



WOKINGHAM BOROUGH COUNCIL

Development Management & Regulatory Services

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Supplementary statement regarding the publication of the new National Planning Policy Framework (dated 17th August 2026)

Application Number: 253071

Site Address: Land West of Park Lane, Charvil, RG10 9TS

Proposal Description: 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.

On 12th August 2026, the Planning Committee resolved to approve application 253071, subject to an additional informative requesting consideration for highways improvements as part of the discharge of condition 18 attached to Outline Permission 232704.

Prior to the informative's wording being agreed with the Chair of the Planning Committee, and thus prior to the decision notice for the application being issued, the new iteration of the National Planning Policy Framework ("NPPF26") was published by the National Government on 17th August 2026. All policies referenced in this report relate to the NPPF26 unless referenced otherwise.

As the decision notice had not been issued at the time the NPPF26 was published, it is considered good practice for the Local Planning Authority to consider the implications, if any, of the revised national policy framework before issuing the formal Reserved Matters approval. The Local Planning Authority are of the view that the NPPF26 does not impact the decision made by the Planning Committee on 12th August 2026 that the application be approved subject to informative detailed with the report and an additional

informative (as outlined in the draft Committee minutes). The reasons why the NPPF26 does not alter the Committee's resolution are set out below.

Principle of Development

The application subject of consideration by the Planning Committee was a Reserved Matters submission, pursuant of Outline Permission 232704 which was approved on 12th May 2025. As such, the principle of the development had already been approved/established for over a year prior to the NPPF26. The purpose of the Reserved Matters application was therefore limited to the consideration of appearance, landscaping, layout and scale, rather than the acceptability of the principle of development itself.

Whilst the NPPF2026 introduces alterations to the policy basis surrounding development outside of settlement limits (Policy S5), these changes do not materially impact the fact that planning permission for up to 75 dwellings on the site had already been approved, and the Reserved Matters application could not revisit that principle.

The Reserved Matters submission focused on the technical design of the development, focused on the outstanding matters not approved at Outline stage (appearance, landscaping, layout and scale).

Affordable Housing

The Affordable Housing provision secured as part of this development would comply with Policy HO8: providing affordable homes which states that development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent, and that such provision should be made on-site unless specified exceptions apply. This should be provided on-site unless:

- a) Off-site delivery on an alternative nearby site would optimise the quality or quantity of affordable homes built; or
- b) A cash payment in lieu of on or off-site provision can be justified robustly, and the agreed approach contributes towards the objective of creating mixed and balanced communities.

The affordable housing secured as part of Outline Permission 232704 satisfies these requirements. The development provides affordable housing in accordance with the development plan requirements relating to both the proportion and tenure mix of affordable housing. The reserved matters development continues to meet the development plan's requirements for the proportion and mix of affordable housing

tenures relevant to the location, including the minimum proportion of Social Rent. It is also provided on-site, which is expressed as a preference with HO8's wording.

Neighbourhood Plans

PM5: Neighbourhood Plans recognises the role of neighbourhood plans in shaping development at a local level and addressing community priorities through the planning system. Where a neighbourhood plan forms part of the development plan, its policies are material to the determination of planning applications and should be afforded weight in accordance with their consistency with national policy and the wider development plan and S6 states that, for development proposals involving the provision of housing, the benefits of approving development are likely to be substantially outweighed by the adverse effects where a proposal would conflict with a neighbourhood plan, provided the following apply: a. The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and b. The neighbourhood plan contains allocations to meet its identified housing requirement (see policy HO2). The Planning Committee's consideration of application 253071 included a detailed assessment against the relevant neighbourhood plan policies, which form part of the development plan. The Committee was satisfied that the proposal complied with those policies, and that conclusion remains relevant when reviewing the development against NPPF26.

Development density and design

Policy L3(b) focuses on achieving appropriate densities. In relation to sites outside of settlement limits, it states that development footprints should make the best use of a site's development potential, taking into account the policies in this Framework. The dwelling density proposed achieves this aim by concentrating the density of residential development within close proximity to the existing settlement of Charvil, whilst also utilising the site's open space for substantial open space and play area provisions, provisions that exceed the Council's policies for a development of this scale (TB08 of the MDD Local Plan). It is noted that L3(c) is not applicable to this development as the site is 1400m from Twyford Station which is not considered to be a reasonable walking distance of a well-connected station based on the definitions in Annex B.

Section 14 promotes high quality, healthy, inclusive and sustainable places, through setting clear expectations about design. Policy DP3 focuses on key principles for well-designed places. It states that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse

and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.

The requirements of this policy do not depart from the principles already established within the National Design Guide published in January 2021. Policy DP3 lists seven principles to achieve the overarching goal of well-designed places, which are below:

- Liveability: support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after;
- Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;
- Nature: incorporate and/or connect to a network of high quality, accessible, multi functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;
- Movement: provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport;
- Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;
- Public Space: include spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles (for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, integrating lighting and making building entrances and windows face onto streets and other public spaces to provide natural surveillance); and
- Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

The proposed development adequately addresses all of the aims listed above; the development is mixed/diverse in terms of the distribution of different housing sizes and tenure types across the site, contributes to climate change mitigation through the use of renewable forms of energy generation (also pursuant of policies CC2: Mitigation of Climate Change and CC3: Adaptation to climate change) and provides a wealth of green infrastructure provision and retention to benefit ecological species of interest and the wellbeing of future occupants of the dwellings. The built form's design/identity is also in-keeping with the prevailing residential character and the design of the estate roads ensures a safe environment for walkers and other sustainable forms of transport, whilst also providing a footpath connection (plus associated improvements) into wider Charvil to the north.

The HC policies have been reviewed within the Healthy Communities chapter of the NPPF26. The application site is not designated as Local Green Space and the proposals do not involve the loss of existing recreation facilities. Rather, the development provides substantial areas of public open space, landscaping and play provision that were assessed by the Planning Committee as part of the overall planning balance.

Highway Safety, Parking Provision and Accessibility

TR2: Local Parking Standards sets out the principles for the provision of parking and associated infrastructure, including ensuring that the quantity and design of parking responds appropriately to the nature of the development, its location and accessibility, whilst supporting sustainable travel choices. The policy also seeks to ensure that suitable provision is made for cycle parking and electric vehicle charging infrastructure. The assessment of the proposal included consideration of parking provision across the development site and WBC Highways raised no objection to the arrangements as they complied with the Council's adopted parking standards. Accordingly, the proposal complies with TR2.

Policy TR3: Locating development in sustainable locations sets out principles so that development is located where it can support sustainable patterns of movement and enable good accessibility from different users, making the most of existing and proposed transport infrastructure.

The Connectivity Tool (Connectivity Tool - GOV.UK) should be used alongside other relevant quantitative or qualitative evidence in assessing the connectivity of particular locations proposed for development. The development has been granted Outline consent and therefore the principle of development of the site for a quantum of residential development was already established, but for awareness, the site has a connectivity score of approximately 49. The Connectivity Tool gives each square a

connectivity score from 0 to 100. The score helps users understand how well-connected a square is to locations of interest by walking and wheeling, cycling and public transport, compared with other squares across England and Wales. Connectivity scores should always be interpreted comparatively. This is because the score tells users how a square's connectivity compares to other squares, rather than whether its connectivity is "good" or "bad" in isolation. This tool does not provide an absolute measure of connectivity – it shows how places compare to other places. Consequently, the Connectivity Tool score should be considered alongside the wider evidence base, including the accessibility of local services and facilities, opportunities for sustainable travel, and the characteristics of the proposed development and professional judgement.

Further to the point regarding movement around and surrounding the site, TR4: Street design, access and parking states that development proposals to give priority first to walking, wheeling and cycle movements, plus ensuring that the arrangement of streets and other routes help to create places that are safe, inclusive and attractive for all users (particularly for women and girls, for other groups who may be vulnerable to crime or the fear of crime, and for those with limited mobility). As outlined above and within the Committee Officer Report, the LPA and WBC Highways are satisfied that the design of the development provides a wealth of walking and crossing facilities throughout the site, aided by traffic calming measures such as speed bumps. Passive surveillance throughout the site is significant, meaning pedestrians would feel an acceptable degree of safety when traversing the site without the fear of crime (policy P5: maintaining public safety and security).

TR4(e) also requires development proposals to provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations. The development meets the Council's Parking standards for off-site parking provision for all of the properties proposed, with cycle parking and EV charging also secured for each property to encourage more sustainable forms of transportation.

Ecological Matters

Policy N2: Improving the Natural Environment seeks to ensure that development contributes to and enhances the natural environment, including through the protection and enhancement of habitats, the creation of coherent ecological networks, and the delivery of biodiversity gains. The development is considered to accord with the objectives of Policy N2. The scheme retains the site's mature boundary vegetation,

incorporates significant areas of new planting, provides ecological corridors and habitat enhancements, and secures biodiversity net gain through a combination of on-site and off-site measures. The proposals were reviewed by the Council's Ecology officers, who raised no objection, and the long-term delivery and management of ecological enhancements are secured through planning conditions and the Section 106 Agreement. Thus, the proposal accords with this requirement.

Arboriculture and Landscape Character

Policy N3: Trees in New Development seeks to secure tree-lined streets, the incorporation of trees throughout developments, the selection of species appropriate to their location and surroundings, and arrangements for the long-term maintenance of both existing and newly planted trees. The proposal retains the mature trees and incorporates extensive new tree planting throughout the development, including within public open spaces and along internal streets, and has been reviewed by the Council's Landscape and Trees Officers, who raised no objection. The detailed landscaping strategy and long-term management of planting are secured through the outline planning permission, including requirements for detailed planting specifications, replacement of failed planting, and ongoing management and maintenance. Thus, the proposal accords with this requirement.

Flood Risk and Sustainable Drainage

Policy F4: Assessing Flood Risk for Decision-Making requires development proposals to be informed by an appropriate site-specific Flood Risk Assessment where flood risk may be a material consideration. The development remains consistent with the objectives of Policy F4. As set out within the Committee Report, the application was accompanied by a Flood Risk Assessment and Drainage Strategy which considered both fluvial and surface water flood risk. The Environment Agency reviewed the submitted information and raised no objection to the development, subject to conditions relating to finished floor levels and the restriction of built development within Flood Zones 2 and 3. Flood risk has been appropriately assessed and addressed in accordance with Policy F4.

Policy F8: Sustainable Drainage Systems: seeks to ensure that developments incorporate effective and multifunctional sustainable drainage systems. The proposed development includes a comprehensive SuDS strategy comprising attenuation features and associated drainage infrastructure. The Lead Local Flood Authority and Environment Agency raised no objection to the drainage strategy in principle, with the detailed drainage design remaining secured through conditions attached to the outline permission. The development therefore remains consistent with the objectives of Policy F8.

Sustainability and Climate Change

Policy CC2: Mitigation of Climate Change seeks to ensure that development contributes towards climate change mitigation and the transition to net zero. Amongst other matters, the policy promotes development in accessible locations with genuine travel choices, good access to services and facilities, energy efficient design, the use of low-carbon technologies, and opportunities to enhance habitats capable of functioning as carbon stores. Significant weight is also to be given to measures which improve energy efficiency and facilitate the use of renewable and low-carbon energy sources.

In considering application 253071, the Planning Committee had regard to matters including the accessibility of the site, opportunities for sustainable travel, the provision of walking and cycling infrastructure, landscaping, tree planting, biodiversity enhancements and sustainable drainage. The Reserved Matters application also incorporated measures secured through the outline permission relating to sustainability, energy efficiency and water conservation. The Committee concluded that the proposal represented an acceptable and sustainable form of development in accordance with the approved outline consent. Whilst Policy CC2 places greater emphasis on climate change mitigation objectives, the proposal already incorporates many of the measures promoted by this policy. The introduction of Policy CC2 would not therefore materially alter the assessment.

Policy W1: Planning for Energy and Water seeks to ensure that development promotes the efficient use of energy and water resources and supports the delivery of the infrastructure necessary to meet future needs. In respect of water efficiency, paragraph 161 of the Committee Report identified that detailed water consumption measures would be secured through Condition 9 of Outline Permission 232704. As the Reserved Matters application does not alter those requirements, the necessary controls remain in place to secure compliance with the approved water efficiency standards. This is also supported by Policy W4: Water Infrastructure which seeks to ensure that development is supported by adequate water supply and wastewater infrastructure and that development does not place unacceptable pressure on existing networks. The policy also supports the efficient use of water resources and the timely provision of any infrastructure required to serve new development.

Policy W3: Renewable and Low Carbon Energy Development and Electricity Network Infrastructure supports the transition to a low-carbon energy system through the delivery of renewable and low-carbon energy infrastructure, whilst ensuring that sufficient network capacity exists to support development. The policy also recognises the role that

developments can play in reducing carbon emissions and facilitating the transition to net zero. The sustainability credentials of the proposal were considered in the planning balance. The proposal includes electric vehicle charging, sustainable drainage, renewable energy generation measures which contribute to reducing operational carbon emissions. The proposal is concerned principally with appearance, landscaping, layout and scale, and the introduction of Policy W3 does not alter the acceptability of those matters.

Policy CC3: Adaptation to Climate Change seeks to ensure that development is resilient to the effects of climate change. The development incorporates sustainable drainage infrastructure, extensive tree planting and landscaping, measures to address overheating risk and enhanced water efficiency standards. These measures contribute towards improving resilience to future climatic conditions and are secured through the approved scheme and associated planning conditions. The proposal therefore remains consistent with these objectives.

Relationship with Other Regulatory Regimes

Policy DM7: Relationship with Other Regulatory Regimes requires development proposals to be assessed primarily as a matter of land-use planning and confirms that separate regulatory regimes should be assumed to operate effectively unless there is clear evidence to the contrary. Planning decisions should not duplicate or extend controls available through those regimes. There is no evidence that the Committee's decision depended upon duplicating the requirements of another regulatory regime, or that any matter controlled under a separate regime would render the approved appearance, landscaping, layout or scale unacceptable in planning terms. Policy DM7 therefore does not materially affect the assessment undertaken or the Committee's resolution to approve application 253071.

Ground Conditions

Policy P2 focuses on ground conditions. Sites proposed for development should be suitable for their proposed use taking into account ground conditions, including any risks arising from land instability or contamination (whether due to natural hazards or current and former activities such as mining or fuel storage); and the extent to which any such risks can be mitigated, and the potential impacts on the natural environment arising from remediation. Ground conditions was a pertinent consideration at Outline stage, with condition 4 of the Outline permission appropriately securing a detailed site-specific ground investigation. The wording of the condition, which is a pre-commencement requirement, achieves the requirements of Policy P2.

Occupier and Neighbouring Amenities

Policy P3: living conditions and pollution states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).

The dwellings proposed would achieve adequate internal and external amenities for all future occupiers whilst ensuring no adverse impacts on neighbouring land uses. Noise pollution is adequately mitigated through compliance with the BS8233 sound insulation and noise reduction for buildings design range 'good' for living accommodation, and lighting across the site will be appropriately designed and approved through the future discharge of condition 26 of Outline Permission 232704.

Planning Conditions and Obligations

DM6: Use of planning conditions and obligations alters three tests for a planning condition/obligation. This policy introduces revised tests for the imposition of planning conditions, requiring them to be necessary to make the development acceptable in planning terms, relevant to the development and planning considerations generally, sufficiently precise to be capable of compliance and enforcement, and reasonable in all other respects. The policy also clarifies that conditions should not be used to secure financial contributions, the dedication of land to another party, or the removal of permitted development rights without clear justification.

The Planning Committee's resolution to grant permission under application 253071 was supported by a suite of planning conditions and planning obligations intended to mitigate the impacts of the development and secure measures necessary to make the proposal acceptable. Having reviewed the approved conditions against the NPPF26 there is no indication that any of the conditions would fail the tests now set out in Policy DM6. No additional or amended conditions are required as a result of the NPPF. Similarly, the mitigation secured through the Section 106 Agreement would remain appropriately dealt with through planning obligations rather than planning conditions. Accordingly, the introduction of Policy DM6 would not materially alter the Committee's assessment or the weight afforded to the mitigation secured as part of the approved scheme.

Planning Balance

The 2026 NPPF has been substantially restructured and introduces national decision-making policies. That structural change is acknowledged. However, significance must be assessed by reference to the issues actually engaged by this application. In relation to material matters, the relevant policy objectives largely continue established planning principles concerning good design, efficient use of land, sustainable transport, climate resilience, biodiversity, drainage, amenity and highway safety. The revised wording does not identify a conflict or harm which was absent from the assessment before Committee.

The Authority is therefore satisfied that the planning balance undertaken by the Planning Committee remains acceptable. The benefits that weighed in favour of the development continue to attract substantial weight, the mitigation secured through conditions and planning obligations remains effective, and no new policy considerations have been identified which would diminish those benefits or give rise to impacts of such significance as to justify a different conclusion.

Conclusion

In the context of the Planning Committee's resolution to approve application 253071 on 12 August 2026 the LPA have considered the relevant policy changes, the Local Planning Authority is satisfied that they do not materially affect the planning merits of the proposal, the assessment undertaken by officers, or the basis upon which the Planning Committee reached its decision.

The Authority is further satisfied that the NPPF26 does not introduce any new material considerations which would justify departing from, revisiting, or referring back the Committee's resolution.

Accordingly, the Local Planning Authority remains of the view that planning permission should be issued in accordance with the resolution of the Planning Committee.

Signed:



Dated: 27/08/2026

Martijn Andrea



2 Aug 2026