

APPROVAL OF RESERVED MATTERS **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 4 September 2026

Application Number: 253071

Location: 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.

Recommendation: Approve

Conditions and/or Reasons

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.

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.

3. External 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

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

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: n 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 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 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. As detailed within the Officer Report, the applicant submitted details as part of this Reserved Matters submission to satisfy several conditions attached to Outline Permission 232704. Upon assessment, the Local Planning Authority are content that sufficient details have been submitted to satisfy the requirements of conditions 6, 8, 10, 11, 14, 20, 21, 31, 32, 36 & 37 of Outline Permission 232704.
3. The applicant is advised to, when applying to discharge condition 18 of Outline Consent 232704, make efforts to include improvements to the footpath provision along Park Lane which connects to the application site, as well as improvements to the cycle lane infrastructure in the locale. Consideration should be given to the council's published Local Cycling and Walking Infrastructure Plan (LCWIP) and the Charvil Neighbourhood Plan. In addition, Wokingham Borough Council and Charvil Parish are also encouraged to explore whether Community Infrastructure Levy (CIL) receipts or other funding sources may be available to support wider walking and cycling improvements within the parish.
4. 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.
5. 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.
6. 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.

7. 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.

8. 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.

9. 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.

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.

11. 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.

HMM

Recommendation and conditions/reasons agreed:

Date: 3 September 2026

REMEMBER - The earliest date for a decision on this application is: **26 July 2026**