



Bellway Homes Limited
Thames Valley Division
Imperium
Imperial Way
Reading
RG2 0TD

12th December 2025

www.bellway.co.uk

FAO: Benjamin Hindle
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

VIA PLANNING PORTAL

Dear Mr Hindle,

Outline Planning Permission (Ref. 232704)
Discharge of Condition 41- CEMP (Biodiversity)
Land to West of Park, Lane, Charvil, RG10 9TS
On behalf of Bellway Homes Limited (Thames Valley)
Planning Portal Reference: PP-11790475

Bellway Homes Limited (Thames Valley) (hereafter 'the applicant') hereby submit an application to discharge Condition 41 of the outline planning permission which was granted in relation to Land to West of Park Lane, Charvil (the 'application site').

The description of the proposed development identified in the Outline Planning Permission is as follows:

"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."

Bellway has also submitted a Reserved Matters Application (RMA) in relation to the application site. This RMA is awaiting determination and its description of development as set out in the application form is as follows:

"Application for approval of Reserved Matters pursuant to Outline planning permission 232704. Reserved Matters comprise 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."

This application relates to the discharge of Condition 41 of the Outline Planning Permission and includes the following document:

Document	Consultant	Date
Construction Environmental Management Plan (CEMP) V.01	Pro Vision	November 2025

For ease of reference, condition 41 reads as follows:

"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."

The submission describes commitments to ensure that development work on the application site will minimise or eliminate potential environmental impacts and disturbance to local sensitive ecological areas, including details of the reptile translocation that will be completed prior to construction with reptiles moved to an off-site receptor. This CEMP has been provided to fulfil Condition 41 of the outline planning permission.

The planning application fee of £383.00 has already been paid by the applicant via the Planning Portal.

I trust that the enclosed information is sufficient, but please do not hesitate to contact me should you have any questions or require additional information. Thank you for considering this application, I look forward to your response.

Yours faithfully

Pippa Paton
Planner
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