

Parking Strategy

The parking strategy for the Site has been carefully designed to ensure convenience, efficiency and minimal visual impact on the streetscape. Parking provision has been integrated within the layout to serve each dwelling appropriately, with a balanced mix of on plot, driveway, unallocated, and visitor spaces distributed throughout the development. The number and arrangement of spaces meet the parking requirements and standards set out by Wokingham Borough Council, ensuring the scheme aligns with local policy guidance. The layout promotes safe and efficient movement throughout the Site while reducing the dominance of vehicles within the public realm. Where possible, and considering visibility splays, parking areas are softened through landscaping and boundary treatments, maintaining a high quality and attractive streetscape that reflects the character of Charvil.

KEY

Site Boundary

Parking Allocation

Garage Spaces	52
Allocated Spaces	112
Visitor Spaces	17
Unallocated Resident Spaces	42
Service Spaces	2

TOTAL

225

Electric Vehicle Charging

"EVC" Point

Garden Sheds

Secured Bike Store



Figure 42: Parking Strategy Parameter Plan
Source: FINC Architects

Refuse Collection Strategy

The proposed refuse strategy ensures efficient and compliant waste management across the site. All dwellings are provided with dedicated bin storage within rear gardens, with bin drag distances kept within the local authority regulation requirements to ensure ease of use for residents. In locations where direct collection is not possible, such as along tertiary roads not accessible by local authority refuse vehicles, communal bin collection points have been carefully allocated to allow refuse operatives to collect waste within approved distance limits. This approach provides a practical, well integrated solution that maintains a tidy streetscape while ensuring full compliance with Wokingham Borough Council's waste collection standards.

KEY

REFUSE STRATEGY PLAN

House Owner Transfer Route
[max 25m per building regs]

Refuse Recycling Store Area

Roadside Collection Point

Bin Collection Point

Local Authority Refuse -
Truck Route [max 12m]

Local Authority Refuse -
Transfer Route [max 20m]

Figure 43: Refuse Strategy Parameter Plan
Source: FINC Architects

30 LAND AT PARK LANE | CHARVIL

Garden Depths Plan

The proposed development provides private garden spaces that meet or exceed the Wokingham Borough Council's minimum garden depth standards, ensuring high quality outdoor amenity for all residents. This approach ensures every dwelling enjoys appropriate private amenity provision while supporting an attractive and well balanced site layout.

KEY

GARDEN DEPTHS AND AREAS

Site Boundary

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Affordable Housing

*

First Homes

Private Garden Areas
(Comply with Garden Requirements)

Private Garden Areas
(Under 10% Deficiency in Garden Requirements)

Private Garden Areas
(Over 10% Deficiency in Garden Requirements)



Figure 44: Garden Depths Parameter Plan
Source: FINC Architects

Specialist Information

Landscape Vision

Landscape Context

Landscape Drivers

Proposed Landscape Plan

Character Areas

Open Space Strategy and Provision

Hard Landscape Strategy

Softscape Strategy

Native Woodland and Buffer Planting Strategy

Public Open Space Planting Strategy

Play Area Strategy

Biodiversity & Ecology

Sustainability

This section of the document outlines the specialist input into the designed. Showcasing how the proposal complies with regulations and technically works to achieve a well thought out development.

Landscape Vision

The landscape design objectives draw inspiration from the character of the site and its context including its varied landform, existing trees and the adjacent Ancient Woodland. The aim is also to create a welcoming and attractive environment for residents.

The overall landscape strategy aims to:

- Respect and respond to the existing trees and vegetation that weave in and out of the site, using native trees and planting to enhance biodiversity and the ecological value of the development.
- Provide proposed play areas located at the heart of the public open space, offering a variety of play experiences. Seating opportunities with ornamental and sensory planting will be integrated within the play area to provide interactive and educational opportunities for children.
- Introduce a carefully selected palette of hard landscape materials and planting across the various character areas to create visual unity and a cohesive landscape design.
- Provide a network of pedestrian-friendly spaces through a combination of formal and informal routes across the site.



Figure 45: Landscape Diagrams
Source: Google

Landscape Context

Landscape Character

The site is within LCA J4 Woodley-Earley Settled and Farmed Clay which is described as follows:
‘A densely settled area with a strong urban and suburban character. There are pockets of open space remaining which include public parks and sports grounds within the settled area.’

The following is also noted for LCA J4:
‘The presence of wooded and open space within the urban framework, particularly where they are associated with the more elevated areas is very important and provides a verdant counterpoint to the built fabric both from within and when viewed across the valley. The open spaces also permit occasional views out into the surrounding landscape, such as the views of the Loddon Valley from the reservoir site near Redhatch Copse.’

The site covers about 6.97 hectares, excluding Sandpit Copse, an ancient woodland area. It gently slopes from the northwest corner down to lower ground along the southeastern edge near Park Lane. Mostly open grassland, part of the Site was previously used as a construction compound for a nearby development at Canberra Lake Way.

The northern border is lined with residential homes, while to the west, the Site meets the landscaped grounds of Sonning Golf Course, separated by mature trees and hedgerows. Sandpit Copse lies along the southern boundary, and the eastern edge is defined by Park Lane, which is bordered by dense mature hedgerows. The settlement of Charvil sits on gently rolling slopes with heavier soils found in terrace and floodplain zones fed by tributary streams from the River Thames, with the Site overall characterized by chalk slopes and floodplain features.

The majority of the site is grassland, with a block of ancient woodland positioned in the southern extent, which provides valuable habitat and biodiversity. A mature tree belt along the western edge offers partial views of Sonning Golf Course, while scattered TPO trees and a low wall define the northern boundary. Semi-mature trees along the southeast help screen adjacent commercial areas and support local wildlife, with occasional glimpses of railway tracks through the canopy. The Site remains visually connected to Park Lane, maintaining its ecological and landscape presence within the surrounding area.

This LCA is identified as having the following key characteristics:

- *‘Gently rolling London Clay ridge between 40m to 80m, enclosing the Loddon Valley to the east, although the terrain is largely imperceptible due to the extent of built development;*
- *Small tributaries of the Loddon drain to the east to connect to the Old River...;*
- *Subtly wooded ridgeline created by wooded spaces on the urban fringe and within the urban area...;*
- *Densely settled character associated with Reading, Woodley and Earley and extension of Sonning and Charvil...;*
- *The small area of remaining open land is greatly influenced by the proximity of urban development and consists of a network of recreational spaces...;*
- *Very small areas of agricultural land...;*
- *Well-developed major transport network...;*
- *Views over surrounding lowlands from the open areas at the edge of settlements...’*

The following visual landscape attributes are noted for LCA J4:

- *‘Wooded ridgeline and small woodland copses...;*
- *Remaining agricultural land and Sonning Golf Club...;*
- *Recreational value from formal and informal recreation spaces including sports clubs, a golf course, and nature reserves – some of which are on areas of remnant historic parkland;*
- *Views over surrounding lowlands provide a sense of place and visual variety.’*

The proposed landscape strategy objectives for LCA J4 are required to:

- *‘To conserve and enhance the open areas within the urban conurbation;*
- *The character of the landscape between settlements;*
- *The rural interface and buffer to the more rural area of the Thames floodplain to the north, and the River Loddon to the east;*
- *The key aspects to be enhanced and restored are the wildlife habitats and areas of remnant historic parkland;*
- *In particular there are opportunities for creation of woodland habitats to link and connect existing woodlands.*

A series of ‘Suggested Land Management Guidelines’ are set out for LCA J4, which include the following:

- *‘Protect the remaining areas of open land separating Sonning, Woodley and Charvil...;*
- *Increase the extent of native deciduous woodland...;*
- *Reinstate or repair hedgerows...;*
- *Conserve and enhance the integration of urban edges...;*
- *Increase recreational value of the area...;*
- *Enhance sense of place through careful design...;*
- *Resist proposals that introduce extensive or obtrusive elements...;*
- *Reduce and prevent further noise and light pollution...’*

These measures have been integrated into the design of the proposed development from an early stage as part of an iterative design process.

Landscape Drivers

The key drivers of the landscape strategy are as follows:

- To create strong green infrastructure within the site by respect and enhance the existing trees, vegetation and the adjacent Ancient Woodland with native woodland and planting mix planting around the boundaries where possible.
- Blue infrastructure to be integrated with the landscape to create a naturalistic feature within the development.
- To provide a series of public open spaces and amenity spaces that serve the local community and promote health and wellbeing with a carefully designed play and planting scheme.
- To provide a series of well-connected pathways weaving in and out of the landscape and residential layout.



GREEN INFRASTRUCTURE

- Increasing the ecological connectivity through creating and linking a mosaic of habitats that respect the surrounding ancient woodland.
- Increasing the biodiversity of the site through connecting and creating a mosaic of habitats respecting the ancient woodland.
- Enhancing the vegetation along the overland flow creating recreational opportunities along the way.



PUBLIC OPEN SPACES

- Active public realm with pockets of open spaces for play and recreation with seating opportunities strategically located for residents to enjoy the outdoor space.



BLUE INFRASTRUCTURE

- Proposed SUDS feature such as swale and rain gardens are designed to be integrated with landscape with species rich planting and wildflower meadow to create naturalistic feature throughout the development.
- Proposed basin to be slack where possible with deeper pocket to provide scope for habit creation with marginal, reed and wildflower meadow that offer visual amenity and ecological enhancement.



CONNECTIONS

- A series of pathways throughout the site to create well-linked pedestrian friendly community for the residents.

Proposed Landscape Plan

LEGEND

- Site Boundary
- Ancient Woodland Boundary
- 15m Ancient Woodland buffer
- Self-binding Gravel Pathway
- Mown Pathway
- Existing Trees and Vegetation Retained
- Proposed Trees
- Native Woodland Mix Planting
- Native Scrub Mix Planting
- Native Shrub Planting
- Wildflower Meadow
- Marginal Planting
- Reed Planting
- Amenity Grass
- Ornamental Planting Beds
- Hedges
- SuDS Basin
- Swale
- Rain Garden
- LEAP (Local Equipped Area of Play)
- Pump Station
- Substation



Figure 47: Landscape Masterplan
Source: FINC Architects