

PLANNING REF : 253071
PROPERTY ADDRESS : 30 Park View Drive South
: Charvil, Wokingham
: RG10 9QX
SUBMITTED BY : Charvil Parish Council
DATE SUBMITTED : 27/07/2026

COMMENTS:

Third submission – comments on the current layout

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.

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 quanta).

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.

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.

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.