applicant is only required to deliver a minimum of a 1% gain.)

4. Concerned about removal of Park Lane pedestrian crossing and play areas for older children (*Officer comment: The pedestrian crossing was never removed and is visible on the proposed plans. The play area proposed is designed to accommodate the needs of children of all ages, including older ones.*)
5. Concerns that the market housing mix is only 4- and 5-bedroom properties.
6. Concerns about the clustering of affordable properties, and the difference in character between them and the Canberra Lake Way development.
7. Bedroom numbers have increased since indicative Outline mix, concerns about the increase in vehicle movements. (*Officer comment: WBC Highways raise no objections in this regard, see the main report below.*)
8. Insufficient visitor parking spaces and reliance on tandem parking (*Officer comment: WBC Highways have confirmed the number of visitor parking spaces are in accordance with their Parking Standards. There is no policy that resists any type of parking arrangement, tandem or otherwise.*)
9. Proposed pathway deemed unsafe by TVP, and no alternative locations. (*Officer comment: The footpath into Canberra Lake Way has been removed in line with TVP's advice. Procedurally, there is no viable alternative for a pathway due to a lack of landownership to facilitate it fully.*)
10. Impact on local infrastructure, ensure that contributions are secured to mitigate this. Would create a bad precedent locally if not secured. (*Officer comment: The impacts on local infrastructure, and securing obligations to mitigate relevant impacts, was all considered acceptable at Outline stage. This application is not an opportunity to revisit these matters.*)

Neighbours:

197 representations were received from local residents throughout the consultation periods. A summary of their comments can be found below:

1. Landscape Buffer, Landscaping and Green Infrastructure

- Objection to the reduction or absence of a meaningful landscape buffer between the application site and Canberra Lake Way, with concern that the submitted buffer is insufficient to provide:
 - Effective visual screening
 - Protection of privacy
 - Appropriate landscaping and tree planting
- Concern that previously approved or expected boundary planting has not been implemented and is not adequately secured within the current application.

- Insufficient detail within submitted landscaping proposals, including lack of clarity regarding:
 - Planting specifications (species, size and density)
 - Implementation and phasing
 - Long-term management and maintenance arrangements
- Concern that the constrained buffer would limit biodiversity benefits and reduce opportunities for on-site Biodiversity Net Gain.
- Requests are made for detailed landscaping and ecological management plans to be secured.

2. Residential Amenity

- Loss of privacy arising from overlooking from proposed dwellings into neighbouring properties and gardens.
- Overbearing impact and loss of outlook due to the proximity, scale and massing of the proposed dwellings, including flank elevations.
- Potential adverse impacts on daylight and sunlight to existing habitable rooms, with reference to relevant daylight/sunlight assessment standards.
- The difference in ground levels between the site and existing development is considered to exacerbate amenity impacts.
- General concerns regarding increased noise and disturbance.

3. Design, Layout and Character

- The proposal is considered by objectors to represent overdevelopment of the site.
- Concerns that the density and form of development, including the introduction of terraced and semi-detached dwellings, is out of character with the surrounding area.
- Concern is raised that the development creates a dense built form along the site edge rather than a softer village-edge transition
- Lack of appropriate transition in scale and density between the proposed development and existing neighbouring properties.
- Concerns regarding layout, including orientation of dwellings and relationship to boundaries.
- Objection to the distribution of affordable housing, with concern raised regarding clustering rather than wider dispersal across the site.
- Concerns that the scheme departs from parameters or expectations established at outline planning stage.

4. Highways, Parking and Connectivity

- Strong objections to the proposed pedestrian link between the application site and Canberra Lake Way, with concerns relating to:
 - Safety and security, including crime and anti-social behaviour
 - Loss of the function of the cul-de-sac
 - Impacts on residential amenity and perception of safety
- Concerns that alternative footpath routes cannot be facilitated due to ownership and safety issues.
- Concerns that the level of car parking provision is inadequate, particularly due to reliance on garages and tandem parking arrangements.
- Risk of overspill parking onto surrounding roads, including privately managed roads within Canberra Lake Way.
- Potential impacts on highway safety, access and manoeuvring, including implications for emergency vehicles.
- Concerns regarding adequacy of pedestrian infrastructure and wider accessibility.
- Questions regarding the deliverability of the pedestrian link due to land ownership and level differences.
- Requests for pedestrian crossing improvements, footway enhancements and safer walking routes.
- Requests for enhanced pedestrian and cycle links, including connections towards Twyford and the railway
- Concerns regarding additional traffic generation and its impact on the local highway network.

5. Affordable Housing

- Several representations object to the clustering of affordable housing units within identifiable groups or rows
- It is argued that affordable housing should be more evenly distributed throughout the development to achieve a tenure-blind layout and integrated community.
- Concerns that the proposed housing mix may not adequately address identified local housing needs.

6. Utilities, Infrastructure and Servicing

- Objection to the siting of an electricity substation close to residential boundaries, with concerns regarding:
 - Noise
 - Visual impact
 - Safety and amenity

- Concerns regarding drainage and flood risk, including the potential impact of increased hard surfacing.
- Concerns regarding construction impacts, including noise, dust and traffic.

7. Ecology and Biodiversity

- Concerns that the proposal fails to maximise opportunities for on-site biodiversity enhancement.
- Concern is raised that the proposed buffer may not provide an effective ecological corridor or biodiversity benefits.
- Insufficient space may be available to sustain mature trees and associated habitats over the long term.
- Objection to reliance on off-site Biodiversity Net Gain provision.
- Concerns regarding loss of habitat and reduction in green infrastructure.
- Requests for clarity regarding ecological mitigation measures, including protected species.

8. Impact on Infrastructure and Services

- Concern that the development would place additional pressure on local infrastructure and services, including:
 - Schools
 - Healthcare
 - Highways and public transport
 - Utilities and drainage systems

9. Open Space and Community Facilities

- Some representations consider that the development should provide facilities aimed at older children and teenagers rather than additional traditional play space.
- Requests are made for the inclusion of a pump track or comparable recreational facility for older age groups.
- Requests that developer contributions be directed towards wider community recreation and infrastructure improvements.

10. Drainage and Flooding

- Concerns regarding flood risk, drainage capacity, sewage infrastructure and ground stability within the area.

11. Policy Matters

- Alleged conflict with:
 - Wokingham Borough Core Strategy policies
 - Managing Development Delivery policies
 - Charvil Neighbourhood Plan policies
 - Borough Design Guide SPD
- Concerns that the proposal fails to reflect commitments or expectations arising from earlier permissions.
- Concerns regarding the weight applied to the Charvil Neighbourhood Plan.

Non-Material Considerations

The following matters have also been raised but are not material planning considerations and therefore carry limited weight in the determination of the application:

- Private property values
- Marketing materials or perceived developer “promises”
- Private management arrangements and service charges

Procedural Policy Matters

The Charvil Neighbourhood Plan was adopted by the Council on 21st May 2026, approximately 5 months after the submission of this Reserved Matters application.

The Charvil Neighbourhood Plan forms part of the statutory development plan and therefore attracts full weight in decision-making. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, this Reserved Matters application must be determined in accordance with the development plan unless material considerations indicate otherwise. The adoption of the Charvil Neighbourhood Plan during the application's determination period has therefore been taken into account throughout the assessment of the proposal.

The weight afforded to individual development plan policies does not pre-determine the outcome of an application. Planning decisions require the decision-maker to consider the development plan as a whole and assess the extent to which a proposal complies with relevant policies when read together. As with all planning applications, some policies may support a proposal whilst others may identify areas of tension or technical conflict. The existence of a policy conflict with an individual policy does not automatically require refusal if, having considered the development plan as a whole and all other material considerations, the proposal remains acceptable in planning terms.

The report assesses the proposal against the relevant policies of the Charvil Neighbourhood Plan, including those relating to housing mix, design, green infrastructure, biodiversity, trees and connectivity. Where representations have identified potential conflicts, these matters have been specifically examined within the relevant sections of the report. For example, the assessment considers the relationship between the development and existing residential areas, the retention of existing landscape features, the proposed ecological corridors, housing mix and the provision of pedestrian connections.

With regard to the alternative layout submitted by local residents, the Local Planning Authority has reviewed the information provided. The role of the decision-maker is to assess whether the scheme before it is acceptable in planning terms, rather than whether alternative layouts could also be developed. Whilst alternative approaches may exist, the existence of a different layout does not, in itself, demonstrate that the submitted scheme is unacceptable. The report specifically considers the suggested alternative layout, and the conclusions regarding its viability are provided below.

The Local Planning Authority is therefore satisfied that the Charvil Neighbourhood Plan has been appropriately considered as part of the statutory development plan and that the proposal has been assessed against its relevant policies alongside all other material planning considerations. The acceptability of the proposal ultimately falls to be considered on its planning merits within the confines of the matters reserved for approval under Outline Permission 232704.

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield TB05 – Housing Mix TB07 – Internal Space Standards TB08 – Open Space, Sport and Recreational Facilities Standards TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development TB25 – Archaeology
Joint Minerals and Waste	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape

Plan (JMWP)	DM5 - Protection of the Countryside
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements SS5 – Development in the countryside SS7 – Development in the vicinity of Atomic Weapons Establishments SS10 – Meeting our housing needs SS14 – Sites allocated for residential development, including residential as part of mixed-use development SS15 – Securing infrastructure SS16 – Safeguarded routes SS17 – Transport improvements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development CE5 – Embodied carbon CE7 – Low carbon and renewable energy generation C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging C6 – Technology and innovation in transport C8 – Utilities ER4 – Employment and skills plans H1 – Housing mix, density and standards H3 – Affordable housing H7 – Specialist accommodation FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage FD3 – River corridors and watercourses NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH6 – Archaeology HC1 – Promoting healthy communities HC2 – Community infrastructure HC3 – Local Green Space HC4 – Open spaces, sports, recreation and play facilities HC5 – Environmental protection HC7 – Light pollution HC8 – Noise pollution HC9 – Contaminated land and water HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING ISSUES

Site Description:

1. The application site is located within the designated countryside of Charvil, falling on the edge of settlement, 'sandwiched' in between Canberra Lake Way approved under APP/X0360/W/15/3130829 and 'The Homestead' Light Industrial Estate.
2. The site previously was host to a temporary builder's yard (ceased in mid-2024) and agricultural land use comprising of mixed grassland/scrub. South-west of the site, away from the proposed development is the Sandpit Copse (ancient woodland), with a wooded belt west of the site. The site varies in topography and is downward sloping from east to west, with a maximum AOD of 45.95 metres at the western perimeter of the site down to a minimum AOD of 35.56 metres on the eastern perimeter of the site.
3. The site contains multiple material deposits, hardstanding and the storage of materials, however, notwithstanding this, the site is considered to be entirely a greenfield site, bar the road access gates originally approved under application 152026 (temporarily increased in scale to permit construction access) which is proposed to be enhanced for the purposes of this submission.
4. To the direct west of the site past the wooded tree belt, lays Sonning Golf Club. Circa 700 metres from the application site lays a recently approved outline permission for 50 dwellings, approved at Planning committee under application 223458. To the further north of the site lays the Hawthorns major development which heavily influences the site and part of the site is directly adjacent to Canberra Lake Way, a 25-unit scheme allowed at appeal.
5. The site is accessed from Park Lane to the west (as annotated below), which has a speed limit of 30mph, reducing to 20mph during school hours. There is a useable footpath on the western side of Park Lane, which connects the settlement with public transport links (4 bus stops within 800 metres).

Proposal Description:

6. This is a Reserved Matters (RM) application, pursuant of Outline consent 232704, approved 12th May 2025 for the erection of up to 75 dwellings with the access via Park Lane. The matters reserved for assessment under this application are:
 - Appearance
 - Landscaping
 - Layout
 - Scale
7. The outline application established certain parameters of the development that include: the site access, the number of houses and broad areas for development. The outline consent also included a S106 Legal Agreement that secured 40 % Affordable Housing, Employment Skills Plan, Biodiversity Net Gain, My Journey contribution,

and contributions towards allotments and sports facilities. These matters are fixed by the outline consent.

8. Alongside addressing these matters, this application would also discharge a number of conditions imposed at Outline stage (ref: 232704), namely:

- Condition 6 – Space Standards
- Condition 8 – Sustainability and Energy Efficiency
- Condition 10 – Carbon Neutral Homes
- Condition 14 – Acoustics Mitigation
- Condition 20 – Details of Car and Motorcycle Parking
- Condition 21 – Cycle Parking
- Condition 31 – Boundary Treatment
- Condition 32 – Protection of Trees
- Condition 36 – Open Space
- Condition 37 – Waste Storage

Principle of Development:

Outline Consent and Consented Parameters:

9. The 232704 Outline Consent established the acceptability of the proposed development in principle for up to 75 dwellings. Matters resolved/approved via the Outline Consent consist of:

- Acceptability of the development in the Countryside (Core Strategy Policy CP11)
- The location of the site in terms of access to sustainable modes of transport (Core Strategy Policies CP6 & CP9 and MDD Local Plan Policy CC01).
- The dwelling density proposed (up to 75no. dwellings).
- The development parameters.
- Impact on local infrastructure (contributions secured through a S106 legal agreement)

10. The purpose of this RM application is not to re-consider these matters as they have already been established as acceptable. There has been no change in circumstances that would warrant a different conclusion on the principle of development from the Outline application.

Local Plan Update:

11. The Council are also progressing with their Local Plan Update (LPU). The Proposed Submission Plan was submitted to the Secretary of State for examination by an independent Planning Inspector on Friday 28 February 2025. Two independent Inspectors were appointed, with Part 1 examination hearings held in November 2025.
12. The Inspectors have now written to confirm the examination can progress to Part 2 hearings, which commenced in March 2026.

13. As per draft policy SS14 of the LPU, the application site is allocated for residential development (ref: SS14.4). The site is also proposed to form part of the settlement of Charvil following adoption.
14. As seen in High Court judgements, even when an emerging plan is at an advanced stage, it may still attract limited weight if further consultation and modifications are required, and the Inspector has yet to issue a final report.
15. LPU policies of particular relevance to the application are:
 - SS1 (Sustainable development principles)
 - SS2 (Spatial strategy and settlement hierarchy)
 - SS3 (Development within or adjacent to major and modest settlements)
 - SS5 (Development in the Countryside)
 - SS7 (Development in the vicinity of Atomic Weapons Establishments)
 - H3 (Affordable Housing)
16. The weight currently applied to the LPU policies listed above are limited in nature. Notwithstanding this, as this application is at Reserved Matters stage, the Outline consent was deemed acceptable in principle when assessed against the relevant basket of policies (Core Strategy 2010 and MDD Local Plan 2014) that the policies listed above would supersede.

Housing Supply:

17. Section 5 of the NPPF relates to delivering a sufficient supply of homes. Paragraph 61 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.
18. Policy CP17 of the Core Strategy refers to a requirement for at least 13,487 new dwellings with associated development and infrastructure between 2006 and 2026.
19. To achieve sustainable development, the NPPF requires LPAs to identify a five-year supply of specific deliverable sites to meet housing needs.
20. Following the publication of the new NPPF in December 2024, the Council released their Five Year Housing Land Supply Statement (as of 31st March 2025) which concluded that the Council's housing land supply is 2.5 years. Subsequently, Core Strategy Policies CP9 and CP11, as well as MDD Local Plan Policy CC02 identified above, which are most important for determining applications for new housing, are considered out-of-date in accordance with Paragraph 11 of the NPPF.
21. Paragraph 11 states that where policies which are most important for determining the application are out-of-date, permission should be granted unless:
 - the application of policies in the Framework that protect assets of particular importance provides a clear reason for refusing the development; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Character of the Area:

Policy Context:

22. Policy CP1(1) similarly supports development that maintains or enhances the high quality of the environment, with policy CP3 supporting development of an appropriate mass, layout, built form, height and character to the area CP3(a) and which makes a positive contribution to the sense of place contributes to the buildings and spaces themselves and in the way they integrate with their surroundings CP3(f).
23. The Borough Design Guide Supplementary Planning Document provides further guidance for developers with general guidance that development should respond positively to its site and local context (G1) and respond positively to the local character of the area (G2).
24. Policy TB21 of the Managing Development Delivery Local Plan states that proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues. Proposals should retain or enhance the condition, character and features that contribute to the landscape.
25. Policy CC02 of the MDD Local Plan states that development at the edge of settlements is acceptable where it is demonstrated that it is within development limits and respects the transition between the built up area and the open countryside by taking account of the character of the adjacent countryside and landscape.
26. Policy CC03 of the MDD Local Plan states that new development should protect and enhance green infrastructure networks, promoting connectivity between different parts of the network and integrating with adjacent open space.
27. Core Strategy Policy CP5 states that Planning permission will be granted for residential development providing a mix and balance of densities, dwelling types, tenures and sizes. Affordable housing must reflect the sizes and types that meet the proven needs of people who are not able to compete in the general housing market. Similarly, MDD Local Plan policy TB05 (Housing Mix) requires that residential development should provide an appropriate density.
28. RD9 of the Borough Design Guide SPD requires that development on the settlement edge create an edge and incorporate soft landscaping to integrate to the rural setting.
29. The National Design Guide section B1, paragraph 67 also states that the built form of well-designed places should relate well to:
 - the site, its context and the opportunities they present;
 - the proposed identity and character for the development in the wider place;

30. Paragraph 68 follows on from this stating that houses and streets should establish an appropriate relationship with the pattern, sizes and proportions of existing houses in the local area.
31. With regards to well-designed places, paragraph 135 of the NPPF states planning policies and decisions should ensure that developments:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
32. Similarly, paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
33. Charvil Neighbourhood Plan (CNP) 'Policy Charvil 2' focuses on meeting local housing needs. It states that proposals for housing development within the Settlement Boundary of Charvil Village will be supported in principle where they provide an appropriate mix of homes which delivers the following identified housing needs on site within the parish (or reflects the most up to date housing needs information available for the parish):
 - a) Small open-market flats and houses (one and two bedrooms) for sale and for rent.
 - b) Social housing provision of one and two bedroom homes.
34. Charvil Neighbourhood Plan (CNP) 'Policy Charvil 3' focuses on the design of new development. It states that all development must be of a high-quality design. Development proposals must demonstrate the way in which they have responded positively to the features and key characteristics of the Character Area in which they are located and how they have taken account of, and positively responded to, the design guidance and codes set out in the Charvil Design Guidance and Codes document.
35. CNP Policy Charvil 4 focuses on housing density and development form. It states that new housing development in Charvil should be designed having regard to, and taking into account, the important character features of the settlement set out in Table 7 of the CNP. Key aspects of development including building heights, building line, boundary treatments, plot depths should be consistent with the street patterns proposed and complement existing development character in Charvil.
36. Proposed housing densities should respond to the site's characteristics, location and local context and be appropriate to the character of the area in which it is located including taking into account and respecting the existing housing densities in Charvil shown in Figure 23 of the CNP.

37. Section AM02 of the Charvil Design Guide focuses on cycling networks and public rights of way. It states that it is vital that the distinctive settlement areas and developments within Charvil are well integrated and connected. Public transport and other sustainable transport methods such as walking and cycling are encouraged. The following guidelines should help create places that are easy to move through and around.
- New footpath links should be provided wherever possible, and these must connect up with the existing walking and cycling networks such as Thames Path and other existing public right of ways, and National Cycle Network 4 placing the priority on the pedestrian and cyclists, thereby encouraging people to favour active travel over the car;
 - The design of the street network should respond to the topography and natural desire lines;
 - Streets and footpaths should be laid out in a permeable pattern, allowing for multiple connections and choice of routes, particularly on foot. Any cul-de-sac should be relatively short and provide onward pedestrian links; and
 - Development should design internal streets and paths that are well connected and direct, responding to any desire lines

Layout:

38. The proposed layout consists of 75no. dwellings, accessed from Park Lane to the east. The access road, which will continue to be referred to as the 'spine' road, extends westwards into the site whilst abutting the Canberra Lake Way estate, leading towards two main 'blocks' of housing, access by three main estate roads.
39. Owing to its settlement edge and rural surroundings, the application's eastern frontage would be characterised by a large, dense area of woodland and a large, grassed verge on the northern side. To the south, the frontage would be characterised by the site's attenuation pond, visually enclosed by a dense variety of new trees and other planting. These features, combined with the site's naturally landscaped western, eastern and southern boundaries, enforces a positive form of verdant enclosure, reflective of the site's rural surroundings.
40. The dwellings along the spine road (Plots 1-26) would consist of a variety of dwelling sizes, ranging from a handful of 2–3-bedroom dwellings (predominantly semi-detached) and a larger amount of 4–5-bedroom dwellings. The grain of the development and the density is considered compatible with the wider locale and the development provides good amounts of amenity green space to serve the occupants of the proposed dwellings. It is considered that the distribution of dwelling sizes along the spine road adequately takes into account the overarching residential character of both Canberra Lake Way and The Hawthorns. The dwelling types are mixed, and whilst there are smaller semi-detached dwellings along the spine road, the layout maintains good separation between the building forms the reflects the suburban and edge of settlement character. It is also a conscious design choice to ensure all dwelling types and tenures are adequately distributed across the site, as required by both national and local policy.

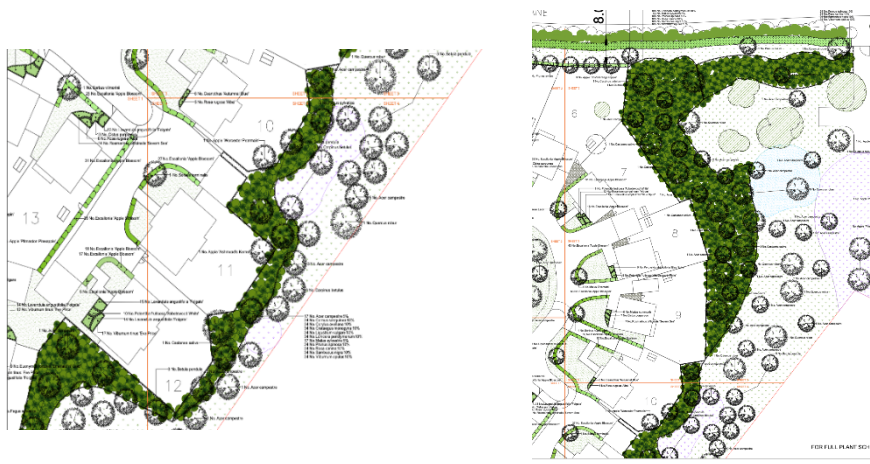
41. Turning to the two western 'blocks' of dwellings proposed, the northern section would consist of a variety of 4 and 5-bedroom properties, plus some semi-detached affordable dwellings primarily facing onto the access road eastwards. The southern block exhibits a similar variety with the exception of 2 small terraces to the far west. As is the case for both blocks, each dwelling that would face onto two street frontages/access roads have been appropriately bookended to avoid any inactive frontages, which is welcomed from an urban design perspective. Both the Case Officer and Affordable Housing team concur that the distribution of affordable properties, in relation to the market dwellings, have been appropriately distributed across the western blocks and the spine road to avoid any notable clustering.
42. The southern block includes two small rows of terraced properties (Plots 53-55 and 58-60). Whilst terraced dwellings are not entirely in-keeping with the immediate locale of the site, they are very limited in number compared to the overall quantum of development proposed and the small size of these blocks would adequately assimilate into the varied street scene of the estate. There are also similar examples of small terraces within Charvil including East Park Farm Drive, Vale View and around Chiltern and Cheviot Drive.
43. In terms of the housing types being delivered, Policy Charvil 2 states that proposals for housing development within the Settlement Boundary of Charvil Village will be supported in principle where they provide an appropriate mix of homes which delivers the identified housing needs on site within the parish, including small open-market flats and houses (one and two bedrooms) for sale and for rent and the social housing provision of one and two bedroom homes. Whilst outside of settlement limits, the proposal provides an appropriate mix of dwelling types and sizes for the context of the site, and this is set out in further detail in the Affordable Housing section of this report.
44. From an overall density perspective, the Officer Report associated with Outline Consent 232704 explained that the development would achieve a 10.76 dwellings per hectare (DPH). Canberra Lake Way has a density of 14.04 DPH and 'The Hawthorns' has a density of 15.87 DPH which are both higher than the application site. The density of development is compatible with the local area. In addition, as set out above, the layout and spatial characteristics of the development relate well to the surrounding area.
45. Since the approval of the Outline Consent, the Environment Agency updated their fluvial flooding models, which has consequently resulted in a small section of the southern part of the site (adjacent to the attenuation pond) being located within Flood Zones 2 and 3. As such, the development has had to be partially re-designed to accommodate this. Whilst technically the application site has not decreased in size and therefore the 10.76 DPH is still relevant, it is acknowledged that the dwellings have been more concentrated to the west and north as a result of the hydrological constraints. Notwithstanding this, the density level is still considered appropriate given the higher densities exhibited at Canberra Lake Way and The Hawthorns. Furthermore, the concentration of dwellings further west/north has created a much larger green buffer between the development and the Sonning Golf Course to the south, aiding the transition between built development and the surrounding Countryside.

46. It is also preferable for new dwellings to be located within closer proximity to the existing settlement/adjacent estates rather than away from them to avoid sprawl and fragmented settlement patterns. Immediately south and west of the application site is the designated Countryside (which the site currently forms a part of), and it is important to retain a mature, landscape buffer between the new development and the Countryside to ensure a softer transition in landscape character.
47. Turning to the parking layout, the proposals include two different approaches to parking depending on the dwelling design and size, consisting of a variety of both tandem and traditional side by side driveway parking which is considered an acceptable design response.
48. In terms of dwelling frontages facing onto the public realm, there would be minor variations in the depth of frontages as a result of differing dwelling designs. All proposed dwellings are sufficiently set back from the roadsides to facilitate legible front gardens for all properties (albeit varying in size). Further to this, there is a significant amount of tree planting proposed along the majority of dwelling frontages to the west, plus notable area of grassed verges with additional planting proposed along the main arterial roads. The inclusion of this generous provision of green infrastructure provides an appropriate and generally sensitive transition to the open Countryside further westwards.
49. In terms of boundary treatments, plots would be predominantly enclosed by standard 1.8-metre-tall close boarded fencing, but those garden boundaries that abut the estate roads would be comprised of brick walls of the same height. Such hard boundary treatments adjacent to highways are an encouraged and welcomed urban design principle to protect the amenities of future occupiers and provide a more attractive street scene.
50. Above ground maintenance infrastructure is relatively limited, consisting of a pumping station to the east of the open space/play area, plus an electricity substation immediately adjacent to the pump station's eastern elevation. Both structures would be modest in scale, and would be well screened to the east by dense, mature tree planting which would reduce their visual prominence in the street scene, aided by the fact both would be set back at least 12.4 metres from the footpath and spine road.
51. Attention now turns to the landscape buffer proposed in-between the new development and Canberra Lake Way. Whilst not a specific policy requirement, the buffer is welcome addition from a wider ecological perspective, as it would provide a legible green corridor for protected ecological species in the area. It would also assist in providing greater separation between the residents in Canberra Lake Way, despite the fact the dwellings proposed would still retain adequate back-to-back separation distances from the CLW dwellings in the absence of a buffer.
52. There has been local objection to the design specification of the buffer, in particular regarding its overall width. One reason for these objections is that that the Canberra Lake Way development, at application and appeal stage (refs: 143292 and APP/X0360/W/15/3130829), included an indicative landscape buffer to the rear (south) of the development:



Excerpt of proposed site layout – Consent

53. Several more detailed landscaping plans were submitted at the appeal stage (see excerpts below). Whilst considered at appeal, none of these plans form part of the approved details (condition 2), nor did condition 15 (landscaping) specify these drawings within its wording. It is also important to note that the majority of the planting seen above fell outside of the application's red line; no Grampian conditions were imposed in relation to this. Furthermore, the detailed landscaping schemes seen above do not correlate with the approved site layout plan (1978-01E) in terms of the amount and location of planting, nor did the S106 Legal Agreement tied to consent 143292 include any obligations for the delivery of the landscape buffer.



54. The approved plans are key when enforcing outstanding condition requirements, and those approved do not provide sufficient details of the landscape buffer that the LPA can reasonably enforce the implementation of. This was confirmed in an active enforcement investigation.
55. With regards to the implementation of a landscaping buffer between new and existing residential developments, the applicant has consciously included a legible buffer in

between the proposals and Canberra Lake Way, with its primary purpose being to achieve an appropriate level of biodiversity net gains (the scheme is pre-mandatory, meaning it is not required to deliver a 10% gain, only a 1% gain). The buffer, due to the jagged boundaries associated with Canberra Lake Way, ranges in width between 2.5 and 22 metres.

Alternative layout:

56. As outlined above, the LPA has received several objections to the layout of the landscape buffer between the proposals and CLW. A handful of residents have suggested an alternative layout.
57. To facilitate the new planting proposed in the alternative layout, an area of the site's mature tree belt to the far west would need to be felled to facilitate it. Furthermore, pushing the access road further west would put further pressure on the Root Protection Areas of the remaining mature trees, putting them at risk of damage or death. From a landscape perspective, the alternative planting would take several years, if not decades, to mature to a level similar to that proposed for removal and thus provide a similar visual value to the wider landscape. From an ecological/biodiversity perspective, mature vegetation has a significantly higher habitat value than new planting, with the western tree belt recorded as being an existing commuting route for bats. Its removal is heavily discouraged because of this.
58. Also of note is the fact that the alternative layout submitted by third parties would push the development within much closer proximity to Sandpit Copse, a Local Wildlife site that is designated as priority woodland by the Berkshire Habitat Inventory. Encroachment towards this designated habitat would increase the potential for adverse edge effects, including light spill, noise disturbance, domestic pet predation (particularly from cats), and increased human activity, all of which could negatively affect a range of species, including foraging bats, badgers, amphibians, and reptiles.
59. Furthermore, the alternative layout proposes the relocation of the SuDS basin, reducing its ability to intercept and manage surface water before discharge towards the priority habitat. It would also result in less structural planting between the development and Sandpit Copse, thereby reducing habitat buffering and increasing the risk of light spill and other urbanising influences affecting the woodland edge.
60. The existence of an alternative layout does not in itself demonstrate that the submitted scheme is unacceptable. Officers have assessed the alternative proposal and conclude that it would result in greater encroachment towards Sandpit Copse, increased pressure on retained trees, loss of established vegetation and a reduction in existing habitat value. These impacts weigh against the alternative approach proposed.

Permeability:

61. With regards to pedestrian permeability and connectivity, the proposed development would link onto Park Lane which provides accessible access to the Piggot Primary School opposite the site and to facilities and services further into Charvil. This arrangement meets the council's highways guidance "Living Streets" which states that a secondary access point is only required for development of 100 dwellings or

more. The walking environment within the site would be attractive and practical with well landscaped and overlooked streets. Vehicle speeds and movements would be low associated to the size of the Cul-de-sac. Overall, even though the location of the development and site access are established in the outline planning permission, the access arrangement provides an accessible development where local facilities and service can be reached by sustainable modes of transport.

62. Previous plans for a footpath connection into Canberra Lake Way have now been omitted. The reasons for this primarily surrounds concerns raised by Thames Valley Police, namely:
- The space between the existing properties is not sufficient to accommodate a footpath of an appropriate width, alongside the necessary defensive planting and boundary treatment required to protect neighbouring residential amenity.
 - The proposal to introduce a narrow route between dwellings is not appropriate, as it would create an unnecessarily long, enclosed, and poorly overlooked path, increasing the potential for crime and anti-social behaviour.
63. An alternative location to the north of the site, accessed via a highway verge adjacent to the Hawthorns, was also considered as part of this application process. This proposal was ultimately not pursued for similar reasons for the CLW footpath connection; Due to issues associated with landownership and the need to acquire permission from the relevant landowners (outside of the application red-line), any footpath connection into The Hawthorns would result in a harsh, 90-degree change in direction, which is not supported from a safety perspective due to the lack of visibility and associated surveillance.
64. Further to the issue of land ownership, it is important to note that the application red-line would only include half of the land required to facilitate a footpath connection into The Hawthorns to the north of the site. The LPA cannot procedurally secure the footpath in its entirety as part of this application because of this, as the LPA's assessment is only limited to the confined parameters of the application red-line; the location plan does indicate that Sandpit Copse to the south is within the applicant's blue-line land, but the land required to facilitate the footpath in full is not.
65. Condition 18 of the Outline Consent requires the submission of a walking strategy prior to the commencement of development, which should include details of the internal pedestrian infrastructure and connections from the development to improve footway routes that connect the development with Twyford Station, bus stops and local shops. Post-approval of the Reserved Matters application, the discharge of condition 18 cannot procedurally facilitate additional operational development outside of the application red-line.
66. Whilst additional footpath connections would have some benefits, they would also result in the negative impacts outlined above regarding passive surveillance, security and conflicts between private garden and public areas. Policy 11 of the CNP refers to maintaining or enhancing safety and convenience for pedestrians and cyclists and the internal layout of the development achieves this and accords with the Council's "Living Streets" guidance. Section AM02 of the Charvil Design Guide refers to encouraging permeability and linkage and for the reason set out, the access and permeability of the site is acceptable in this instance.

67. Future residents would continue to benefit from direct pedestrian access onto Park Lane and onward connections to local services, schools, public transport and recreation facilities. Given the acknowledged land ownership constraints, Designing Out Crime concerns and the fact that no additional connection was secured through the outline permission, the permeability and linkages of the site are considered acceptable.

Surveillance:

68. From an overall safety and surveillance perspective, the Thames Valley Police Designing Out Crime Officer has also noted a lack of direct outlook (side windows) onto the parking areas for several properties throughout the estate. Whilst acknowledged, any additional side windows in this regard would more than likely need to be obscured for neighbouring amenity reasons, and the overwhelming majority of the dwellings proposed would benefit from natural, passive surveillance from surrounding properties which would help deter crime. It is not considered that the lack of direct outlooks from a handful of properties onto parking areas would cause any adverse safety concerns for the development, aided by the layout of the site.

Layout summary:

69. Overall, the proposed layout of the development is considered acceptable. Conscious efforts have been made to sensitively integrate the estate into its rural surroundings and the general layout of the estate is spacious, varied and ensures a consistent set of active frontages, softened by large areas of landscaping/tree planting.

Scale:

70. The scale of development density (number of dwellings) on site has already been permitted by Outline Consent 232704. This application is not an opportunity to revisit this element of the development.
71. Whilst there is a minor change in levels from the access road into the site, the areas of land proposed for residential development have a very flat/level topography, with no notable changes in levels between the site and CLW/The Hawthorns. All of the house types proposed would be exclusively two storey in nature, with ridge heights (dependent on dwelling design) ranging between 7.8 and 9 metres, with only a handful of properties (House type Draper) exhibiting a ridge height of 9.2 metres.
72. Dwelling heights in CLW range between 7.7 metres and 9 metres (excluding chimneys). Upon review of the perimeter properties located in The Hawthorns, ridge heights in this location vary between 8.1 and 8.6 metres. Whilst the ridge height of House type Draper is a minor deviation from established heights of existing dwellings in the locale, the overall impact on the wider character of the area would be negligible, since the massing above 9 metres is limited to a small section of the house type's central hipped roof form. Furthermore, every other dwelling type would be sufficiently in-keeping with the heights of nearby residential development. The proposed massing above 9 metres would not be adversely noticeable when the development is viewed as a whole from the public realm or nearby residential properties.

73. Aside from their heights, the dimensions of the dwellings are all modest in scale and legibly spaced apart from each other, assisted by the large areas of soft landscaping and tree planting.
74. Overall, the scale of the proposed development, pursuant of Outline Consent 232704, is acceptable.

Appearance:

75. As per the Charvil Design Guide, the application site would lie immediately adjacent to the Character Area 4 (CA4), labelled 'South Charvil Estates'. The proposed development would form part of this character area and as such, the appearance of the dwellings proposed must reflect the wider residential character of the locale.
76. The Charvil Design Guide describes CA4 as follows:
- "The South Charvil Estates Character Area features some of Charvil's more recent housing extensions. It is primarily made up of residential development alongside the Village Hall and key green spaces. Within the character area are two distinct patterns of development, represented by housing either side of Park Lane. These include a series of permeable blocks to the east of Park Lane, and more meandering cul-de-sacs to its west. The area is also characterised by an abundance of red-brick houses with a greater frequency of decorative facade treatments than in other areas."*
77. 13 different house types are proposed, although some house types exhibit similar features to others (hence the 'v2' annotations for various dwellings). Roof types would exclusively consist of a balanced variety of both gable and hipped roof forms, which is very much in-keeping with the roofscape of CLW and The Hawthorns as identified within Table 04 of the Charvil Design Guide (Characteristics of the South Charvil Estates Character Area).
78. From a material perspective, elevations for the dwellings would consist of both light red bricks and red multi-bricks. Roof tiles would consist of both red tiles and red multi tiles. Each material choice is equally spread across the site to ensure a variety throughout the street scene, and the materials chosen take clear inspiration from CLW and The Hawthorns; the paragraph from CA4 above identifies the abundance of red-brick houses in the character area.
79. CA4 also identifies that dwellings in the area exhibit a greater frequency of decorative facade treatments than in other areas. In this regard, the variety of dwelling types proposed exhibit multiple decorative features, including brick lintels for windows and decorative raised brick elements, adding texture and variety to the elevations.
80. The windows and other ancillary design elements (guttering, fascias, soffits etc) are all proposed to be white in colour. This choice is in-keeping with CLW and the wider residential character of Charvil and adds a positive contrast to the darker red bricks and tiles proposed.

81. From a wider landscape appearance perspective, the utilisation of generous areas of new planting and the retention of the site's well landscaped borders would enhance the site's verdant appearance and ultimately would soften the urbanising impact on the development, with careful consideration given for the site's sensitive Countryside location.
82. Overall, the appearance of the proposed dwellings would be acceptably in-keeping with the prevailing character of the area.

Neighbouring Amenity:

Overlooking:

83. Figure 4.25 of R16 of the Borough Design Guide details the minimum separation distances between buildings to maintain privacy and limit sense of enclosure. This application involves exclusively two storey properties. The minimum separation distances for properties of this size are as follows:
- Front to front – 10 metres
 - Back to back – 22 metres
 - Back to flank – 12 metres
84. In terms of outlooks from the proposed properties onto other dwellings in the estate, all of the proposed dwellings comply with the minimum requirements above.
85. Turning to the impact onto CLW, The development complies and exceeds all separation distance recommended in the Borough Design Guide SPD. The dwellings along the spine road would retain a back-to-back distance of 24.5 metres at the least, with some relationships exceeding a separation distance of around 30 metres. Plot 1 is the only dwelling proposed that would exhibit a back to flank relationship with CLW and the separation distance would be 16 metres, exceeding the recommended 12m in the BDG SPD. Whilst a large number of objections have been received regarding the impact on the amenities and general privacy of residents in CLW, the separation distances proposed far exceed the Borough Design Guide's recommendations, ensuring no adverse overlooking opportunities. The impact would be further mitigated by the landscape buffer between the two residential developments, which would provide some natural screening once planting has matured, although an acceptable impact is not reliant on this landscaping.
86. Turning to the impact onto The Hawthorns, the dwellings proposed in the northern block to the west would maintain a separation distance of at least 34 metres from the existing Hawthorns dwellings to the north. Plot 26 has a flank-to-flank relationship with The Hawthorns and the separation distance there would be 16 metres, exceeding the 12m guidance in the BDG SPD. These distances exceed the minimum guidance listed above, and as such there would be no detrimental overlooking impacts onto dwellings in this estate. In addition, there is a considerable landscape buffer along the northern boundary that would further screen the development from the properties in the Hawthorns.

Loss of Light:

87. R18 of the Borough Design Guide states that dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties.
88. All of the dwellings proposed are adequately spaced and sited to ensure no adverse loss of light impacts onto any of their occupiers. Furthermore, the separation distances listed above would ensure no adverse loss of light impacts onto the dwellings in CLW or The Hawthorns.

Overbearing:

89. By reason of the development's aforementioned compliance and exceedance of the Borough Design Guide's separation distance recommendations, the proposed development would not result in any adverse overbearing impacts onto the occupiers of any of the dwellings proposed.
90. In terms of the wider context of the area, the estate is adequately sited away from any existing dwellinghouses in the area to ensure no adverse overbearing concerns.

Noise:

91. WBC Environmental Health raise no concerns on noise grounds, and it is not anticipated that the additional residential activity would detrimentally impact the amenities of existing, neighbouring properties.
92. With regards to construction work, condition 17 of consent 232704 restricts work to 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays, and at no time on Sundays or Bank or National Holidays. Providing these hours are complied with, it is not anticipated that the construction works would detrimentally impact the amenities of neighbouring properties.
93. The pumping station and electricity substation are also consciously located away from the proposed residential development. The minimum separation distance of approximately 24 metres to the nearest property adequately mitigates any adverse impacts from noise emissions associated with the infrastructure.

Occupier Amenity (Proposed Dwellinghouses):

94. Due to the site's proximity to 'The Homestead' to the south which is an active commercial site, condition 14 of Outline Consent 232704 required the reserved matters submission for 'layout' to be informed by pages 22-25 of the submitted Noise Impact Evaluation Report prepared by SoundPlanning dated Thursday 2nd November 2023. This was done in order to protect the amenity of the area and to ensure that occupiers of the development are protected from noise nuisance and disturbance.
95. The Cass Allen Noise Assessment submitted with the RM application is based on an updated site noise survey and 3-dimensional noise modelling that takes account of road traffic, railway and aircraft noise sources affecting the site. The assessment has been undertaken with reference to the previously submitted SoundPlanning NIE and demonstrates that the reserved matters layout has been acoustically informed by the earlier recommendations.

96. The report includes a detailed assessment of noise impacts on external private amenity areas and confirms that, with the incorporation of appropriate boundary treatments, predicted noise levels within gardens will meet the relevant guidance in BS 8233:2014, or be reduced to the lowest practicable level where guideline values cannot reasonably be achieved. The proposals include the use of 1.8 metre high close-boarded acoustic fencing, which has been justified through updated noise modelling to provide suitable mitigation for the approved layout.
97. On this basis, WBC Environmental Health considers that the reserved matters layout has appropriately addressed the recommendations set out in pages 22–25 of the SoundPlanning Noise Impact Evaluation Report and that adequate acoustic mitigation has been incorporated into the scheme to protect the amenity of future occupiers.

Internal occupier amenities:

98. The internal space standards for new dwellings are set out in the Borough Design Guide and supported by Policy TB07 of the MDD. All 75no. dwellings proposed meet the minimum standards required for their occupancy levels and would provide adequate internal space to serve future occupiers.
99. Further to the above, 14no. of the dwellings proposed (Housetypes Baker Life, Tillman Life, Tillman Life V2, Ploughwright Life and Cartographer Life V2) are all designed to be in accordance with M4(2) of the Building Regulations, achieving compliance with condition 11 of Outline Consent 232704.

External occupier amenities:

100. The Borough Design Guide specifies a minimum depth of 11 metres for rear gardens and a 1 metre set-back from the site boundary to allow access thereto. All of the dwellinghouses proposed meet the minimum 11 metre recommendations which is acceptable. All of the garden spaces are also large enough in general design to accommodate standard activities such as clothes drying and children's play.
101. All the dwellings proposed would also have independent, lockable gates to reach their rear gardens which is welcomed. Plots 42-45 would have a shared access and to address this, lockable gates have been provided for all of the rear gates into each respective gardens.
102. it is acknowledged that the majority of the dwellings along the spine road would have north-facing rear elevations and gardens. Despite this, due to the curve in the road, sunlight from the east and west in the mornings and evenings would allow adequate sunlight to the rear gardens.

Affordable Housing:

103. The Council's Affordable Housing Supplementary Planning Document (SPD) July 2013 provides guidance on the Council's approach to securing affordable housing in

accordance with Core Strategy Policy CP5. It sets out, subject to viability, the minimum percentages of affordable housing sought on site by land type and location.

104. The proposed development provides a policy compliant 40% affordable housing delivered on site. The S106 legal agreement tied to Outline Consent 232704 (Schedule 1) includes the agreed, indicative tenure mix for the 30 affordable dwellings (40% of the quantum proposed) associated with this development:

Dwelling Size	Percentage of Affordable Housing Dwellings of each Size	Number of Affordable Housing Dwellings (30 in total)
2 bedroom houses	33.33%	10
3 bedroom houses	40%	12
4 bedroom houses	20%	6
5 bedroom houses	6.66%	2

Social Rented Housing	First Homes	Shared Ownership Housing
21 Dwellings	7 Dwellings	2 Dwellings

105. As per the proposed tenure plan, the mix of house sizes and affordable tenure types is in complete accordance with the tables listed above. The Council's Affordable Housing team raise no objections to the tenure mixes proposed and the size of the units. They have also advised that *"we welcome the larger 4- and 5-Bedroom units"*, and this provide a good mix of dwelling affordable housing across the site for range of affordable needs.
106. The Topic Paper: Affordable Housing, produced as part of the evidence base for the Local Plan Update identifies a need for a range of unit sizes, including 2 bedroom dwellings. It also sets out *"there is a significant need for larger family sized accommodation"*.
107. The Berkshire Strategic Housing Market Assessment, which focuses on the housing needs between 2016-2036 for the county, also identifies a need for a range of dwelling sizes (Table 107, Page 295):

No of beds	1 bed	2 bed	3 bed	4+ bed	Total
Dwellings required	934	3488	5605	2862	12889
	7.2%	27.1%	43.5%	22.2%	100%

108. Whilst applicable to the Borough as a whole, the figures above show that there is a prominent need for a range of dwelling sizes including 2, 3 and 4+ bedroom properties across the 20-year period identified. The proposed development provides a balanced

mix of property types and compliance with CP5 of the Core Strategy and TB05 of the MDD Local Plan.

109. Policy 2 of the Charvil Neighbourhood Plan sets out development will be supported for development where it provides an appropriate mix of homes which delivers 1 and 2 bedroom properties, or reflects the most up to date housing needs information available for the parish. The proposal delivers on-site affordable housing that includes 2-bedroom dwellings and a range of unit sizes that reflect needs highlighted in the council evidence base for the Local Plan Update.
110. In terms of the affordable properties being indistinguishable from market dwellings, this assessment does not solely come down to their architectural design and appearance. Their build quality, plot treatment (landscaping) and layout/distribution throughout the site are also key considerations. In the context of the scheme at hand, there is a large variety of dwelling sizes and tenures proposed. As such, the affordable dwellings, which are adequately distributed across the three main sections of the site (spine road and 2no. western blocks), would sufficiently assimilate into the wider community.
111. The affordable properties would also benefit from equal build qualities, plot treatments and the provision of sustainable forms of energy generation when compared to the market dwellings. In this regard, the LPA are of the view that the affordable properties would not be easily distinguishable from the market dwellings.
112. Whilst no one-bedroom properties (flats/apartments) are proposed, this type of housing would broadly not be in-keeping with the wider area's low density suburban residential character, which is predominantly characterised by larger detached dwellings; CNP Policy 3 states that proposals must demonstrate the way in which they have responded positively to the features and key characteristics of the Character Area in which they are located. The size and tenure of the affordable and open market dwellings strike an appropriate balance of reflecting housing needs and being compatible with the character and appearance of the area.
113. Concerns have been raised that the distribution of affordable housing conflicts with the Section 106 Agreement and Affordable Housing SPD. Officers do not agree. The Section 106 Agreement requires an Affordable Housing Plan to be approved but does not prescribe a fixed clustering threshold nor prohibit affordable housing being delivered in groups. Affordable homes are distributed across multiple areas of the site and officers are satisfied that the proposal achieves an appropriate and policy-compliant pattern of affordable housing provision.
114. In summary, whilst the market housing element is weighted towards larger family homes, the development as a whole delivers a range of dwelling sizes including two, three, four and five-bedroom dwellings across both market and affordable tenures. No objection is raised by the Council's Affordable Housing team, and therefore Officers are satisfied that the proposal provides an appropriate housing mix when considered across the development as a whole and reflects identified housing needs.

Highways Access and Parking Provision:

Vehicle Access:

115. Matters related to the vehicular access were approved as part of the Outline application. This application is not an opportunity to re-visit this element of the proposed development.
116. Notwithstanding the above, in terms of layout, this application is supported by a series of swept paths for varying vehicle sizes (standard family vehicles, fire and refuse tenders etc) for both the main vehicular access onto Park Lane and the internal estate roads. WBC Highways have reviewed these plans and raise no objections to them in regard to highway safety.
117. Suitable forward visibility has also been demonstrated across the site in accordance with the 20mph Design Speed required by the Wokingham Living Streets Guidance.

Traffic Calming:

118. Speed tables are proposed throughout the internal estate roads, which WBC Highways support from a traffic calming perspective and to assist pedestrian permeability throughout the site. Combined with the maximum 20mph design speed (as per the Wokingham Living Streets Guide (2019), WBC Highways are satisfied that the proposed traffic calming measures would adequately mitigate any highway safety concerns.

Site Layout:

119. The internal road is now widened to 5.5m from 5.0m which improves the space available for cycling on carriageway. This meets the minimum lane width of 2.75m (5.5m total width) for cycling alongside traffic on quiet streets, as set out by DfT in LTN1/20 – Designing Cycle Infrastructure. The road width also allows sufficient space for a car/delivery van to pass a refuse vehicle or a water tanker.

Number of Car Parking Spaces:

120. The LHA accept the number of car parking spaces proposed by the applicant. The Transport Statement highlights that 167 car parking spaces are required by the WBC Parking Standards for the site. The WBC parking standards require 108 allocated car parking spaces and 59 unallocated parking spaces including 15 visitor spaces.
121. The Transport Technical Note clarifies a total of 167 parking spaces are proposed across the site:
 - 138 allocated spaces;
 - 16 unallocated resident spaces;
 - 13 visitor parking spaces; and
 - 51 garage parking spaces (additional to the 167 required).
122. The number of unallocated spaces is lower than required by the WBC standards; this is offset by development meeting the total requirement of 167 spaces through more allocated spaces being provided.

123. It should be noted that unallocated spaces are better used to meet parking demand where flats are provided and unallocated spaces can result in more efficient use of communal car parks. The higher number of allocated spaces at this site reflects the site consisting solely of houses where residents would wish to have guaranteed driveway parking outside their home.

Electric Vehicle Charging:

124. The Transport Statement outlines that active electric vehicle chargers will be provided for all dwellings. The LHA are satisfied that this level of provision which meets the NPPF requirement for developments to provide EV Charging and also meets the requirement of the Building Regulations Part S to provide 1 active EV Charging Point per dwelling within a development site.

Cycle Parking:

125. Secure cycle parking storage is proposed in the rear gardens of all properties proposed, which WBC Highways raise no objections to.

Waste Management:

126. The submitted refuse strategy plan indicates that refuse and recycling storage areas are provided within the rear gardens of each proposed dwelling. The walking distance to their private roadside collection points would average at around 10 metres which falls well under the maximum walking distance of 20 metres as per the Manual for Streets.

Landscape and Trees:

Policy Context:

127. Policy CC03 of the MDD Local Plan states that development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:
- a) Provide new or protect and enhance the Borough's Green Infrastructure networks, including the need to mitigate potential impacts of new development
 - b) Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways
 - c) Promote the integration of the scheme with any adjoining public open space or countryside
 - d) Protect and retain existing trees, hedges and other landscape features
 - e) Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.
128. Policy TB21 of the Managing Development Delivery Local Plan states that proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues. Proposals should retain or enhance the condition, character and features that contribute to the landscape.

129. Policy Charvil 9 (Trees) states that Existing trees, woodland, hedges and hedgerows should be retained in new developments and protected during the construction of development. Planning proposals that affect existing trees, woodland and hedgerows or introduce new trees, woodland or hedgerows will be accompanied by an appropriate and proportionate tree management plan which assess their health, value and potential impact of development and will include provision for the like for like replacement of any trees or other features lost within an agreed time period from the completion of the development.

Arboricultural Matters:

130. This application is supported by an Arboricultural Impact Assessment and Method Statement (Aspect Arboriculture, June 2026). In line with the Outline Consent's parameters, the proposed development includes the retention/protection of the site's well-vegetated, mature tree belts that enclose the site's southern, western and northern boundaries. This includes adequate protection for the trees covered by TPO-0275-1984 on the northern boundary shared with The Hawthorns, plus an adequate buffer from Sandpit Copse (Local Wildlife Site and priority woodland) to the south.
131. WBC Landscape and Trees have raised no objections to the arboricultural information provided and the associated protected methods proposed. Compliance with the arboricultural information will be secured via condition 2 (approved details).

Landscape Design:

132. In terms of landscape character and the wider landscape strategy for the development, the site is located within LCA J4: Woodley - Earley Settled and Farmed Clay, which is in moderate condition. The landscape strategy for J4 is:

"To conserve and enhance the open areas within the urban conurbation; the character of the landscape between settlements; the rural interface and buffer to the more rural area of the Thames floodplain to the north, and the River Loddon to the east."

"The key aspects to be enhanced and restored are the wildlife habitats and areas of remnant historic parkland. In particular there are opportunities for creation of woodland habitats to link and connect existing woodlands."

133. The proposals, alongside the retention of the site's well matured and dense tree belts along the southern, northern and western boundaries of the site, includes a wealth of new tree planting in and around the open space/play area to the south and along the northern and western access roads. Further to this, the 2no. western residential blocks includes a large amount of front garden tree planting, and generous areas of grassed amenity space adjacent to junctions. This 'planting-heavy' approach to the proposed development further enforces the site's rural context and visually enhances the appearance of the development within the wider landscape character area.
134. WBC Landscape and Trees have made note of several proposed tree planting locations that would need revising due to spatial constraints. The plans associated with this planting all include indicative locations that can be reasonably altered post-

permission when the landscape details are submitted to discharge condition 30 of the Outline consent.

135. It is important to clarify that condition 30 of Outline Consent 232704, as seen in Appendix 3 below, secures a detailed hard and soft landscaping strategy which includes the following:
- Proposed levels and contours
 - Detailed design of SuDS features in accordance with the SuDS Strategy
 - Soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate
 - A Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls;
 - Details of the street tree planting pits in combination with the roadside swales/raingardens demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;
 - Hard landscaping materials including samples;
 - Minor artefacts and structures (e.g. play equipment, street furniture, refuse or other storage units, signs, external services) including specifications for the product and its installation;
 - Specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited
 - All boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability;
 - Measures required for ecological mitigation and biodiversity net gain;
 - Details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping for the Landscape Phase or until adoption (whichever is longer).
136. Condition 30 is a pre-commencement condition. The applicant has chosen to discharge this condition post-approval of the Reserved Matters submission. Therefore, the assessment of the landscaping strategy under this application focuses on the principle of the landscaping layout, rather than the species chosen. The LPA cannot reasonably enforce the submission of the details listed above as they are already reserved by the Outline Consent as a pre-commencement matter.
137. Notwithstanding the above, whilst concerns have been raised by stakeholders that the lack of detailed planting plans leads to concerns about the potential for the planting to fully establish itself, the final planting design for the buffer is reserved by the aforementioned pre-commencement landscaping condition. The LPA will work cooperatively with the applicant to ensure planting species, sizes and spacing are appropriately designed to ensure any planting in the buffer successfully establishes and matures; condition 30 also requires that any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, are to be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

138. Accordingly, this Reserved Matters approval relates principally to the spatial arrangement of planting, green infrastructure, open space and landscape corridors shown on the submitted plans. Detailed planting specifications, species selection, densities and implementation details remain subject to assessment through the discharge of Outline Condition 30.

Flooding and Drainage:

Policy Context:

139. Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding. Policy CC10 of the MDD Local Plan requires sustainable drainage methods and the minimisation of surface water flow.
140. CNP Policy Charvil 13 'Local Flood Risk Information' states that development proposals will be supported where they comply with national and local planning policies relating to flood risk. Where relevant to the proposal under consideration, documentary information on local flood events provided by the local community in Charvil Parish should be taken into account in determining flood risk and any necessary mitigation.
141. CNP Policy Charvil 14 'Development to support integrated delivery of improved flood resilience and nature recovery' states that proposals for development will be supported where they:
- a) Directly or indirectly enable the restoration, expansion and creation of wetland and woodland habitats in Charvil Parish
 - b) Improve resilience to flooding in Charvil Parish
142. Development proposals must have regard to the Berkshire Local Nature Recovery Strategy.

Fluvial Flooding:

143. The majority of the application site lies within Flood Zone 1. A small southern section of the site, adjacent to the open space and attenuation basin, is located within Flood Zones 2 and 3. There is no built form within these flood risk areas and the development is compatible with the fluvial flood risk at the periphery of the southern boundary.
144. The Environment Agency (EA) have been consulted on this Reserved Matters application. The EA have reviewed the submitted Flood Risk Assessment & Drainage Strategy Report (Simpson TWS, ref: P25-0896) and raise no objections to the proposed development, subject to a condition that ensures the following:
- Finished floor levels shall be set no lower than 40.45 metres above Ordnance Datum (AOD), in accordance with drawing ref P25-0896-SK106
 - There shall be no built development within Flood Zones 2 or 3, in accordance with section 2.7 of the designer's note and drawing ref P25-0896-SK106.

Surface Water Drainage:

145. Conditions 28 and 29 of Outline Consent 232704 requires the submission of a formal drainage system (pre-commencement) and surface water drainage works (pre-occupation).
146. WBC Drainage (the Lead Local Flooding Authority) have reviewed the submitted Flood Risk Assessment & Drainage Strategy Report. In principle, there are no objections to the strategy proposed but have advised on what details are required to formally discharge conditions 28 and 29, namely:
- Confirmation of hydraulic separation between highway and private drainage with adoption extents annotated.
 - An AOD cross-check of basin base levels against seasonal high groundwater, together with a full SuDS component schedule.
 - A construction phase drainage strategy addressing the spoil heaps.
 - Confirmation of OWC (Ordinary Watercourse) downstream capacity and riparian responsibility; and the outstanding maintenance plan.
147. As outlined above, conditions 28 and 29 require approval either prior to the commencement of development or prior the occupation of it. The LPA and applicant have agreed that approval of the drainage details will be withheld until post-determination of the Reserved Matters application.

Contamination:

148. The site is not subject to any known historic contamination. However, it is noted in line with the consultation response received from Environmental Health for the Outline application that the site is located within an above average Radon gas area. Whilst this is relatively low risk given the modest radon ratings within the area, a phase one desk top study and a phase two site investigation report were secured by planning condition (condition 12) to ensure that the site has no risk to human health.

Ground Stability:

149. At both Outline and Reserved Matters stage, Officers have noted that concerns have been received from residents, ward members and the Parish concerning the site's ground stability, and the impact future development may have on surrounding development. These objections stem from a ground dissolution feature being noted adjacent to the site in early 2024.
150. Condition 4 of the Outline consent requires the submission of a detailed site-specific ground investigation in line with guidance detailed within CIRIA Report C574 Engineering in Chalk (2002). The trigger for this condition is prior to the commencement of development.

Sustainability:

Policy Context:

151. Core Strategy Policy CP1 requires developments to Contribute towards the goal of reaching zero-carbon developments as soon as possible by:
- a) Including appropriate on-site renewable energy features; and
 - b) Minimising energy and water consumption by measures including the use of appropriate layout and orientation, building form, design and construction, and design to take account of microclimate so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form.”
152. Policy CC04 of the MDD Local Plan states that planning permission will only be granted for proposals that seek to deliver high quality sustainably designed and constructed developments by:
- a) Seeking to achieve the requirements of the full Code for Sustainable Homes Level 4;
 - b) Meet internal potable water consumption targets of 105 litres or less per person per day (as part of the requirement to meet full Code for Sustainable Homes Level 4).
153. All development, including conversions, alterations and extensions shall incorporate suitable waste management facilities, including on-site recycling.
154. CNP Policy Charvil 5 ‘Environmental Performance of Buildings’ states that new buildings and alterations/extensions to existing buildings are expected to achieve high standards of environmental performance. In the first instance, new development in Charvil Parish should be designed to support the achievement of lower carbon emissions and operating costs through improved energy efficiency through the use of passive design measures, followed by the use of energy efficient equipment and low and zero carbon energy and heating technologies.
155. Where appropriate, proposals which include the following commitments will be supported in principle:
- a) Development design in accordance with Wokingham Borough’s Energy Hierarchy.
 - b) Provide space within plots for heat pumps which should be positioned to ensure the amenity of occupants and neighbours is maintained.
 - c) Incorporate design features to maintain heat balance within buildings, avoiding external doors opening directly into living spaces.
 - d) Futureproofing to minimise the need for costly retrofits of new buildings.
 - e) Incorporate roof top solar on new homes.
 - f) Community energy schemes to provide heat and power to new developments.

Assessment:

156. This application is supported by an Energy and Sustainability Statement (AES Sustainability Consultants Ltd, May 2026).

157. The statement demonstrates that by following a fabric first approach to demand reduction, combined with low carbon or renewable energy systems, the proposed development will deliver a level of energy performance and reduction in CO2 emissions in accordance with current Building Regulation Standards. The main technologies with significant potential for the development are:
- Solar photovoltaics
 - Air Source Heat Pumps
 - Hot Water Heat Pumps
158. It is proposed that dwellings constructed in accordance with the implementation of the Future Homes Standard will meet a 75-80% reduction in CO2 emissions compared with Part L 2021 regulatory standards. The development will achieve these carbon reductions through higher fabric standards and low carbon and renewable energy systems being installed to offset emissions and reduce fuel bills for residents.
159. To ensure that the development is adaptable in accommodating a future shift in personal transportation to electric vehicles, the development will also provide EVC infrastructure in accordance with the technical requirements of Building Regulations Approved Document S.
160. The statement additionally details the proposed approach to addressing overheating risk and climate resilience, sustainable and responsible materials usage and water consumption of the dwellings. A typical water demand calculation shows how the development could achieve a water consumption of 98.4 Litres/Person/Day, significantly lower than the 25 Litres/Person/Day required under current Building Regulations standards.
161. Overall, it is considered that sufficient information has been submitted to achieve compliance with condition 10 of Outline Permission 232704. Final water consumption details are secured by condition 9 of on the Outline Consent.

Open Space Provision:

162. TB08 also states that open space; indoor or outdoor play; sport and recreational facilities should be provided on-site. However, in certain cases of spatial constraints, off-site contributions are sought as an alternative.
163. Policy Charvil 1 (Sites in local community use and other community infrastructure) states that applications for new development that would increase demand on existing community facilities and other community assets in Charvil should include proposals to support and improve them subject to viability and site-specific considerations. Planning applications which propose to provide new community facilities within the defined settlement of Charvil will be supported in principle. Development proposals for new community uses within designated countryside will only be supported where they cannot be located within the settlement boundary and where they are demonstrated to be appropriate for a countryside location in terms of use, scale and ease of access.

164. The provision of such amenities is based on the quantum of development associated with an application proposal. In this instance, the following minimum requirements were agreed at Outline stage:
- Parks and Public Gardens – 2000sqm (on or off-site)
 - Natural/semi natural green space – 5164sqm (on or off-site)
 - Amenity Greenspace – 1,781sqm (on or off-site)
 - Provision of play space for children and young people – 455sqm (on or off-site)
 - **Sports facilities – 3018sqm (on or off-site)**
 - **Allotments – 946sqm (on or off-site)**
165. The applicant has confirmed that the amenities highlighted in bold above (Sports Facilities and Allotments) will be dealt with via off-site contributions and this acceptable to council and commonly agreed for developments of similar scale due to the benefits and economies of scale of pooling allotment provision and sport facilities together.
166. With regards to the remaining amenity provisions, the proposed development provides the following on-site:
- Parks and Public Gardens – 3619sqm
 - Natural/semi natural green space – 29,886sqm
 - Amenity Greenspace – 1815sqm
 - Provision of play space for children and young people – 604sqm
167. When compared with the minimum requirements listed above, the proposals far exceed all of the minimum standards for a development of this scale which is a benefit of the proposal, especially as the site benefits from a large area of open grassland to the south of the site which provides a substantial buffer between the development edge and the Countryside.
168. The provision of both open space and play areas is concentrated to the south of the site. Its siting to the south is a sensible design choice, as it maximises visibility of both the elements, enforcing a feeling of safety and overarching passive surveillance from nearby properties and road users. The pathways through the open space, and the borders of play area itself, would also be lined by dense tree planting, enforcing the site's rural surroundings and giving the open space a quaint, rural feel.
169. Several concerns have been raised by local residents and the Parish Council that the provision proposed does not address an acute need in the local area, that being the provision of play facilities for older children. Whilst this has been taken into account, the policy requirement for green infrastructure is to serve the development rather address pre-existing issues that have not been created by the proposal. The development exceeds the onsite requirements and policy expectations in terms of both the area and the type of equipment being delivered. The Council's Green Infrastructure Team are satisfied with on-site facilities being delivered and the development meets policy requirements.
170. The applicant has worked cooperatively with the council's Planning and Green Infrastructure teams, and the play equipment was developed to include a variety of

equipment that is attractive to children of all ages. Equipment attractive to older children includes the provision of higher-level climbing equipment, plus a shelter where they can socialise.

171. Also of note is that the school on the opposite side of Park Lane to the east includes a Multi-Use Games Area (MUGA) and a selection of tennis courts, both of which are open to the public outside of school hours. This provision is another alternative for older children in the area.
172. In light of their concerns surrounding the design of the play park, the Parish Council have inquired about seeking off-site contributions to secure alternative play equipment for older children elsewhere in the settlement. As outlined above, the delivery of on-site provision is the first preference as per the Council's development plan and it provides an a functional, attractive and socially important focal point to this development. The applicant is delivering an on-site, policy compliant play area that exceeds Policy TB08's minimum requirements in terms of square metreage and given the generous amount of green space available on site, it is appropriate to utilise it for on-site provisions. As the applicant is delivering sufficient on-site provision in this regard, there is no requirement to provide off-site contributions (see Schedule 8 of the S106 legal agreement tied to consent 232704).
173. It is also important to highlight that the primary purpose of the on-site play area provision is to serve the occupiers of the dwellinghouses proposed, not address existing deficiencies within the wider area. Given the number of dwellings and tenure types proposed, providing an inclusive form of play provision for families that would occupy the site is in accordance with Policy TB08.
174. Finally, a number of representations have requested that public open space is transferred either to the Borough Council or Charvil Parish Council rather than a management company. The mechanism for future ownership and maintenance is governed by the Section 106 Agreement rather than being a matter for determination through this Reserved Matters application. The legal agreement requires the applicant to first offer the open space to the Council, with alternative management arrangements only arising if adoption is not pursued.

Ecology:

Policy Context:

175. Paragraph 187 d) of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.
176. Policy CP7 of the Core Strategy states that development:
 - a) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or

- b) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or
- c) That compromises the implementation of the national, regional, county and local biodiversity action plans

will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:

- i) Mitigation measures can be put in place to prevent damaging impacts; or
- ii) Appropriate compensation measures to offset the scale and kind of losses are provided.

177. Policy TB23 of the MDD Local Plan states that planning permission for development proposals will only be granted where they comply with policy CP7 – Biodiversity of the Core Strategy and also demonstrate how they:

- a) Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing
- b) Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation
- c) Ensure that all existing and new developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network.

178. Policy Charvil 7 (Green Corridors states that development proposals will be supported where they maximise opportunities to protect, enhance and extend Green Corridors between existing open spaces and habitats as a means of restoring and enhancing seminatural habitats, create permeability for wildlife in the landscape, and mitigate any impacts of development on biodiversity.

Biodiversity Net Gain:

179. As previously outlined above, the Outline Consent 232704 was submitted prior to the 12th February 2024, meaning it is exempt from a mandatory 10% biodiversity net gain. The section S106 secured for the Outline application reflects this policy position and secures a net gain that must be 1% or over.

180. This application is supported by a Biodiversity Net Gain Assessment (Pro Vision, July 2026) and an associated statutory biodiversity metric. The baseline for the site was already established at Outline stage:

- 34.58 habitat units
- 5.21 hedgerow units

181. The BNG Assessment now indicates that proposed tree planting in the frontages of the house is to be categorised as vegetated garden and the trees no longer contribute towards the biodiversity net gain score of the development, thus adhering to Statutory metric guidance.
182. The revised landscape strategy now provides a wider buffer zone between the proposed development and the existing housing estate. The habitat proposed within this buffer comprises mixed scrub and is expected to achieve only a poor condition status. WBC Ecology agree with the applicant's ecologist that it is unlikely that a higher condition could be attained, given the practical limitations of accessing and managing the entire buffer area.
183. Notwithstanding this, the proposed buffer zone will provide a valuable ecological resource by enhancing habitat connectivity and offering refuge, foraging, and nesting opportunities for a range of wildlife species, including birds, hedgehogs, badgers, foxes, and other fauna. However, it is important to note that the buffer was not specifically designed as a dedicated bat commuting corridor. Given that the existing Camber Lake Way residential development already backs onto the proposed buffer area, a continuous dark corridor within the buffer would not be achievable or ecologically justified since light spill already occurs from the existing dwelling. Instead, ecological mitigation focuses on minimising light spill onto retained habitats and maintain suitable levels of darkness along key habitat features used by bats and other nocturnal species.
184. The submitted biodiversity metric does also present a post-development scenario. While it is not appropriate at this stage to approve the detailed habitat proposals—particularly as the submission relies on off-site biodiversity units—a significant proportion of the on-site habitat units are attributed to the bioswale, attenuation basin created woodland, scrub and creation of individual trees, neutral grassland and modified grassland. Whilst a 1.41% net increase in hedgerow units is achieved through on-site enhancements, the development achieves a 6.79% net decrease in habitat units. The remaining habitat units will be secured via off-site enhancements, secured as part of the Biodiversity Gain Plan post-permission, as per the S106 agreement form the Outline consent. Approval of this plan is necessary before development can commence.
185. The Landscape and Ecological Management Plan secured under condition 40 of Outline Consent 232704 secures the 30-year maintenance and management period for on-site biodiversity gains, approval of the plan is required prior to the commencement of development.
186. Whilst the submitted metric demonstrates a net decrease in on-site habitat units, the outline permission and accompanying Section 106 Agreement secure off-site biodiversity enhancement measures to address this deficit. Subject to approval of the Biodiversity Gain Plan and compliance with the associated obligations, WBC Ecology officers are satisfied that the biodiversity outcomes required by the outline permission can be achieved and as such raise no objections to the proposals in this regard.

Protected Species:

187. This application is also supported by the following documents to address the impact on various protected species:

- Preliminary Ecological Appraisal Report (Collington Winter Environmental 2023)
- Reptile Mitigation Strategy (Collington Winter Environmental 2023)
- Updated Preliminary Ecological Appraisal report Version 5.0 (Pro Vision, July 2026)

188. The assessment of the impacts on each relevant species is addressed in the sections below.

Bats:

189. The applicant's ecologist identifies the site as having high potential for foraging bats, with the mature oak trees offering suitable roosting features. As all trees and associated habitat features are to be retained, no further bat activity or roost surveys are required at this stage and instead recommend mitigation measures have been proposed. These include sensitive lighting design in accordance with the Bat Conservation Trust's Guidance Note 08: *Bats and Artificial Lighting*.

190. While WBC Ecology support the mitigation measures outlined, further detail is still required in the form of a full lighting plan, as secured by Condition 42 at the outline stage. As this lighting plan has not yet been submitted, WBC Ecology propose that the measures identified within the PEA are incorporated into, and secured through, the outstanding lighting plan to ensure compliance with best practice and to safeguard bat habitat during the operational phase.

Reptiles:

191. The site is recognised as Key reptile site due the presence of three reptile species. The PEA following reptile mitigation measures that are outlined in both the CEMP and the Herptile Mitigation Statement by Collington Winter in 2024 submitted and approved at outline stage and accept the submitted Preliminary Ecological Appraisal (PEA) provides suitable mitigation strategy.

192. During the determination period of this application, the applicant has also completed the Reptile Translocation works required by Schedule 2, Part 2 of the S106 Legal Agreement tied to Outline Consent 232704.

Great Crested Newts (GCNs):

193. The application site is located within a Green Risk Zone for GCNs, indicating that there is a low risk of the protected species being present in the area. WBC Ecology Newts have responded to the consultation and have raised no objections to the development in terms of its impact on GCNs.

Biodiversity Enhancements:

194. The submitted PEA proposes biodiversity enhancements including integrated bat and bird boxes, hedgehog highways and the implementation of reptile hibernaculum and invertebrate hotels, which are consistent with the measures identified at outline stage.
195. Condition 26 of the Outline Consent, as seen in Appendix 3 below, secures a final lighting strategy for the site. This lighting scheme will be consciously designed, and assessed by the LPA, to ensure no additional light spill impacts onto areas of habitats to protect the species that inhabit them.

Archaeology:

196. Due to the site's archaeological potential, condition 39 of the Outline Consent secured a programme of archaeological work, including a Written Scheme of Investigation (WSI). This is a pre-commencement requirement.
197. Berkshire Archaeology have no objections to the proposals, but they request that the archaeological matters are dealt with at an early stage, to ensure that any archaeology, should it be present, remains undisturbed by other actions on site until the archaeological evaluation and reporting has been completed and the condition for archaeology fulfilled.

S106 Obligations:

198. The S106 Legal Agreement and the obligations associated with Outline Consent 232704 will remain applicable to the consented development and enforceable.
199. The Parish Council have requested that contributions are sought to enlarge and improve Park Lane to accommodate the additional vehicular traffic associated with the development. Such measures cannot be secured as part of this application, as all relevant obligations and contributions to mitigate the impact of the development were appropriately secured at Outline stage. A Reserved Matters submission is not an opportunity to revise or alter such contributions, since the impact has already been assessed.

Planning Balance and conclusion:

200. The application seeks Reserved Matters approval for scale, layout, appearance and landscaping for a residential development comprising 75 dwellings at land to the west of Park Lane. The proposals are brought forward pursuant to an outline planning permission, which established the acceptability of residential development on the site in principle, including the access arrangements and the overall scale of development. At this stage, substantial weight must be afforded to the extant outline permission, and the assessment is limited to whether the detailed proposals satisfactorily implement that consent.
201. There are significant public benefits, including the provision of 75 dwellings within a borough experiencing a recognised housing shortfall. 40% of the homes being delivered on site will be affordable units in accordance with the Section 106 Agreement. The Reserved Matters application demonstrates that a balanced mix of dwelling types and sizes, to nationally described space standards, and accessible and adaptable affordable housing will be delivered. In addition, the development provides good areas public open space in excess of policy requirements, together

with equipped play areas and landscape infrastructure, contributing positively to the creation of a sustainable and inclusive residential environment.

202. The detailed layout, scale and appearance have been designed to respond appropriately to the site context and surrounding development. Built development is confined to Flood Zone 1 and arranged to respect neighbouring properties, with appropriate separation distances, private amenity space and overlooking of public areas.
203. Officers acknowledge the significant level of public interest in this application and the concerns raised regarding landscape buffering, affordable housing distribution, pedestrian connectivity, biodiversity, housing mix, play provision and compliance with the Charvil Neighbourhood Plan. These matters have been carefully assessed throughout this report.
204. The proposal is considered to accord with the approved parameters established under Outline Permission 232704 and would deliver an acceptable form of development in terms of layout, appearance, scale, landscaping, residential amenity, ecology, flood risk, highways, open space provision and affordable housing delivery. Whilst officers recognise that the proposal does not fully achieve all aspirations expressed by third parties, including the provision of additional pedestrian links and a larger landscape buffer, those matters do not render the scheme unacceptable when assessed against the development plan and material considerations as a whole.
205. Accordingly, officers conclude that the Reserved Matters details are acceptable and that the proposal represents a policy-compliant form of development that should be approved, subject to the conditions and informatives set out in Appendix 1.

The Public Sector Equality Duty (Equality Act 2010)
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<i>In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.</i>

APPENDIX 1 - Conditions / informatives or Reasons for refusal

APPROVAL subject to the following conditions and informatives:

1. Outline Application Compliance

Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission 232704 (dated 12 May 2025); which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. Approved Details

This permission is in respect of the submitted application plans and drawings numbered/titled:

- 25.2208.1000 – Location Plan (received 16/12/2025)
- 24.1911.4120 - Garage Floor Plans and Elevations (received 16/12/2025)
- 24.1911.4130 - Substation and Bike Sheds Floor Plans and Elevations (received 16/12/2025)
- 25.2208.4000.C - Floor Plans - Baker Life (received 11/05/2026)
- 25.2208.4001.C - Elevations - Baker Life (received 11/05/2026)
- 25.2208.4010.C - Floor Plans - Tillman Life (received 11/05/2026)
- 25.2208.4011.C - Elevations - Tillman Life (received 11/05/2026)
- 25.2208.4012.A - Floor Plans - Tillman Life V2 (received 11/05/2026)
- 25.2208.4013.A - Elevations - Tillman Life V2 (received 11/05/2026)
- 25.2208.4020.C - Floor Plans - Ploughwright Life (received 11/05/2026)
- 25.2208.4021.C - Elevations - Ploughwright Life (received 11/05/2026)
- 25.2208.4032.C - Floor Plans - Cartographer Life V2 (received 11/05/2026)
- 25.2208.4033.C - Elevations - Cartographer Life V2 (received 11/05/2026)
- 25.2208.4040.D - Floor Plans – Walker (received 11/05/2026)
- 25.2208.4041.C - Elevations – Walker (received 11/05/2026)
- 25.2208.4050.D - Floor Plans – Potter (received 11/05/2026)
- 25.2208.4051.D - Elevations – Potter (received 11/05/2026)
- 25.2208.4100.C - Floor Plans – Watchmaker (received 11/05/2026)
- 25.2208.4101.C - Elevations – Watchmaker (received 11/05/2026)
- 25.2208.2000.Q - Proposed Site Layout (received 30/06/2026)
- 25.2208.3000.E - Parking Layout Plan (received 30/06/2026)
- 25.2208.3010.D - Storey Heights Plan (received 30/06/2026)
- 25.2208.3020.E - Boundary Treatments Plan (received 30/06/2026)
- 25.2208.3030.D - Materials Plan (received 30/06/2026)
- 25.2208.3040.D - Garden Depths & Areas (received 30/06/2026)
- 25.2208.3060.E - Housing Tenure Plan (received 30/06/2026)
- 25.2208.3070.D - Housetype Distribution Plan (received 30/06/2026)
- 25.2208.4031.D - Elevations - Cartographer Life (received 30/06/2026)
- 25.2208.4030.D - Floor Plans - Cartographer Life (received 30/06/2026)

- 25.2208.4060.D - Floor Plans – Scrivener (received 30/06/2026)
- 25.2208.4061.D - Elevations – Scrivener (received 30/06/2026)
- 25.2208.4080.D - Floor Plans – Philosopher (received 30/06/2026)
- 25.2208.4081.D - Elevations – Philosopher (received 30/06/2026)
- 25.2208.4090.E - Floor Plans – Weaver (received 30/06/2026)
- 25.2208.4091.E - Elevations – Weaver (received 30/06/2026)
- 25.2208.4110.E - Floor Plans – Draper (received 30/06/2026)
- 25.2208.4111.E - Elevations – Draper (received 30/06/2026)
- 25.2208.6000.D - Proposed Street Scenes (received 30/06/2026)
- 25.2208.3050.D - Refuse Strategy Plan (received 30/06/2026)
- 25.2208.3100.D - Road Hierarchy Plan (received 30/06/2026)
- 2299.1002.E Open Space Provision Plan (received 30/06/2026)
- Noise Assessment – Park Lane, Charvil [Cass Allen, June 2026, ref: RP01-25453-R4] (received 30/06/2026)
- 12671_AMS.001 Rev E - Arboricultural Method Statement [Aspect Arboriculture, June 2026] (received 30/06/2026)
- 12671_AIA.001 Rev E - Arboricultural Impact Assessment [Aspect Arboriculture, June 2026] (received 30/06/2026)
- Energy and Sustainability Statement Rev.4 [AES Sustainability Consultants Ltd, 26/06/2026] (received 30/06/2026)
- SJ/PL/ITS210467-005 - Land at Park Lane, Charvil: Supplementary Transport Note 2 – iTransport – 25th June 2026 (received 30/06/2026)
- ITS210467-GA-010B - SITE LAYOUT REVIEW - SWEPT PATH ANALYSIS (SPRINTER VAN/CAR) (received 01/07/2026)
- ITS210467-GA-009B - SITE LAYOUT REVIEW - SWEPT PATH ANALYSIS (REFUSE VEHICLE/CAR) (received 01/07/2026)
- ITS210467-GA-007C - SITE LAYOUT REVIEW - PARKING BAY DIMENSIONS (received 01/07/2026)
- ITS210467-GA-006G - SITE LAYOUT REVIEW - PEDESTRIAN CROSSINGS AND PEDESTRIAN VISIBILITY (received 01/07/2026)
- ITS210467-GA-005G - SITE LAYOUT REVIEW - SWEPT PATH ANALYSIS (CAR) (received 01/07/2026)
- ITS210467-GA-004G - SITE LAYOUT REVIEW - SWEPT PATH ANALYSIS (FIRE TENDER, WATERT TANKER AND CAR) (received 01/07/2026)
- ITS210467-GA-003H - SITE LAYOUT REVIEW - SWEPT PATH ANALYSIS (REFUSE VEHICLE) (received 01/07/2026)
- ITS210467-GA-002G - SITE LAYOUT REVIEW – VISIBILITY (received 01/07/2026)
- ITS210467-GA-001G - SITE LAYOUT REVIEW - GEOMETRY PLAN (received 01/07/2026)
- Statutory Biodiversity Metric v.3 – 2nd July 2026 (received 02/07/2026)
- Biodiversity Net Gain Assessment [Pro Vision, July 2026, Version 05] (received 02/07/2026)
- Preliminary Ecological Appraisal [Pro Vision, June 2026, Version 03] (received 03/07/2026)

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

3. Materials

Notwithstanding the details submitted, development above slab level shall not commence until samples and details of the materials and windows be used in the construction of the external surfaces of the dwellinghouses shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Obscure glazing

The following windows hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained:

- Plot 1 north-western first floor bathroom, ensuite and bedroom 4
- Plot 3 north-eastern first floor ensuite
- Plot 5 north-eastern first floor ensuite
- Plot 9 western first floor ensuite and eastern first floor bathroom
- Plot 16 south-eastern first floor bathroom
- Plot 17 north-western first floor bathroom
- Plot 20 south-eastern first floor bathroom and north-western first floor ensuite
- Plot 21 south-eastern first floor ensuite and north-western first floor bathroom
- Plot 22 south-eastern first floor ensuite and north-western first floor ensuite
- Plot 24 south-eastern first floor bathroom and north-western first floor ensuite
- Plot 25 south-eastern first floor ensuite and north-western bathroom
- Plot 26 south-eastern first floor ensuite
- Plot 29 southern first floor bathroom
- Plot 30 northern first floor bathroom
- Plot 35 eastern first floor bathroom
- Plot 36 western first floor bathroom
- Plot 38 western first floor ensuite
- Plot 39 western first floor ensuite
- Plot 40 western first floor ensuite
- Plot 41 southern first floor ensuite
- Plot 42 southern first floor ensuite
- Plot 43 southern first floor ensuite
- Plot 45 western first floor ensuite and eastern first floor ensuite
- Plot 46 western first floor ensuite
- Plot 47 eastern first floor ensuite
- Plot 48 eastern first floor ensuite
- Plot 61 eastern first floor ensuite
- Plot 62 eastern first floor ensuite

- Plot 68 eastern first floor ensuite
- Plot 69 eastern first floor ensuite and western first floor ensuite
- Plot 70 eastern first floor ensuite
- Plot 71 eastern first floor ensuite and western first floor ensuite
- Plot 72 eastern first floor ensuite

5. Parking to be provided

The development shall not be occupied or used until the vehicle parking spaces have been provided in accordance with the approved plans. The vehicle parking spaces shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

6. Cycle Parking

The development shall not be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/ storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

7. Bin storage

The bin storage and recycling facilities hereby approved shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.

8. No Permitted Development (Class F)

Notwithstanding the provisions of Class F of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no hard surfaces incidental to the enjoyment of a dwellinghouse shall be constructed forward of dwellinghouse front or side elevations that front the access roads/highway without the express permission in writing of the local planning authority.

Reason: To safeguard the character of the area. Core Strategy policies CP1 and CP3 & CP11 and Managing Development Delivery Local Plan policy TB21.

9. Finished Floor Levels

Finished floor levels shall be set no lower than 40.45 metres above Ordnance Datum (AOD), in accordance with drawing ref P25-0896-SK106, dated January 2026 (Flood Risk Assessment Appendix C).

Reason: In accordance with paragraph 181 of the NPPF and policy CP1 in the Wokingham Borough Core Strategy Development Plan:

- *To reduce the risk of flooding to the proposed development and future occupants:*
- *To prevent an increase in flood risk elsewhere by ensuring that the flow of flood water is not impeded, and the proposed development does not cause a loss of floodplain storage*

10. Built Development in Flood Zones

There shall be no built development within Flood Zones 2 or 3, in accordance with Figure 6.1 of the submitted FRA and drawing ref P25-0896-SK106.

Reason: In accordance with paragraph 181 of the NPPF and policy CP1 in the Wokingham Borough Core Strategy Development Plan:

- *To reduce the risk of flooding to the proposed development and future occupants:*
- *To prevent an increase in flood risk elsewhere by ensuring that the flow of flood water is not impeded, and the proposed development does not cause a loss of floodplain storage*

11. Biodiversity Net Gain Compliance

The development hereby permitted shall be carried out in complete accordance with the Biodiversity Net Gain measures outlined in the Biodiversity Net Gain Assessment [Pro Vision, July 2026, Version 05] and the associated Statutory Biodiversity Metric v.3 unless otherwise agreed to in writing by the Local Planning Authority. The measures shall be fully implemented, maintained and reviewed as so-approved.

Reason: In the interests of biodiversity net gain. Relevant policies: Core Strategy policies CP1, CP3 & CP7, Managing Development Delivery Local Plan policies CC03 & TL23 and the National Planning Policy Framework.

Informatives:

1. This permission should be read in conjunction with the 232704 Outline Permission legal agreement under section 106 of the Town and Country Planning Act dated 9th May 2025, the obligations in which relate to this development.
2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.
3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material

changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

4. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see - [Community Infrastructure Levy advice - Wokingham Borough Council](#). Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.
5. Fire service access should comply with B5 of ADB Volume 2 2019 with additional local requirements below under the Berkshire Act 1986: Fire service vehicles currently operated by Royal Berkshire Fire & Rescue Service exceed the requirements stated in the current edition of Approved Document B. The applicant should be made aware of the following amendments:- The minimum carrying capacity for a pumping appliance is 16 tonnes. The minimum carrying capacity for a high reach appliance is 26 tonnes. Structures such as bridges should have the full vehicle carrying capacity. Any structural fire precautions and all means of escape provision will have to satisfy Building Regulation requirement. These matters are administered by the local authority Building Control or approved inspectors, who you are advised to contact in this regard.
6. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.
7. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.
8. There are water mains crossing or close to your development. Thames Water do not permit the building over or construction within 3m of water mains. If you're planning significant works near Thames Water mains (within 3m) they will need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.
9. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including

planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to highway safety/parking provision, biodiversity net gain, site layout, landscaping and public safety.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

APPENDIX 2 – Councillor Leon Cook Committee Listing Request

I write to lodge a formal application to list planning application '253071' and to request that, given the scale of the development and the material changes between the outline permission and the reserved matters now before the Council, the application be considered by the Planning Committee should officers be minded to recommend for approval.

In my capacity as a Borough Councillor for the Thames ward, I am not satisfied that the reserved matters as submitted would secure a high-quality, sustainable or policy-compliant form of development for Charvil. While I understand that the scheme is to be amended in terms of moving the substation to the other side of the development and exploration of incremental increases to the buffer, given that tomorrow is the listing deadline and there being in my view unresolved concerns in relation to layout, amenity, biodiversity, housing mix and sustainable movement, all of which are properly material to the Council's determination at this stage, the application should be listed.

My objections are based on the following material planning considerations:

- **CP1 – Housing Mix:** CP1 stipulates that development needs to be well integrated with existing communities and protect their amenity. The density of the development, especially following the identification of the flood risk area by the Environment Agency means that the scheme is attempting to sustain the same amount of housing in a much smaller area. This development is therefore in contravention of CH1 and CH2 of the Charvil Neighbourhood Plan, WBC Core Strategy Policy CP3, and Tree Strategy Policy NE4.
- **CP3 (General Principles for Development) – residential amenity, privacy and landscape buffer:** I have significant concern about the proposed relationship between the new development and existing residents both in Canberra Lake Way and The Hawthorns. While a modest landscape buffer appears to have been proposed adjacent to The Hawthorns, albeit with insufficient screening in my view, private rear gardens are proposed directly up to the boundary with Canberra Lake Way. That represents a marked departure from the earlier outline expectations and, more importantly, appears to be in conflict with the planted buffer approach associated with the adjoining Canberra Lake Way development. Additionally, requests by residents to shift the development slightly towards the Sonning Golf Course boundary would be in keeping with CNP Policy CH10 regarding Green Infrastructure.

Even leaving aside previous commitments made to residents, the detailed layout now proposed appears to rely on minimum back-to-back relationships between existing and proposed dwellings in circumstances where, given the scale of the site, a more generous and neighbourly form of separation could and should have been achieved. In planning terms, this gives rise to a clear concern under policy CP3 and sits uncomfortably with the Council's adopted planning guidance, including the Borough Design Guide, which is expressly intended to ensure that development is appropriate to its context, protects nearby properties from adverse effects, and minimises overlooking, loss of privacy and loss of amenity. The removal of the landscape buffer and the resulting degree of inter-visibility appear likely to cause a material and unacceptable erosion of privacy and residential amenity for existing occupiers on both

sides of the boundary. In my view, that conflict weighs materially against the grant of reserved matters approval.

- **CP3 – Biodiversity:** The proposals do not appear to result in a substantial net gain of biodiversity, contrary to the requirements of policy CP3. At a time when development is expected to deliver measurable environmental gain, that shortfall is a matter of considerable concern and weighs against approval.
- **CP3 – Community facilities:** The removal of the Park Lane crossing and the previously discussed play area for older children materially weakens the site's connection to a sustainable network of community infrastructure and reduces the overall quality and functionality of the scheme for future residents and existing families in the area. This also flies in the face of WBC's core strategy regulation CP1 regarding sustainable movement as a result of development.
- **CP5 - Housing Mix:** The market housing offer now comprises only 4- and 5-bedroom dwellings, with smaller units confined to the affordable housing element. That does not, in my view, represent a balanced range of dwelling sizes and tenures. Furthermore, the apparent clustering of smaller affordable units, rather than their integration throughout the development, gives rise to additional concern and does not appear to reflect the density principles shown in the applicant's own Opportunities and Constraints material.
- **CP6 - Managing Travel Demand:** While the overall quantum of housing was accepted at outline stage, the revised mix reportedly increases the total number of bedrooms from 446 to 506, an uplift of approximately 14%. That is likely to result in higher occupancy and a corresponding increase in vehicle movements. Given the site's proximity to the primary school, those implications are especially sensitive. The removal of the Park Lane crossing, previously included at outline stage, further weakens the package of measures intended to manage travel demand in a sustainable way.
- **CP3 / Borough Design Guidance - Parking provision and usability:** I also have significant concerns regarding the insufficient parking provision allocated within the scheme and the unintended consequences of its layout. Additionally, the dimensions of those spaces allocated does not adequately account for the practical needs of households. It appears as if a substantial proportion of the overall parking stock is also reliant on garages and tandem arrangements. In addition, the garage spaces are positioned behind other spaces, making them inherently less convenient and therefore less likely to function as effective day-to-day parking for households with multiple vehicles or differing travel patterns. Similar concerns arise in relation to tandem spaces more generally which materially reduce their practical usability. The amount of genuinely convenient parking available to residents appears materially lower than the headline figures suggest. That creates a clear risk of overspill parking on surrounding streets, with attendant consequences for highway function, convenience and the quality of the residential environment.
- **CP1/3 - Proposed pathway:** This is a divisive issue in Charvil for residents on either adjacent side of the development boundary. The fact that Thames Valley Police have stipulated that the pathway as currently devised is not fit for purpose coupled with concerns about the lack of a viable alternative, with community cohesion and

interconnectedness stipulated repeatedly in the Charvil Neighbourhood Plan, therefore means that this application warrants a closer look by the committee.

- **CP4 - Local Infrastructure:** This development would place a significant burden on local infrastructure and services. The revised proposals do not demonstrate that adequate provision has been made to mitigate these knock-on impacts and is in keeping with the Infrastructure Delivery Contributions SPD. Approving development on this scale without a commitment regarding local infrastructure delivery would create a bad precedent locally.

This is, in my view, precisely the type of application that merits member determination rather than delegated approval if a recommendation for approval is made. The application concerns a major development in a sensitive village-edge location, has generated significant local concern, and now comes forward with material changes at reserved matters stage which, taken together, warrant transparent public scrutiny through the committee process.

I also reserve the right to submit further detailed representations before the close of the consultation period should it be extended and prove necessary given my understanding that the site scheme will now be reconfigured as a result of Thames Valley Police's comments in relation to the pathway and the decision, the right one, to move the sub-station to the other side of the development.

Yours sincerely,

Leon Cook
Wokingham Borough Councillor, Thames ward

Appendix 3 – 232704 Decision Notice



WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Ms Deirdre Wells
Red Kite Development
Consultancy
Redlands Wing
Maidenhead Court Park
Maidenhead
SL6 8HN

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 232704
Applicant Name: Hicks Developments Ltd
Site Address: Land To West Of Park Lane, Charvil, RG10 9TS
Proposal: 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.
Date of Decision: 12 May 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. Outline permission – timescales

a) No development shall commence until details of the access, appearance, landscaping, layout, and scale (hereinafter called 'the reserved matters', as well as any outstanding conditions set out below) of the development, have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

b) The first application for the approval of reserved matters referred to in a) above shall be made within a period of 3 years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than 3 years from the date of the approval of the first reserved matters application.

c) The development hereby permitted shall be begun before the expiration of 2 years from the final approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings outlined below, received by the local planning authority on 02/11/2023. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Location Plan – 103 A

Site Access arrangement Drawing ITB17047-GA-G

Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Materials

Pursuant to the approval of the 'Appearance' reserved matter, no development shall commence until details and schedules of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the surrounding area in accordance with Policy CP3 of the Core Strategy.

4. Ground Stability

Prior to the commencement of development a detailed site-specific ground investigation in line with guidance detailed within CIRIA Report C574 Engineering in Chalk (2002) must be completed at the site.

This investigation must include:

- Determining the extent and thickness of superficial deposits across the assessment site.
- Determine the location and characteristics of differing bedrock geologies beneath the application site.
- Determining the potential presence, location, size, and extent of any dissolution features.
- Determining the strength and variability of the underlying chalk. &
- Determining the presence and flow direction of underlying groundwater.

Reason: In the interest of the health and safety of future occupiers.

5. Site Levels

Prior to the commencement of development, details of levels, including finished floor levels for all buildings, proposed levels of public open space areas and any attenuation pond/swale, shall be submitted to and agreed in writing by the Local Planning Authority. Development shall only proceed in accordance with the approved details.

Reason: To ensure that the development takes appropriate account of any level changes across the site.

6. Space Standards

The Reserved Matters application for 'Scale' and 'Layout' shall ensure that all dwellings shall accord with the Technical Housing Standards - Nationally Described Space Standard (2015) or those TB07 of the Wokingham Borough Council Managing Development Delivery (MDD) Local Plan 2014.

Reason: To ensure future occupiers of the development will have a suitable standard of living accommodation in accordance with CP3 of the Core Strategy and TB07 of the MDD Local Plan.

7. Future Homes Standard

The dwellings hereby permitted shall meet the interim Future Homes Standard in accordance with the requirements of the Building Regulations. No dwelling shall be occupied until compliance has been confirmed by an accredited assessor certifying that a 31% reduction in carbon dioxide emissions has been achieved per the Standard.

Reason: To ensure developments contribute to sustainable development in accordance with the requirements of Part L of the Building Regulations and Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC04.

8. Sustainability and energy efficiency

The reserved matters application(s) shall be accompanied by a scheme to be approved in writing by the local planning authority for achieving a 50% reduction in the predicted carbon emissions arising from operation of the development through the use of decentralised renewable and/or low carbon sources. The minimum 50% reduction shall be achieved in addition to the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of planning application. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, MDDLPP policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

9. Water consumption rates

Prior to the commencement of development, details of how all dwellings shall meet internal potable water consumption targets of 110 litres or less per person per day. Thereafter, all dwellings shall be built in accordance with the measures to achieve this water consumption target and the measures maintained for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

10. Carbon Neutral Homes

Prior to the approval of any reserved matters application, a statement/ report shall be provided to demonstrate whether the development is practicable and viable to provide carbon neutral homes; carbon neutral homes meaning a scenario in which greenhouse gas emissions arising from human activity are eliminated by minimising energy demands and meeting remaining energy demand with energy from renewable sources. These measures shall be implemented prior to the occupation of the development. If it cannot be satisfactorily demonstrated that carbon neutral cannot be achieved as part of the development, measures to bring the development

closer to this target shall be submitted to and agreed with the Local Planning Authority before the development commences. These shall be implemented and maintained for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development in accordance with the WBC Climate Emergency Action Plan, Core Strategy Policy CP1, Managing Development Delivery Local Plan policy CC05, Sustainable Design and Construction Supplementary Planning Document and the Wokingham Council Climate Emergency Action Plan Fourth Progress Report (2023).

11. Accessibility

The reserved matters application for 'Layout', 'Scale' and 'Appearance', shall demonstrate that 10-20% of the dwellings as a minimum are accessible and adaptable in line with M4(2) of the Building Regulations.

Reason: To provide a variety of dwellings, catering to different needs, to support positive neighbourhood planning in accordance with Policy CP2 of the Core Strategy and TB05 of the MDD.

12. Site Characterisation/Land Contamination Investigation (contamination).

An investigation and risk assessment should be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, including radon gas, (whether it originates on the site or not). The investigation and risk assessment should be undertaken by competent persons and a written report of the findings produced. The written report would be subject to the approval in writing of the Local Planning Authority. The report of the findings should include:

- (i) a survey of the extent, scale, and nature of any contamination.
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Submission of Remediation Scheme (where required).

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment should be prepared and would be subject to the approval in writing of the Local Planning Authority. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme should ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Unexpected Land Contamination.

If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval.

Reason: to ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

13. Noise Insulation for Dwellings

The dwellings hereby approved shall be designed and/or insulated to provide attenuation against externally generated noise, the design should ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings meet the BS8233 sound insulation and noise reduction for buildings design range 'good' for living accommodation.

Reason: to protect the amenity of the area and to ensure that premises are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06.

14. Acoustic Mitigation

The reserved matters submission for 'layout' must be informed by pages 22-25 of the submitted Noise Impact Evaluation Report prepared by SoundPlanning dated Thursday 2nd November 2023 referenced J05184.

Reason: to protect the amenity of the area and to ensure that premises are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06.

15. Plant/Machinery to be attenuated

Any plant, machinery and equipment installed or operated in connection with the occupation of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property. Any recommended noise mitigation measures should be retained and maintained thereafter for the lifetime of the development.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of properties. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

16. Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement/plan has been submitted to, and approved in writing by, the local planning authority. The approved statement/plan shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors.
- loading and unloading of plant and materials (including times, these should be in line with permitted hours of work).
- storage of plant and materials used in constructing of the development.
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (where appropriate).

- wheel washing facilities and an area cleaning regime.
 - measures to control the emission of noise, dust, and dirt during construction,
 - method of recycling/disposing of waste resulting from demolition and construction works.
 - asbestos survey results and if present a safe removal and disposal plan to be submitted.
 - a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and,
 - a method to record the quantity of recovered mineral (re-use on-site or off-site) and to report this data to the LPA upon completion of the development.
- Reason: In the interests of highway safety & convenience and neighbour amenities.*
Relevant policy: Core Strategy policies CP3 & CP6.

17. Hours of work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

18. Walking Strategy

Prior to the commencement of development, details of the internal pedestrian infrastructure and connections from the development to improve footway routes that connect the development with Twyford Station, bus stops and local shops shall be submitted for approval by the local planning authority. The measures shall be implemented in accordance with the approved details prior to occupation of the first dwelling.

Reason: In the interests of sustainable travel, convenience and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

19. Garage to be retained as such

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: to ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

20. Details of car and motorcycle parking

The reserved matters application for the development shall include details of car and motorcycle parking in accordance with the

Council's policies and which are to be approved in writing by the Council. No dwelling shall be occupied until the vehicular accesses, driveways, parking and turning areas to serve it including any unallocated space have been provided in accordance with the approved details and the provision shall be retained thereafter. The vehicle parking shall not be used for any other purposes other than parking and the turning spaces shall not be used for any other purposes than turning.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, CC07 of the Managing Development Delivery Local Plan (Feb 2014), the Parking Standards Study within the Borough Design Guide 2010.

21. Cycle parking

The reserved matters application for the development shall include details of secure and covered bicycle storage/parking facilities serving that dwelling for the occupants of, and visitors to the development. The cycle storage/parking shall be implemented in accordance with the approved details before occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure the development contributes towards achieving a sustainable transport system and to provide parking for cycles in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, the Parking Standards Study within the Borough Design Guide 2010 and CC07 of the Managing Development Delivery Local Plan.

22. Electric Vehicle Charging

Prior to commencement of development hereby approved, an Electric Vehicle Charging Strategy serving this development shall be first submitted to and approved in writing by the Local Planning Authority. This strategy shall include details relating to on-site electric vehicle charging infrastructure in accordance with the Building Control Regulations Approved Document S and details of, installation of charging points. The development hereby approved shall be implemented in accordance with the approved strategy thereafter and no dwelling hereby approved shall be occupied until the approved electric vehicle charging points serving that dwelling have become operational.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy Policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan Policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

23. Access

Prior to commencement of the development, there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular accesses on to Park Lane Charvil to include visibility splays of 2.4m by 43m, re-location of lighting column and the dedicated pedestrian crossing of Park Lane. The accesses shall be formed as so approved, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

24. Highway Construction Details

Prior to the commencement of development, full details of the construction of roads, cycleways and footways, including levels, widths, construction materials, depths of construction, surface water drainage and visibility splays shall be submitted to and approved in writing by the local planning authority. Each dwelling shall not be occupied until the vehicle access to serve that dwelling has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

25. Visibility Splays for private driveways

The dwelling/buildings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres, have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

26. Lighting

Details of external lighting shall be submitted to and approved in writing by the local planning authority before the development is occupied. The details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all highways, cycleways, footpaths, public areas and any non- residential buildings. No further external lighting shall be installed without the written approval of the local planning authority.

Reason: To safeguard amenity and highway safety in accordance with NPPF and Wokingham Borough Core Strategy Policy CP1, CP3, CP6 and CP7.

27. Parking Management Strategy

Prior to the first occupation of any dwelling, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDL policies CC07 and TB20.

28. Drainage

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

1. BRE 365 test results demonstrating whether infiltration is achievable or not.
2. Use of SuDS following the SuDS hierarchy, preferably infiltration.

3. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at the QBar rate of 3.83l/s/ha, or preferably better.
4. Separate drainage systems for any proposed adopted highways and residential dwellings.
5. A description of how the proposed development will deal with surface water overland flows.
6. Groundwater monitoring confirming seasonal high groundwater levels in the area.
7. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
8. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2019) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

29. Sustainable drainage

No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent government guidance), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a timetable for its implementation; and,
- iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

30. Landscaping

- i) No development shall take place until full details of both

hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include, as appropriate:

- a) scheme drawings (including those securing an ancient woodland and valued landscape buffer)
- b) proposed levels and contours;
- c) detailed design of SuDS features in accordance with the SuDS Strategy, demonstrating how they will be integrated into the wider landscape, with attenuation basins having a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers), allowing them to fulfil amenity, ecological and drainage functions;
- d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- e) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls;
- f) details of the street tree planting pits in combination with the roadside swales/raingardens demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;
- g) hard landscaping materials including samples;
- h) minor artefacts and structures (e.g. play equipment, street furniture, refuse or other storage units, signs, external services) including specifications for the product and its installation;
- i) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited;
- j) all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability;
- k) measures required for ecological mitigation and biodiversity net gain;
- ii) Details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping for the Landscape Phase or until adoption (whichever is longer). The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and iii) below.
- iii) Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In order to ensure that provision is made to allow a high-quality soft and hard landscaping scheme on site in accordance with Policy CC03 of the MDD.

31. Boundary Treatment

The reserved matters application for 'Landscaping' shall include a plan indicating the positions, design, materials and type of boundary treatment to be erected/ planted. Where appropriate, the boundary treatment shall include consideration of ecological permeability such as the provision of mammal gaps. The boundary treatment shall

be implemented in accordance with the approved plan before the development is occupied.

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CP3 and CP7 of the Core Strategy.

32. Protection of Trees

a) As a part of any reserved matters applications dealing with 'Landscaping' and 'Layout', an updated Tree Survey, Tree Protection Plan, Arboricultural Impact Assessment and Arboricultural Method Statement which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme). The Arboricultural Impact Assessment shall ensure development proposals including SuDS requirements have been fully considered in relation to the tree constraints.

b) The tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

c) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

d) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

e) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

33. Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans pertaining to the 'landscaping' and 'layout' reserved matters shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby

permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.
Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

34. Landscape Management Plan

Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall thereafter be carried out in accordance with the approved details and for the period specified.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policy CC03 of the MDD.

35. Earth mounding and contouring

Prior to the commencement of the development, details of earthworks shall be submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The Earthworks shall be carried out in accordance with the approved details and permanently so- retained.

Reason: In the interests of the amenity and landscape character of the area.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

36. Open Space

The application for the Reserved Matter of 'Layout' should incorporate a plan showing a breakdown of the following minimum quantum and open space types on site (as indicated), or confirmation of an obligation in lieu, in accordance with TB08 of the Managing Development Delivery Local Plan (2014):

1. Parks and public gardens (2000 sqm, on site/ offsite to be confirmed depending on updated parameters)
2. Natural/semi natural green space (5164 sqm, on site/ offsite to be confirmed depending on updated parameters)
3. Amenity greenspace (1,781 sqm, on site/ offsite to be confirmed depending on updated parameters)
4. Provision of play space for children and young people (455 sqm, on site/ offsite to be confirmed depending on updated parameters)
5. Sports facilities (3018 sqm, on site/ offsite to be confirmed depending on updated parameters)
6. Allotments (946 sqm, on site/ offsite to be confirmed depending on updated parameters)

The open space shall be permanently maintained and kept as publicly accessible open space for the lifetime of the development.

Reason: To ensure that a suitable level of on-site public open space will be provided as part of the development in accordance with TB08 of the MDD.

37. Waste storage

The reserved matters application(s) shall include details of bin storage, which shall be submitted to and approved in writing by the local planning authority. The bin storage area and facilities shall be permanently so retained and used for no purpose other than the temporary storage of refuse, recyclable and compost materials.

Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.

38. Communications Plan

Development shall not commence until a Communications Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall specify methods for communicating with local residents, including the creation of a liaison group to meet in accordance with an agreed schedule. The Plan shall be carried out as approved until the final completion of the development.

Reason: In order to minimise disturbance to neighbours during construction works in accordance with CP3 of the Core Strategy (2010).

39. Archaeology

A) No development shall take place/commence until a programme of archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A).

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

40. Landscape Ecological Management Plan (LEMP)

No development shall take place until a Landscape and Ecological Management Plan (LEMP) have been submitted to, and approved in writing by, the local planning authority. The LEMP shall include:

- a) Description and evaluation of features to be managed for a 30

year period pertaining to a target of 1% on/off site net gain.

b) Ecological trends and constraints on site that might influence management.

c) Aims and objectives of management.

d) Appropriate management options for achieving aims and objectives.

e) Prescriptions for management actions.

f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

g) Details of the body or organization responsible for implementation of the plan.

h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The LEMP shall also include long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens. The approved plan will be implemented in accordance with the approved details prior to the first occupation of the building and permanently maintained thereafter.

Reason: To secure the maintenance of the Biodiversity Net Gain on-site provision for a minimum period of 30 years. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment).

41. CEMP (Biodiversity)

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP:

Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

a) Risk assessment of potentially damaging construction activities.

b) Identification of 'biodiversity protection zones'.

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance) and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of the MDD (2014), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

42. Lighting Design (Biodiversity)

Prior to occupation, a 'lighting design strategy for biodiversity' for the hereby approved scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance) and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of the MDD (2014), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

43. Ecological Permeability

Prior to commencement a strategy for ecological permeability (especially with regard to reptiles and hedgehogs) and enhancements to the site for birds, bats, amphibians, reptiles, and invertebrates shall be provided to the local authority for its approval.

This strategy shall be prepared by a suitably qualified ecologist and appropriate to the local ecological context. Once approved the strategy shall be implemented in full unless otherwise agreed by the local authority in writing.

Reason: to ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

44. Thames Water

No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

Informatives

1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL, this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted.
2. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 9 May 2025, the obligations in which relate to this development.
3. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details.
4. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non- material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.
5. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

6. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.
7. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.
8. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.
9. Fire service access should comply with B5 of ADB Volume 2 2019 with additional local requirements below under the Berkshire Act 1986: Fire service vehicles currently operated by Royal Berkshire Fire & Rescue Service exceed the requirements stated in the current edition of Approved Document B. The applicant should be made aware of the following amendments:- The minimum carrying capacity for a pumping appliance is 16 tonnes. The minimum carrying capacity for a high reach appliance is 26 tonnes. Structures such as bridges should have the full vehicle carrying capacity. Any structural fire precautions and all means of escape provision will have to satisfy Building Regulation requirement. These matters are administered by the local authority Building Control or approved inspectors, who you are advised to contact in this regard.
10. There are water mains crossing or close to your development. Thames Water do not permit the building over or construction within 3m of water mains. If you're planning significant works near Thames Water mains (within 3m) they will need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-yourdevelopment>

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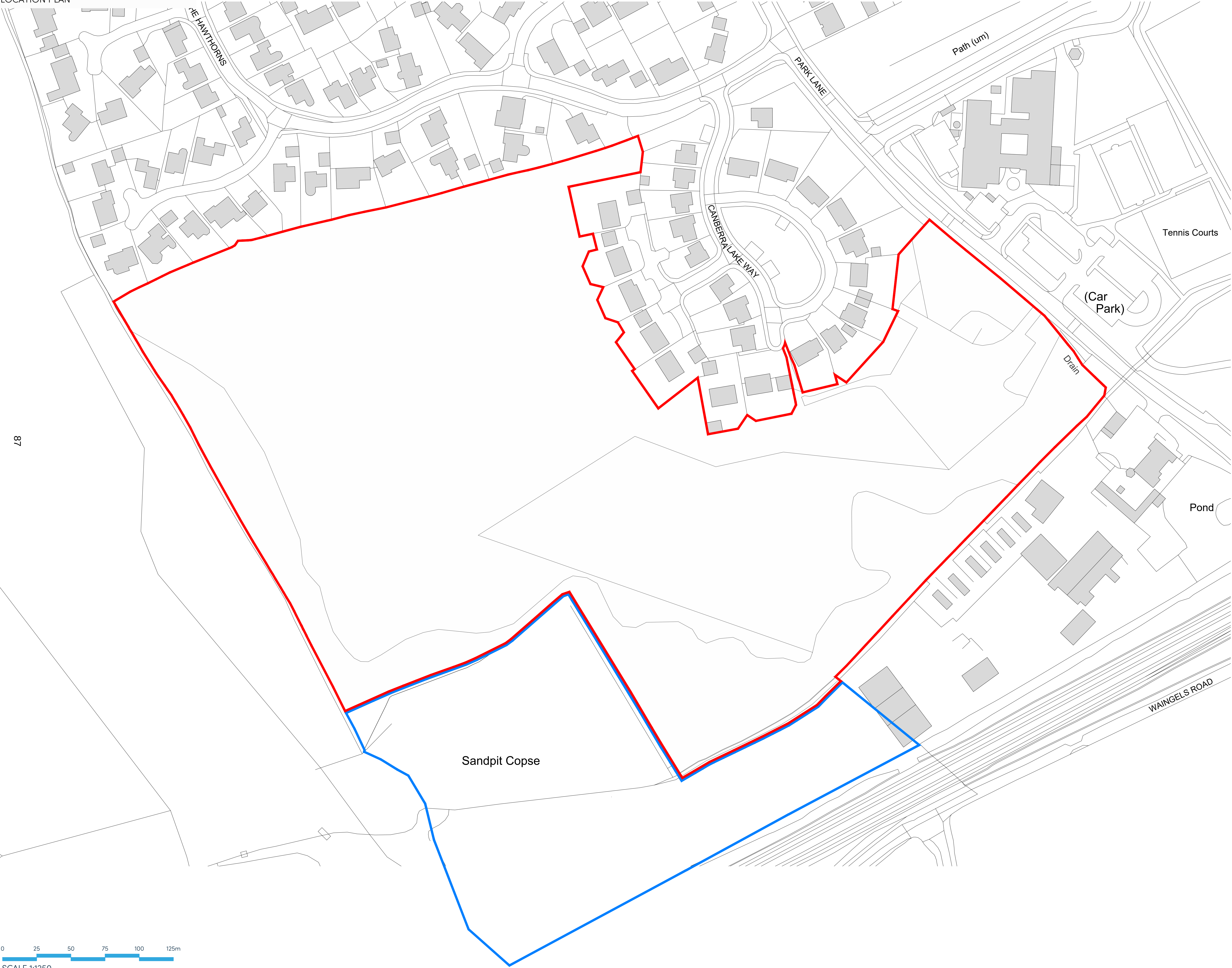
11. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stages of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be consulted for advice on any special precautions before continuing, including the need for a licence. The installation and subsequent removal of reptile exclusion fencing increases the risk of potential harm to great crested newts. This is because crevices between the fence and soil often form and these crevices have been known to be used by great crested newts as places of shelter. Care should be taken when removing reptile exclusion fencing to search around the base for sheltering great crested newts and avoid an offence being committed under the above legislation. Should great crested newts be found at any stages of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be consulted for advice on any special precautions before continuing, including the need for a licence.

12. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development.

Signed

MHead

Marcia Head
Head of Development Management - Place & Growth
Date: 12 May 2025



Rev	Date	Amendment	Initials
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Project:
LAND AT PARK LANE
CHARVIL
Client:
BELLWAY (THAMES VALLEY)
Drawing:
LOCATION PLAN

Drawing no: 25.2208.1000 Rev: -

Scale@A1: 1:1250 Date: OCT '25 Drawn: CT Checked: -

finc Architects Ltd
61-63 New London Road | Chelmsford | Essex | CM2 0ND
T: +44 (0)1245 933988
W: www.fincarchitects.com
E: company@fincarchitects.com

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All dimensions and measurements to be checked on site.
Do not scale from this drawing. This drawing is to be printed in colour.

PLANNING

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Street Scene - A



Street Scene - B



Street Scene - C



Street Scene - D

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