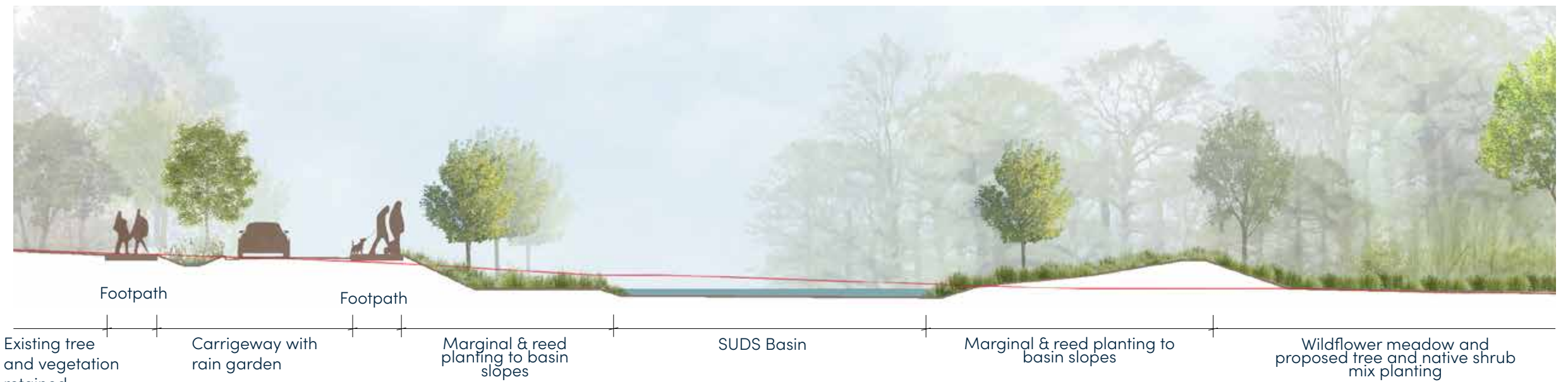


Character Area 1 : SuDS Basin

Blue and green infrastructure is proposed throughout the site to provide functional and ecological enhancements. The proposed SuDS basin located near the site entrance has been designed and integrated with native marginal and reed planting around the deeper pockets of the basin. This aims to create a naturalistic landscape feature that is both functional for stormwater management and provides ecological and visual value at the site entrance. A species-rich wet wildflower meadow is proposed around the basin to create biodiversity enhancement for the scheme.



Figure 50: Landscape Section Location
Source: FINC Architects



Rich biodiverse rain garden



Reed and marginal planting around basins



Native tree planting



Wildflower meadow

Figure 48: Reference images
Source: Google

Character Area 2 : Local Equipped Area of Play (LEAP)

Within the site, areas of recreational space are proposed to offer a range of activities and experiences that promote health and well-being. The design includes a Local Equipped Area of Play (LEAP), centrally located within the main public open space in the south, with breakout spaces and tree and shrub planting woven throughout the landscape. A range of timber play equipment is proposed to promote active and engaging play experiences for children. Seating areas with ornamental and sensory planting are integrated within the play space to offer learning, social, and interactive opportunities.



Figure 53: Landscape Section Location
Source: FINC Architects



Existing tree, tree belt and vegetaion retained Proposed native trees and wildflower meadow Footpath Local equipped area of play with seating area and ornamental & sensory planting Footpath Carriageway Private frontage

Figure 52: Landscape Section BB
Source: FINC Architects



Wildflower meadows with mown paths



Equipped play with play mulch surface



Self binding gravel path



Seating area with ornamental and sensory planting

Figure 51: Reference images
Source: Google

Open Space Strategy and Provision

The open space is designed to deliver community focused recreational areas throughout the site, keeping health and well-being and play space at its core.

The proposal focuses on reinforcing the boundaries by retaining the existing trees and vegetation where possible with proposed native trees and shrubs to create natural and semi natural landscape with incidental spaces linked by informal pathways and improve biodiversity and ecological value of the site.

Proposed amenity green spaces are centrally located within the residential street to offer opportunities for informal walking routes connecting residential streets with meadow, ornamental planting that are strategically designed to create visual amenity and provide sense of directions within the space.

The proposed Local Equipped Area of Play is located at the centre of the public open space (Park and Garden) to offer wide ranges of play experience with planting and seating opportunities.

	Open space Requirements (m2)	Area provided within the development (m2)
Park and garden	2,000	5,675
Natural and semi-natural green space	5164	25,023
Amenity green space	1,781	3,624
Play space (Local Equipped Area of Play)	455	606
Total	9,400	34,928



Figure 54: Landscape Diagrams
Source: FINC ARCHITECTS

Hard Landscape Strategy

The external areas will be designed to be robust, high quality and appropriate to the site. The hard landscape strategy is as follows:

- Material selection will seek to complement the existing hard landscape treatment in local residential areas as well as providing cohesion to the streetscape within the development.
- All hard landscape elements will respond and compliment proposed architectural styles through sympathetic, appropriate and consistent materials, textures and scales.
- Comfortable and accessible seating is strategically placed throughout the play area and public open spaces, allowing residents to relax while supervising children. The seating is designed to accommodate a range of abilities, ensuring inclusivity for all visitors.



Indicative block paved raised table in natural colour



Indicative paving for shared surface, colour bracken with permeable range for driveway



Indicative timber bench with arm rest



Indicative granite setts rumble strip colour light grey



Indicative paving for private drive, colour slate with permeable range for driveway



Indicative litter bin



Indicative permeable block paving for private driveway & visitor parking bay



Indicative flag paving for private front and rear garden path and patio, colour natural



Indicative steel and timber cycle Stand for POS

Figure 55: Reference images
Source: Google

Softscape Strategy

The soft landscape palette has been carefully curated to instil a naturalistic character, creating a biodiverse backdrop for the residential scheme. Each plant typology has been chosen to define spaces clearly as well as introducing varied character, enhancing ecological diversity, and providing year round visual interest and colour. The planting strategy will provide visual interest through different textures, forms, colour and seasonal variation, and comprises the following objectives:

- Planted raingardens and SuDS basins have the dual-purpose of helping to mitigate surface water runoff while adding visual interest and biodiversity value.
- Improve and strengthen biodiversity and visual screening of the site.
- Frame and define spaces for future users and wildlife.
- Retain the existing trees and vegetation, along the boundaries with pockets of native woodland mix, scrub and shrub planting to provide boundary enhancement and strength ecological value of the development.
- Carefully selected planting species will be appropriate for the soil type to integrate and soften built form and introduce seasonal interest and biodiversity.



Raingardens planted with herbaceous variety for interest and function.



EM5F Wild Flowers for Loamy Soils.



Sensory planting such as sweet bay.



Ornamental structural planting such as *Deschampsia cespitosa* 'Goldtau' for texture and movement.



Basins with year-round interest, especially near the entrance, such as *Angelica sylvestris*.



Reed varieties in the basins maximises on diversity visually and species-wise, such as *Glyceria maxima*.



Complimentary colours within the mesh of interwoven ornamental planting choices can be achieved through vibrant punctuation such as *Rudbeckia* 'Goldsturm'.



Private front gardens to contain flowering shrubs such as *Hydrangea macrophylla*.



Ground cover can also be a sensory experience with *Pelargonium crispum* 'Lemon geranium'.

Native Woodland and Buffer Planting Strategy

The design aims to protect and seamlessly blend the existing veteran trees and ancient woodland that adjacent to the southwest of the site through native trees and boundary planting. A graduated structure of canopy trees, native shrub planting and wildflower meadow will soften the existing woodland edge, replicating natural woodland succession. The introduction of native species characteristic of local woodlands ensures ecological connectivity, while barrier planting—using dense native shrub planting such as hawthorn, hazel, and dog rose —helps protect the ancient woodland from physical disturbance and potential encroachment.

Native Woodland Mix (Boundary Enhancement)



Quercus robur 'English Oak'



Betula pendula 'Sliver Birch'

Native Scrub Mix (Protective Barrier & Transition Planting)



Prunus spinosa 'Blackthorn'



Viburnum opulus 'Guelder rose'

Native Understorey Planting



Anemone nemorosa 'Wood anemone'



Dryopteris dilatata 'Male fern'

Public Open Space Planting Strategy

The planting strategy for the public open space focuses on creating a diverse and resilient landscape that is both naturalistic and welcoming. Native tree planting is strategically located alongside native scrub and shrub planting to establish a strong landscape structure and enhance ecological value. These species have been selected for their ability to thrive in open conditions, offering seasonal interest and providing valuable habitats for wildlife, birds, and pollinating insects.

An ornamental planting palette is proposed along the road edges and woven throughout the southern public open space. These plants are carefully curated to provide structure, visual amenity, and a sense of place, with many flowering species that benefit pollinators.



Ornamental planting creating soft landscape boundaries



Tree groves for shade and social use



Scattered native trees in meadow grassland (open structure)



Native hedgerows/shrub belts

Figure 56: Reference images
Source: Google

Play Area Strategy



Indicative combination Timber Play Experience



Indicative timber Stepping Stilts

A Local Equipped Area for Play (LEAP) is proposed within the public open space, designed to blend naturally with its rural surroundings and complement the wider landscape. The play area will include structural, nature-inspired elements such as timber logs, balance beams, and boulders to encourage imaginative and active play for children of all ages and abilities. Located beside a free-play and informal kick-about area, it provides opportunities for both structured and unstructured recreation within a safe, natural setting. Seating and shaded spots for parents and carers will encourage interaction and supervision, fostering a sense of community. Sustainable timber, natural surfacing, and soft planting will integrate the play area into its surroundings, creating a durable, inclusive, and engaging environment that promotes exploration and connection with nature.



Indicative timber balance beams



Indicative swing Combination



Indicative timber bridge



Indicative equipment inclusive Play



Figure 57: Reference images
Source: Google

Biodiversity & Ecology

Over Arching Biodiversity Strategy:

The landscape strategy aims to create a rich, welcoming environment that supports both people and wildlife. Wildflower meadows with scattered trees will offer a safe refuge for birds, insects, and small mammals, while existing trees and vegetation will be strengthened through native shrub and understorey planting to enhance biodiversity and form a natural buffer from the nearby dwellings. A mix of native trees, shrub and scrub planting will provide seasonal blossom and fruit, creating valuable food sources for pollinators and birds throughout the year. Ornamental trees and shrubs have been thoughtfully selected to add visual interest and seasonal colour while still benefiting pollinating species. Features such as log piles, insect hotels, hibernacula, bird boxes, bat boxes, and a hedgehog highway will be carefully positioned across the site to create varied habitats and encourage wildlife to flourish. Sustainable drainage features, including the wet basin and bioretention areas, will be enriched with aquatic plants, reeds, and wildflower meadow species to promote a thriving and diverse ecosystem.



Bird boxes



Bug Hotels



Hibernaculum made from piles of logs



Hedgehog gates in fences



Raingarden planting with high pollinator value



Aquatic planting and reeds in basins

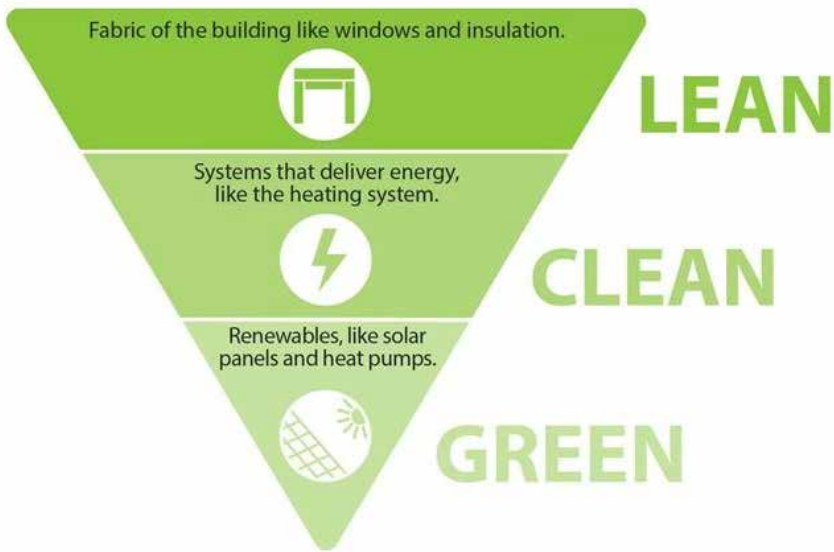
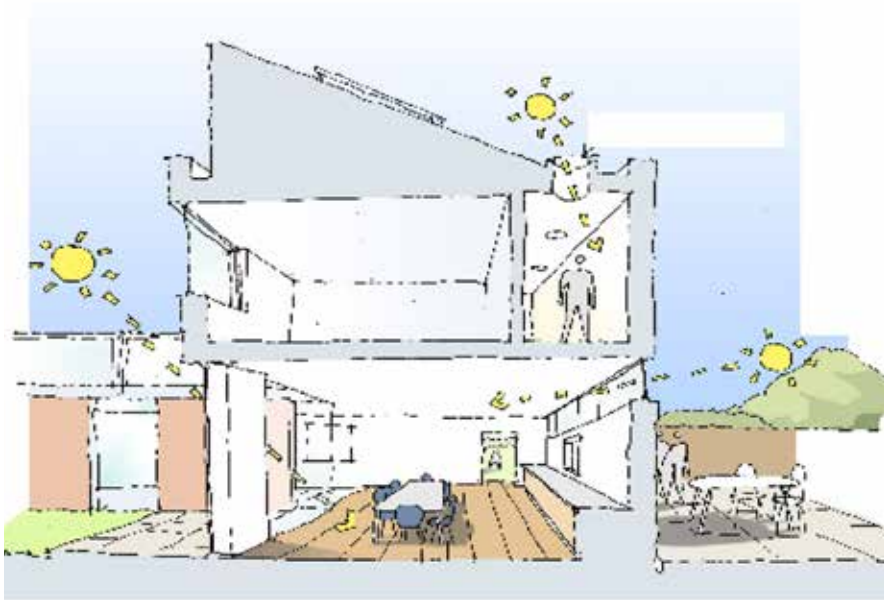
Figure 58: Reference images
Source: Google

Sustainability

The proposals have been designed to maximise energy efficiency, through the setting, design, and orientation of the proposed dwellings. The proposed Development therefore follows the nationally recognised energy hierarchy of:
Reducing energy demands in the first instance ('Be Lean');
Before using energy efficiently and cleanly ('Be Clean'), and only then;
Using renewable and low carbon technologies ('Be Green'), where possible in addition to following the Wokingham Energy Efficiency Strategy.

In addition, the buildings will be constructed with a 'fabric first' approach to energy efficiency, exceeding the Building Regulations with regards to energy consumption. The fabric efficiency of the proposed dwellings has been designed to reduce heat demand and energy needs. This includes maximising air tightness, maximising thermal mass, increasing levels of insulation and optimising solar gain and natural ventilation. The diagram adjacent illustrates this approach. The proposed development seeks to supply energy efficiently by using only electric based heating and hot water systems, including the use of Air Source Heat Pumps meaning the development will be designed to be fossil fuel-free.

In compliance with the Building Regulations Part S, electric charging points will be provided for each new dwelling with associated on-plot parking as shown on the Parking Parameters Plan. A sustainable surface water drainage system is proposed throughout the Site and forms part of the proposed extensive open space as part of the wider development. This will ensure that any surface water run-off within the development is appropriately managed. Furthermore, the materials chosen for construction, including hard and soft landscaping elements, will be fully chosen to ensure that they are high-quality and durable.



Conclusion

Conclusion

Figures List

This section of the document ties together all previous sections of this Design & Access Statement. It dives deeper into specific compliance with NPPF and Design Guides and provides a list of figures.

Conclusion

This Design and Access statement has been produced on behalf of Bellway Thames Valley in support of the:

“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.”

The publication of the new NPPF in December 24 means that the focus is very clearly on delivery of housing in appropriate and suitable locations. The Site sits in the southern region of Charvil, a small village east of Reading, with recently erected dwellings bordering the north-eastern Site boundary. Development of the proposed Site will deliver a balanced mix of high quality homes, attractive landscaping and a clear, legible layout that integrates seamlessly with the surrounding context. The design promotes inclusive community living, supports Wokingham Borough Council's housing targets and enhances the character of the area. Overall, the proposal constitutes a positive contribution to Charvil's growth and appropriate location which should be approved accordingly.

In conclusion the proposal should be supported for the following reasons:

- Provides 75 No. high quality residential dwellings that are proportionate in scale to the surroundings.
- The Site is in a sustainable location due to proximity to schools, public transport, parks, employment, retail and leisure facilities.
- Provides a layout that integrates into the established character of the area and respects the privacy and amenity of adjacent dwellings.
- Provides dwellings that will be constructed of high quality materials, having finishes consistent with the character of the local area.
- Retains existing planting across the site and enhances the setting with new tree & hedge planting.
- Complies with both the Car Parking & Cycle parking standards as set out within the Borough Council's standards.
- The Site has been designed in accordance with both the local development plan and national planning policy.



Figure 59: Proposed Site Layout
Source: FINE Architects

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Land at Park Lane, Charvil

Design & Access Statement
November 2025