



10 December 2025
Our Ref: 25.1040

Building 1
Meadows Business Park
Blackwater
Camberley
GU17 9AB

Benjamin Hindle
Principal Planning Officer
Wokingham Borough Council
Civic Offices
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RG40 1BN

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Planning Portal Reference: PP-14504893

Dear Benjamin

Re: Submission under the Town and Country Planning Act 1990 (as amended) for Reserved Matters Approval in relation to Land to West of Park Lane, Charvil RG10 9TS pursuant to Outline Planning Permission 232704

On behalf of our client, Bellway Homes Ltd (Thames Valley), we are pleased to submit a Reserved Matters planning application in relation to Land to West of Park Lane, Charvil RG10 9TS.

This application seeks Reserved Matters approval for appearance, landscaping, layout and scale, in accordance with the requirements set out in Condition 1 of the Outline planning permission (ref. 232704). The proposed development comprises of the following:

- Up to 75 homes, including market housing and 30 affordable homes;
- Internal access roads and parking;
- Public open space; and,
- Supporting landscaping and drainage infrastructure.

Access arrangements have been approved as part of the Outline planning permission. While 'details of access' are included as 'the reserved matters' under Condition 1 Part A of the Outline planning permission, this Reserved Matters application does not seek approval for access.

The Site

The proposed development site is located to the west of Park Lane, Charvil. It comprises approximately 7 hectares of land. The site is predominantly greenfield, with the exception of road access gates previously approved for construction purposes. Part of the site is currently used as a site compound and a temporary builder's yard.



The immediate north of the site is a recently completed residential development comprising 25 homes, located on Canberra Lake Way. The immediate northwest boundary of the site adjoins a wider residential area of Charvil.

Sonning Golf Club is approximately 700 metres to the west of the site, with its landscape area adjoins the western boundary of the site. The Charvil Piggott Primary School lies immediately to the northeast of the site, and the Homestead Light Industrial Estate is situated to the immediate southeast of the site. The site is also situated in proximity to Charvil Country Park, which is located approximately 200 metres to the east.

The site is sustainably located with good access to local bus services providing connections towards Reading, Wokingham, Maidenhead, and High Wycombe. Twyford Railway Station offers frequent connections to key destinations including Reading, London Paddington, Didcot Parkway, and Henley-on-Thames.

The site is predominately located within Flood Zone 1 with areas to the southeast in Flood Zones 2 and 3.

The site lies adjacent to Sandpit Copse on its southern boundary, which is a non-statutory designated Berkshire Local Wildlife Site. It is also registered as Ancient Woodland.

The Proposed Development

The description of development, as set out on the application form, is as follows:

"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 proposal comprises a total of 75 homes, which will range in size from 2 to 5 bedrooms. It will meet a range of housing needs and provide a range of dwelling types, sizes and tenures in accordance with the requirements of the local area.

The proposal comprises the following dwellings:

- 10 x 2 bedroom houses;
- 12 x 3 bedroom houses;
- 32 x 4 bedroom houses; and,
- 21 x 5 bedroom houses.

A total of 40% (30 homes) of the proposed dwellings are affordable homes in the form of social rent, shared ownership and First Homes. This accords with the S106 Agreement (dated 9 May 2025) which accompanied the Outline planning permission.



The proposed affordable tenure split is in accordance with the S106 Agreement as follows:

- 21 x Social Rented Housing
- 7 x First Homes
- 2 x Shared Ownership Housing

An internal street network is proposed which provides safe and efficient movement for all modes of travel and limits the need for turning movements. A primary access arrangement, including pedestrian footways, is provided via a new junction on Park Lane. This access into the site is already subject to detailed planning approval.

Car parking provision has been designed having regard to Appendix 2 of the MDD. In line with WBC's requirements, the site will provide 112 allocated parking spaces, 59 unallocated/visitor spaces and 52 garage spaces. Cycle storage will be provided within garages or sheds.

Application Documents & Drawings and Application Fee

A list of the application documents and drawings which have been submitted in support of this application is set out below.

Documents/Drawings	Consultant
Application Form	Boyer
Community Infrastructure Levy Form 1	
Covering Letter (This document)	
Planning Statement	
Location Plan (Ref. 25.2208.1000)	FINC Architects Ltd
Proposed Block Plan (Ref. 25.2208.1001.A)	
Proposed Coloured Site Layout (Ref. 25.2208.2001.A)	
Proposed Site Layout (Ref. 25.2208.2000.J)	
Parking Layout Plan (Ref. 25.2208.3000.B)	
Storey Heights Plan (Ref. 25.2208.3010.A)	
Boundary Treatments Plan (Ref. 25.2208.3020.B)	
Materials Plan (Ref. 25.2208.3030.A)	
Refuse Strategy Plan (Ref. 25.2208.3050.A)	
Housing Tenure Plan (Ref. 25.2208.3060.B)	
Housing Distribution Plan (Ref. 25.2208.3070.A)	



Road Hierarchy Plan (Ref. 25.2208.3100.A)	
Proposed Housetype Plans The Baker Life (Ref. 25.2208.4000.A)	
Proposed Housetype Elevations The Baker Life (Ref. 25.2208.4001.A)	
Proposed Housetype Plans The Tillman Life (Ref. 25.2208.4010.A)	
Proposed Housetype Elevations The Tilman Life (Ref. 25.2208.4011.A)	
Proposed Housetype Plans The Ploughwright Life (Ref. 25.2208.4020.A)	
Proposed Housetype Elevations The Ploughwright Life (Ref. 25.2208.4021.A)	
Proposed Housetype Plans The Cartographer Life (Ref. 25.2208.4030.A)	
Proposed Housetype Elevations The Cartographer Life (Ref. 25.2208.4031.A)	
Proposed Housetype Elevations The Cartographer Life V2 (Ref. 25.2208.4032.A)	
Proposed Housetype Elevations The Cartographer Life V2 (Ref. 25.2208.4033.A)	
Proposed Housetype Plans The Walker (Ref. 25.2208.4040.A)	
Proposed Housetype Elevations The Walker (Ref. 25.2208.4041.A)	
Proposed Housetype Plans The Potter (Ref. 25.2208.4050.B)	
Proposed Housetype Elevations The Potter (Ref. 25.2208.4051.B)	
Proposed Housetype Plans The Scrivener (Ref. 25.2208.4060.A)	
Proposed Housetype Elevations The Scrivener (Ref. 25.2208.4061.A)	
Proposed Housetype Plans The Bowyer (Ref. 25.2208.4070.B)	
Proposed Housetype Elevations The Bowyer (Ref. 25.2208.4071.B)	
Proposed Housetype Plans The Philosopher (Ref. 25.2208.4080.A)	
Proposed Housetype Elevations The Philosopher (Ref. 25.2208.4081.A)	
Proposed Housetype Plans The Weaver (Ref. 25.2208.4090.A)	
Proposed Housetype Elevations The Weaver (Ref. 25.2208.4091.A)	



Proposed Housetype Plans The Watchmaker (Ref. 25.2208.4100.A)	
Proposed Housetype Elevations The Watchmaker (Ref. 25.2208.4101.A)	
Proposed Housetype Plans The Draper (Ref. 25.2208.4110.B)	
Proposed Housetype Elevations The Draper (Ref. 25.2208.4111.B)	
Garage Plans & Elevations (Ref. 24.1911.4120)	
Sub Station & Bike Shed Plans & Elevations (Ref. 24.1911.4130)	
Proposed Street Scenes – Coloured (Ref. 25.2208.6000.C)	
CIL Summary (Ref. 25.2208.SOA.H)	
Housetype Summary (Ref. 25.2208.SOA.I)	
Design and Access Statement (2025)	
Landscape Masterplan (Ref. 2299.1001.B)	
Open Space Provision Plan (Ref. 2299.1002.B)	
Arboricultural Impact Assessment (2025) (Ref. 12671_AIA.001 Rev B)	Aspect Arboriculture
Arboricultural Method Assessment (2025) (Ref. 12671_AMS.001 Rev B)	
Preliminary Ecological Appraisal (2025)	Pro Vision
Statutory Biodiversity Net Gain Matrix	
Flood Risk Assessment & Drainage Strategy Report (2025)	Simpson Engineering
Drainage Strategy (Ref. P25-0896 SK100 P2)	
Preliminary Levels Layout (Ref. P25-0896 SK101 P2)	
Existing Drainage Characteristics (Ref. P25-0896 SK103 P2)	
Drained Areas (Ref. P25-0896 SK104 P2)	
SuDS Construction Details (Ref. P25-0896 SK105 P2)	
Noise Assessment (2025) (Ref. RP01-25453-R2)	Cass Allen
Energy and Sustainability Statement (2025) (Rev 1)	AES Sustainability Consultants Ltd
Transport Statement (2025) (Ref. ITS210467-001a)	i-Transport
Site Layout Review – Geometry Plan (Ref. ITS210467-GA-001D)	



Site Layout Review – Visibility (Ref. ITS210467-GA-002D)	
Site Layout Review – Swept Path Analysis (Refuse Vehicle) (Ref. ITS210467-GA-003E)	
Site Layout Review – Swept Path Analysis (Fire Tender & Water Tanker) (Ref. ITS210467-GA-004D)	
Site Layout Review – Swept Path Analysis (Estate Car) (Ref.ITS210467-GA-005D)	
Site Layout Review – Pedestrian Crossings and Pedestrian Visibility (Ref. ITS210467-GA-006C)	
Site Layout Review – Parking Bay Dimensions (Ref. ITS210467-GA-007)	
Indicative Adoption Plan (Ref. ITS210467-GA-008A)	

The application fee of £36,195 has been paid via the Planning Portal.

We look forward to receiving your formal acknowledgement and validation of this application and trust you have sufficient information to favourably consider this Reserved Matters application. Should you require any further information or should you wish to discuss the proposals further, please do not hesitate to contact myself or Christopher Roberts (ChristopherRoberts@boyerplanning.co.uk / 07798 748 238).

Yours sincerely

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Principal Planner

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Boyer