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Land to West of Park Lane, Charvil

Planning Statement

REPORT CONTROL

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of Bellway Homes Ltd (Thames Valley) ('Bellway' or 'the Applicant'). This Statement is submitted to Wokingham Borough Council ('WBC'), in support of a Reserved Matters ('RM') planning application for residential development pursuant to Outline planning permission (ref. 232704) at Land to West of Park Lane, Charvil RG10 9TS ('the site').

- 1.2 The description of development for the Outline planning permission, which was granted on 12 May 2025, is as follows:

"Outline application for the proposed erection of up to 75 dwellings with only access to be considered via Park Lane. Appearance, Landscaping, Layout and Scale to be matters reserved."

- 1.3 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.

Description of Development

- 1.4 The planning application to which this Statement relates seeks Reserved Matters approval for the erection of up to 75 homes (40% of which will be on-site affordable housing of mixed tenure), internal access roads, parking, public open space, landscaping, and sustainable drainage systems (SuDS) on Land to West of Park Lane, Charvil RG10 9TS. 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."

Accompanying Documentation

- 1.5 This planning application is accompanied by a number of drawings and reports which will demonstrate that the proposals conform to the principles established as part of the Outline planning permission (ref. 232704) and the planning policies of WBC. All of the application documentation are listed in the schedule provided in the covering letter which accompanies this RM application.
- 1.6 The documents and drawings submitted in support of this planning application seek to satisfy Conditions 6 (Space Standards), 8 (Sustainability and Energy Efficiency), 10 (Carbon Neutral Homes), 11 (Accessibility), 14 (Acoustics Mitigation), 20 (Details of Car and Motorcycle Parking), 21 (Cycle Parking), 31 (Boundary Treatment), 32 (Protection of Trees), 36 (Open Space) and 37 (Waste Storage) of the Outline planning permission.

Structure of the Planning Statement

- 1.7 This Planning Statement is structured as follows:

- **Section 2** – sets out the context for the proposed development, including a description of the site, its surroundings and characteristics and constraints;
- **Section 3** – sets out the planning history of the site;
- **Section 4** - provides a description of the proposed development;
- **Section 5** – provides an overview of national and local planning policy and guidance considered relevant to determination of the application;
- **Section 6** – then provides an assessment of the proposed development against the identified planning policy framework; and,
- **Section 7** – provides a summary of the application and conclusions.

2. SITE AND SURROUNDING AREA

Site Context

- 2.1 The proposed development site is located to the west of Park Lane, Charvil. It comprises approximately 7 hectares of land.
- 2.2 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.
- 2.3 Immediately 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 the wider established residential area of Charvil.
- 2.4 Sonning Golf Club lies approximately 700 metres to the west of the site, with its landscaped extent adjoining the western boundary. 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 close proximity to Charvil Country Park, which is located approximately 200 metres to the east.
- 2.5 As confirmed through the approval of the Outline application, 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.
- 2.6 The site is predominately located within Flood Zone 1 with areas to the southeast in Flood Zones 2 and 3. Flood Zone 1 is representative of land at low probability of fluvial flooding. A sequential approach is followed on-site, with all dwellings restricted to areas at the lowest risk of flooding.
- 2.7 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.

Policy Designations

- 2.8 The site is located within 'Countryside outside settlement limits'.
- 2.9 The site is a draft allocation (ref. SS14.4) within the emerging Wokingham Borough Local Plan Update 2023-2040 Proposed Submission Plan (2024), which is subject to Examination.
- 2.10 As noted, the site benefits from Outline planning permission, establishing the principle of development.

3. PLANNING HISTORY

3.1 This section summarises the planning history which is of relevance to the site.

Outline Planning Application

3.2 Outline planning permission (ref. 232704) was granted on 12 May 2025 for:

'Outline application for the proposed erection of up to 75 dwellings with only access to be considered via Park Lane. Appearance, Landscaping, Layout and Scale to be matters reserved.'

3.3 The Outline planning permission was subject to a S106 Agreement setting out obligations and provisions regarding affordable housing, employment skills, estate roads, biodiversity net gain, open space and My Journey Contribution.

3.4 The Outline planning permission reference the following as the Approved Plans:

Table 3.1 Outline planning permission (ref. 232704) Approved Plans

Document Title	Reference
Location Plan	103 A
Site Access arrangement Drawing	ITB17047-GA-G

3.5 Transport considerations including means of access, transport accessibility and traffic impacts have already been determined and agreed with WBC as part of the Outline planning permission.

3.6 Access arrangements for the site have been confirmed through the 'Site Access Arrangement Drawing' (ref. ITB17047-GA-G), approved as part of the Outline planning permission, as set out in Condition 2. As such, while 'details of access' are included as 'the reserved matters' under Condition 1 Part A of the Outline planning permission, this RM application does not seek approval for access.

3.7 Condition 1 of the Outline planning permission states that:

"a) No development shall commence until details of the access, appearance, landscaping, layout, and scale (hereinafter called 'the reserved matters', as well as any outstanding conditions set out below) of the development, have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

b) The first application for the approval of reserved matters referred to in a) above shall be made within a period of 3 years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than 3 years from the date of the approval of the first reserved matters application.

c) The development hereby permitted shall be begun before the expiration of 2 years from the final approval of the last of the reserved matters to be approved."

- 3.8 In accordance with Condition 1 of the Outline planning permission, this application for RM approval (including details of appearance, landscaping, layout and scale) is being made within 3 years of the grant of Outline planning permission.

As indicated above, details of the proposed access have already been approved as part of the Outline planning permission, and this Reserved Matters application is fully consistent with those approved details.

Site Planning History

3.9 The planning history of the site, prior to the grant of the Outline planning permission, is set out in this section.

3.10 Full planning permission (ref. 152026) was granted on 09 February 2016 for;

'Full application for proposed closure of existing field access and relocation to form replacement access'.

3.11 The following approval concerns the recently completed residential development on Canberra Lake Way to the northeast of the site.

3.12 Full planning permission (ref. 143292) was granted at appeal on 02 March 2017 for:

'Proposed erection of 25 detached dwellings with associated roads, garages, parking spaces, gardens and landscaped areas. Provision of allotments with associated access and parking, plus replacement field access to adjoining grazing land. Original reference F/2014/2503'.

4. PROPOSED DEVELOPMENT

Application proposal

4.1 The proposed development comprises:

- 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.

4.2 The application seeks RM approval for appearance, landscaping, layout and scale.

4.3 The description of development, as set out in 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.”

Residential

4.4 The proposed housing will range in size from 2 to 5 bedrooms and would 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.

4.5 The dwelling mix for the proposed development is summarised below:

Table 4.1 Proposed Dwelling Mix

Dwelling Size	Number of Dwellings	% of Total Dwellings
2 Bedroom Houses	10	13.33%
3 Bedroom Houses	12	16%
4 Bedroom Houses	32	42.67%
5 Bedroom Houses	21	28%
Total	75	100%

- 4.6 The indicative sizes and numbers (based on 40% of 75 dwellings) set out in Schedule 1 of the S106 Agreement are as follows:

Table 4.2 The indicative affordable housing mix required as per Schedule 1 of the S106 Agreement

Dwelling Size	Number of Affordable Housing Dwellings	Percentage of Affordable Housing Dwellings of each Size
2 Bedroom Houses	10	33.33%
3 Bedroom Houses	12	40%
4 Bedroom Houses	6	20%
5 Bedroom Houses	2	6.66%
Total	30	100%

- 4.7 A 'Housetype Summary' (ref. 25.2208.SOA.I) is submitted as part of this RM application and is included in the supporting documents.
- 4.8 The proposed development will deliver 40% on-site affordable housing, in accordance with Schedule 1 of the S106 Agreement (dated 9 May 2025) of Outline planning permission (ref. 232704).
- 4.9 The proposed housing will comprise a mix of tenures, including market and affordable housing. The proposal consists of 30 affordable homes in total. The proposed affordable tenure split is in accordance with the S106 Agreement (dated 9 May 2025), as follows:

Table 4.3 Proposed Affordable Housing Tenure

Affordable Housing Tenure	Number of Dwellings
Social rented housing	21
First Homes	7
Shared ownership housing	2
Total	30

- 4.10 The affordable housing is evenly distributed throughout the development to ensure a tenure-blind approach. The elevations and architectural treatments are also tenure blind.
- 4.11 The development will achieve a density of 10.76 dwellings per hectare (gross), reflecting the character of the surrounding area and ensuring an appropriate balance between built form and green space. The scheme will deliver a high standard of design, sustainability, and amenity.

Internal Access Roads and Parking

- 4.12 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.
- 4.13 To enable access / egress by refuse vehicles, the layout is provided with a series of interconnecting streets and bin collection points to minimise the need for turning heads. The arrangement has been subject to tracking and swept path analysis for refuse and emergency vehicles.
- 4.14 Car parking has been provided to ensure sufficient parking is available on site and to reduce the need for on-street and potentially hazardous informal parking, either on the site or on adjacent roads.
- 4.15 The allocated car parking spaces for houses are generally provided as driveways, with the majority of the visitor spaces provided as parallel bays along the streets.
- 4.16 Cycle storage will be provided within garages or within sheds where garages are not provided for the dwellings.
- 4.17 Electric vehicle charging points will be provided for all dwellings, ensuring that each dwelling will have access to its own charging point.
- 4.18 Further transport details are set out in the 'Transport Statement' (2025), as prepared by i-Transport, which is submitted in support of this RM application.

Public Open Space

- 4.19 The proposed public open space will exceed the required provision in Policy TB08 of the Managing Development Delivery Local Plan (2014). It will also exceed the required provision in accordance with Condition 36 of the Outline planning permission and Schedule 7 of the S106 Agreement (dated 9 May 2025), which requires the following:

Table 4.4 On-site Open Space Provision

Open Space	Quantum
Parks and public gardens	2,000 sq.m
Natural/semi natural green space	5,164 sq.m
Amenity greenspace	1,781 sq.m
Play Space (Local Equipped Areas of Play)	455 sqm
Total	9,400 sq.m

- 4.20 The on-site open space will be permanently maintained and kept as publicly accessible for the lifetime of the development.
- 4.21 Sports facilities and allotments will be provided off-site via financial contributions.

- 4.22 Further details are illustrated in the 'Open Space Provision Plan' (ref. 2299.1002.B) submitted in support of this RM application.

Landscaping

- 4.23 The proposed 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 a play area located at the heart of the public open space, which offers a variety of play experiences with ornamental and sensory planting integrated within the play area to provide interactive 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.
- 4.24 There are two-character areas proposed within the landscape / masterplan design. Respectively, these are 'Character Area 1: SuDS Basin' and 'Character Area 2: Local Equipped Area of Play (LEAP)'.
- 4.25 Character Area 1 consists of the proposed SuDS basin located near the site entrance. It has been designed and integrated with native marginal and reed planting around the deeper pockets of the basin. It aims to create a naturalistic landscape feature that is both functional for stormwater management and provides ecological and visual value at the site entrance.
- 4.26 Character Area 2 consists of recreational space offering a range of activities and experiences that promote health and wellbeing. It 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, with ornamental and sensory planting integrated within the play space to offer learning, social, and interactive opportunities.
- 4.27 Further details are set out in the 'Design and Access Statement' (DAS, 2025) and the 'Landscape Masterplan' (ref. 2299.1001.B) submitted in support of this RM application.

5. PLANNING POLICY CONTEXT

- 5.1 This section provides a summary of the relevant planning policy framework against which the planning application will be determined
- 5.2 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.3 The Development Plan for WBC currently comprises the Wokingham Borough Core Strategy (2010), the Managing Development Delivery Local Plan (2014), and the Joint Minerals and Waste Plan (2023).
- 5.4 The National Planning Policy Framework (NPPF, 2024), Planning Practice Guidance (PPG) and WBC's Supplementary Planning Documents (SPDs), in particular the Wokingham Borough Design Guide SPD (2012), are also relevant material considerations.

National Planning Policy

The National Planning Policy Framework (2024)

- 5.5 The NPPF provides the overarching planning policy framework against which all local plans and neighbourhood plans should be prepared and against which all planning applications are determined
- 5.6 The NPPF does not change the statutory status of the development plan being the starting point for decision making but does provide guidance to local planning authorities and decision-takers.
- 5.7 The overarching national planning policy theme evident within the NPPF is a presumption in favour of sustainable development, which the Government has advised should be at the heart of the planning system.
- 5.8 Paragraph 8 of the NPPF establishes that “*achieving sustainable development means that the planning system has three overarching objectives*”. These objectives give rise to the need for the planning system to perform a number of roles:

“a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural

resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy” (p. 5).

- 5.9 As detailed in Paragraph 10, at the heart of the NPPF is a presumption in favour of sustainable development. In addition, Paragraph 11 advises that development that accords with an up-to-date development plan should be approved “*without delay*”.
- 5.10 Paragraph 11 (d) (ii) states where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless the “adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”
- 5.11 The Government also strongly encourages local planning authorities to approach decision taking in a positive way to foster the delivery of sustainable development and paragraph 38 states that:

“Local planning authorities should approach decisions on proposed development in a positive and creative way... and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible” (p.13).

- 5.12 Paragraph 61 states “*To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community*” (p.17).

Planning Practice Guidance (PPG)

- 5.13 Planning Practice Guidance sets out guidance on a wide range of topics, including inter alia the following, which are considered relevant to the determination of this application:
- Climate Change;
 - Design;
 - Noise;
 - Open space, sports and recreation facilities, public rights of way and local green space;
 - Planning Obligations;
 - Renewable and Low Carbon; and,
 - Travel plans, transport assessment and statements in decision-taking.

Local Planning Policy

- 5.14 As indicated above, the Development Plan for WBC currently comprises the Wokingham Borough Core Strategy (2010), the Managing Development Delivery Local Plan (2014).
- 5.15 Local planning policies from these documents which are considered to be relevant to the determination of this application are set out below.

Wokingham Borough Core Strategy (2010)

- CP1 – Sustainable Development
- CP2 – Inclusive Communities
- CP3 – General Principle for Development
- CP4 – Infrastructure Requirements
- CP5 – Housing Mix, Density and Affordability
- CP6 – Managing Travel Demand
- CP7 – Biodiversity
- CP9 – Scale and Location of Development Proposals
- CP11 – Proposals Outside Development Limits
- CP17 – Housing Delivery

Wokingham Borough Managing Development Delivery Document (MDD) (2014)

5.16 The Managing Development Delivery Document (MDD) takes forward and develops the policies of the Core Strategy. It contains a number of cross cutting policies which have particular relevance when considering the detailed aspect of the RM applications. The following policies are considered relevant to this application.

- CC01 – Presumption in Favour of Sustainable Development
- CC03 – Green Infrastructure, Trees and Landscaping
- CC04 – Sustainable Design and Construction
- CC05 – Renewable energy and decentralised energy network
- CC06 – Noise
- CC07 – Parking
- CC09 – Development and Flood Risk (from all sources)
- CC10 – Sustainable Drainage
- TB05 – Housing Mix
- TB07 – Internal Space Standards
- TB08 - Open Space, sport and recreational facilities standards for residential development
- TB21 – Landscape Character
- TB23 – Biodiversity and Development

Emerging Development Plan**Emerging Local Plan Update**

- 5.17 WBC are currently in the process of preparing a Local Plan Update which will help to guide the future development strategy and long-term spatial vision for the Borough in the years up to 2040.
- 5.18 WBC submitted the Local Plan Update (Proposed Submission Plan) to the Secretary of State on 28 February 2025. The Plan is now progressing through Independent Examination, with Stage 1 hearing sessions having commenced in November 2025.
- 5.19 Many of the emerging Plan's policies can be said to be subject to unresolved objections, such that they cannot be said to attract weight when determining this application. In any

case, it is expected that this application for RM approval will be concluded prior to the adoption of the new Local Plan.

Emerging Charvil Neighbourhood Plan 2024-2040

- 5.20 The emerging Charvil Neighbourhood Plan sets out a future vision for the village and surrounding countryside, and will provide a strategy and land-use planning framework to guide development within the neighbourhood for the next 15 years.
- 5.21 Whilst the emerging Neighbourhood Plan has reached Regulation 16 stage, it has not been Examined or passed referendum, such that its policies cannot be said to carry weight for the purposes of determining this application for RM approval.

Other Relevant Documents

- 5.22 Further guidance of relevance to the development of this site at RM stage is also included in the following SPD's:
 - Borough Design Guide SPD (2012); and,
 - Sustainable Design and Construction SPD (2010).
- 5.23 Relevant extract from the planning policies and guidance documents highlighted above are discussed in relation to the proposed development in **Section 6** and (where relevant) in the technical reports, drawings and associated documents which are included as part of this submission.

6. PLANNING CONSIDERATIONS

- 6.1 This section of the Planning Statement provides an assessment of the proposed development against relevant planning policy and other material considerations.

Principle of Development

- 6.2 Outline planning permission for the site was originally granted by WBC in May 2025. This established the principle of residential development at the site.
- 6.3 As set out in Condition 2 of the Outline planning permission, any RM application must accord with the 'Location Plan' (ref. 103A) and the 'Site Access Arrangement Drawing' (ref. ITB17047-GA-G). The permission was also subject to a number of planning conditions and a Section 106 Legal Agreement.
- 6.4 The submission of this application for RM approval represents the next stage in the process. In accordance with Condition 1, approval is sought for details relating to the scale, layout, appearance and landscaping of the development. Relevant associated planning conditions, as associated with the Outline planning permission, will be progressed separately.
- 6.5 This RM application therefore seeks to meet the requirements of the Outline planning permission.

The Reserved Matters: Scale

- 6.6 Core Strategy Policies CP2 and CP3 require that proposals are of an appropriate scale, mass, layout and height whilst incorporating materials which are in keeping with the character of the local area. In addition, these policies state that proposals demonstrating high quality design, which contributes to the provision of sustainable and inclusive communities, will be granted planning permission in accordance with the Development Plan.
- 6.7 The proposed development comprises a consistent two storey building height across all residential dwellings, creating a cohesive and human scaled streetscape, in keeping with the surrounding suburban context.
- 6.8 Garages are designed as single storey elements, ensuring they remain subordinate to the main buildings and help reduce visual massing within the development. This uniform height arrangement contributes to a balanced roofscape and compliments the existing character of Charvil.
- 6.9 The proposed building heights are illustrated on the 'Storey Heights Plan' (ref. 25.2208.3010.A) submitted in support of this RM application.

The Reserved Matters: Layout

- 6.10 As indicated, Policies CP2 and CP3 require developments that are appropriate in terms of their layout. The proposed layout is illustrated on submitted drawings 'Proposed Site Layout' (ref. 25.2208.2000.J) and 'Proposed Coloured Site Layout' (ref. 25.2208.2001.A).
- 6.11 The general arrangement is landscape-led and utilises the built area efficiently whilst providing ample public open space, attenuation and play spaces. The arrangement also

protects, via an appropriate green buffer, the Ancient Woodland to the south. Indeed, the development has been designed to sensitively blend the existing residential edge of Charvil into the countryside with the density decreasing as it approaches the open countryside and woodland.

- 6.12 As further explained below, under 'Transport and Highways', the proposals also promote a permeable arrangement, through a defined street hierarchy, and perimeter blocks, to encourage a walkable and safe development. Areas of build form integrate with the proposed areas of open space and playing facilities.
- 6.13 As a separate matter, Condition 6 requires all dwellings to accord with the Technical Housing Standards - Nationally Described Space Standard (NDSS) (2015) or those standards specified under Policy TB07 of the WBC MDD (2014). The internal layouts of the proposed dwellings have been designed in compliance with the NDSS. As such, each unit will provide well-proportioned rooms, generous circulation space, and adequate storage, ensuring that residents benefit from a high-quality living environment.
- 6.14 Further details of the proposed layout are set out in the Design and Access Statement (2025) and Proposed House Type Plans submitted in support of this RM application.
- 6.15 In terms of private garden spaces, the proposals ensure every dwelling enjoys appropriate private amenity while supporting an attractive and well-balanced layout. The Borough Design Guide SPD (2012) includes area and depth requirements for private gardens. The proposals have considered the requirements set out in the SPD for the private gardens proposed.
- 6.16 Further details are set out in the 'Garden Depths and Areas Plan' (ref. 25.2208.3040.A).

The Reserved Matters: Appearance

- 6.17 The architectural character has been carefully informed by the surrounding local character of Charvil with the use of light red brick and multi red brick providing continuity with nearby residence. The palette reinforces a cohesive local identity while allowing subtle variation across the streetscape.
- 6.18 A 'Proposed Coloured Street Scene' (ref. 25.2208.6000.C) and 'Materials Plan' (ref. 25.2208.3030.A) have been submitted in support of the RM application. Further details, including an assessment of local character, are provided in the DAS.

The Reserved Matters: Landscaping

- 6.19 Policies CC03 of the Core Strategy and TB21 of the MDD state that development proposals should demonstrate how they have promoted accessibility, linkages and permeability between and within existing green corridors and incorporate high quality planting and landscaping. In addition, the policies stipulate that proposals must retain or enhance features which contribute to the character of the landscape and the overall landscape value of the site.
- 6.20 Furthermore, Policy TB08 of the MDD requires open space, play space, sport and recreational facilities to be provided on site (or off-site where applicable), as part of

residential development proposals, in order to improve the accessibility to, and quality of, local facilities.

- 6.21 The proposal's 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, including through the provision of appropriate native species planting and the materiality of 'hard' landscape features.
- 6.22 A 'Landscape Masterplan' (ref. 2299.1001.B) has been submitted in support of the RM application. Further landscaping details will be submitted as part of the discharge of Condition 30 in due course.
- 6.23 Condition 31 requires the RM application to provide a plan indicating the positions, design, materials and type of boundary treatment to be erected/planted. Where appropriate, the boundary treatment shall include consideration of ecological permeability.
- 6.24 A 'Boundary Treatments Plan' (ref. 25.2208.3020.B) has been submitted in support of the RM application. The site will provide measures including hedgehog highways which will be detailed in the Ecological Permeability Plan required by Condition 43 in due course.
- 6.25 **Table 6.1** below set out the minimum quantum and types of open space required by Condition 36 and the site's provision. Further details are illustrated in the 'Open Space Provision Plan' (ref. 2299.1002.B).

Table 6.1 Open Space Requirements and Provision

Open Space	Minimum Quantum Required (sq.m)	Proposed Provision (sq.m)
Parks and public gardens	2,000	6,044
Natural/semi natural greenspace	5,164	25,034
Amenity greenspace	1,781	3,648
Play Space (Local Equipped Areas of Play (LEAP))	455	606
Sports facilities	3,018	Financial Contributions as per S106 Agreement
Allotments	946	
Total	13,364	35,332

- 6.26 A total of 35,332 sq.m of parks and public gardens, natural/semi natural greenspace, amenity greenspace and play space (LEAP) will be provided on-site. The provision will meet and exceed the requirements of Condition 36 and in accordance with Schedule 7 of the S106 Agreement.
- 6.27 There are no options to provide sport facilities on-site. Therefore, the provision of sports facilities will be achieved, off-site, via a financial contribution as per Schedule 2 of the S106 Agreement.

- 6.28 Allotments will also be provided, off-site, via a financial contribution, as per Schedule 9 of the S106 Agreement.

Other Matters

Housing Mix

- 6.29 Policy CP5 of the Core Strategy and Policy TB05 of the MDD state that planning permission will be granted for residential development which provides a mix and balance of densities, dwelling types, tenures and sizes. The housing mix of residential proposals should meet the current and projected needs of households and reflect the underlying character of the local area.
- 6.30 The proposed development provides a total of 75 homes with a range of dwelling sizes from 2- to 5-bedroom houses. Please refer to **Table 4.1** for the proposed dwelling mix.
- 6.31 The site provides 30 affordable dwellings which equates to 40%, comprising social rented, shared ownership and First Homes properties. The proposed affordable housing provision is compliant with the requirements set out in the S106 Agreement.
- 6.32 With respect to the market dwellings, the focus of the scheme is to provide larger family homes consistent with the character of Charvil and noting that the affordable mix has an alternative focus on 2- and 3-bedroom dwellings. Overall, the combined mix provides a variety of tenures and different sizes and types of dwellings, thereby addressing the diverse needs of the community, consistent with the NPPF paragraph 61.

Transport and Highways

- 6.33 Core Strategy Policies CP4 and CP6 state that planning permission will not be granted unless appropriate arrangements for the improvement or provision of infrastructure and associated services have been made. These works must take into account the cumulative impact of the development and provide for sustainable forms of transport whilst enhancing road safety.
- 6.34 The proposed development adopts a clear and legible road hierarchy, consistent with WBC's design guidance. The primary route provides the main point of access into the site and facilitates movement to and from the wider local network. Secondary streets branch from the primary spine, serving key residential parcels and supporting local connectivity. Tertiary roads complete the hierarchy, offering direct access to small clusters of plots and ensuring low vehicle speeds within the residential area. This structure promotes safe, efficient circulation while enhancing the character and permeability of the site.
- 6.35 A 'Transport Statement' (2025) prepared by iTransport has been submitted in support of the RM application. It concludes that the proposal will deliver safe and suitable access for all users, ensure opportunities for sustainable travel are prioritised, provide an internal street design that accords with national and local design guidance, including WBC's Living Streets guidance.
- 6.36 The proposed street/road hierarchy is illustrated in the 'Road Hierarchy Plan' (ref. 25.2208.3100.A) submitted in support of the RM application.

Car and Cycle Parking

- 6.37 Policy CC07 of the MDD states that planning permission will only be granted where the proposal demonstrates that the proposed parking provision meets the standards set out in Appendix 2 of the MDD.
- 6.38 Condition 20 requires the details of car and motorcycle parking to be included in the RM application.
- 6.39 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. Further details are set out in the 'Parking Layout Plan' (ref. 25.2208.3000.B).
- 6.40 Condition 21 requires the details of secure and covered bicycle storage/parking facilities serving that dwelling for the occupants of, and visitors to the development.
- 6.41 Cycle storage will be provided within garages or sheds. A 'Sub Station and Bike Shed Plan and Elevation' (ref. 24.1911.4130) is submitted in support of the RM application, which includes the cycle storage details for dwellings where garages are not provided.

Flood Risk and Drainage Strategy

- 6.42 MDD Policy CC09 and CC10 require all sources of flood risk to be considered at all stages of a planning application. The policies require applications to demonstrate that surface water arising from the proposed development will be managed in a sustainable manner. Proposals must also take account of Climate Change and guide development into the lowest areas of flood risk in the first instance.
- 6.43 The proposal consists of a surface water drainage system which will reduce the risk of surface water flooding in comparison to the existing situation. The proposal consists of attenuation basins for drainage, and there is a flood zone limit along the southern boundary. The main access will be via Park Lane to the east (as benefits from detailed approval).
- 6.44 Discharge of surface water from the development via a combination of infiltration and discharging directly to the watercourse would be the most appropriate method for disposal of surface water runoff from the development.
- 6.45 The surface water drainage systems have been designed to attenuate excess runoff on site for all rainfall events up to and including a 1 in 100-year event with 40% allowance for climate change.
- 6.46 The proposal also consists of the Sustainable Drainage Systems (SuDS) as part of a surface water drainage strategy which will further reduce surface water flood risk to the site and the surrounding area as they could be designed to minimise the rate of discharge, volume, and environmental impact of surface water runoff in comparison to the existing situation. The systems in conjunction with retained open space will also promote other environmental objectives of the development by providing a habitat for local plants and wildlife.
- 6.47 The main components of the SuDS include:

- Rainwater butts for recycling roof water runoff for the purposes of irrigating domestic gardens;
- Permeable paving for interception and treatment of surface water runoff from driveways and parking areas;
- Swales & bioretention rain gardens for interception, treatment and conveyance of road water runoff; and,
- Detention & Infiltration Basins.

6.48 The residential development parcel has also been arranged to lie entirely outside the areas defined as Flood Zone 2 and 3, with no works proposed to interact with these areas. A sequential approach has been followed, and it is therefore considered this risk is managed and no further measures would be required.

6.49 The finished level of the development will be set at or above existing ground level. Additionally, floor levels of dwellings will be set above road and surrounding landscaping levels for further protection from overland surface water flooding, whilst roads would be designed with falls to direct overland flows away from dwellings.

6.50 A new foul water drainage system will be provided, which comprises a pumped system discharging to the Thames Water sewer located with the Hawthorns Road to the north. Thames Water have confirmed that the existing sewer network has insufficient capacity for foul water flows from the development and will require undertaking modelling and upgrade works.

6.51 Further details of the drainage strategy and SuDS approach are set out in the 'Flood Risk Assessment and Drainage Strategy Report (2025)', 'Drainage Strategy' (drawing 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) and 'SuDS Construction Details' (ref. P25-0896 SK105 P2) prepared by Simpson Engineering.

Ecology

6.52 Policy TB23 of the MDD and Policy CP7 of the Core Strategy states that planning permission will only be granted where an application demonstrates that it provides new opportunities through design, layout and landscaping to enhance and provide additional biodiversity features whilst providing appropriate buffer zones to conserve protected habitats and species. In addition, all new developments should be ecologically permeable and incorporate integrated green infrastructure networks.

6.53 Further to the ecological assessments approved as part of the Outline planning application, an updated 'Preliminary Ecological Appraisal' (PEA, 2025) has been prepared by Pro Vision Ecology. The Appraisal sets out a desk-based assessment and baseline survey results.

6.54 The PEA sets out that the proposed development includes a 15-metre buffer between the development and the woodland edge to ensure there are no long-term impacts to the retained woodland and that there will be no access from the development site to prevent impacts from increased recreational pressure. No construction works will be carried out within this buffer which will be fenced with clear signage.

- 6.55 The PEA further confirms the development construction zone encompasses 4.7 hectares of suitable reptile habitat. Therefore, a reptile translocation will be completed prior to construction to relocate reptiles present to a suitable off-site receptor area.
- 6.56 The site has also been assessed as holding high suitability for foraging and commuting bats. Accordingly, the scheme design retains boundary features, including the mature trees present. The PEA confirms an ecological buffer which includes a 10-metre dark corridor has been incorporated into the design. It will include wildflower grassland areas to provide enhanced foraging corridors.
- 6.57 The lines of trees, scrub and woodland within the site provide habitats for nesting birds. If the presence of nesting birds is confirmed following an inspection undertaken by an ecologist, a 5-metre protected buffer will be implemented during the construction phase, and no works will be permitted within this buffer. Works will be able to proceed once the young birds have fledged the nest of their own accord.
- 6.58 The PEA sets out enhancement measures within the design to provide a net gain for species. The details will be included in the 'Ecological Permeability Plan' which will be submitted for the discharge of Condition 43 in due course.

Trees

- 6.59 Policy CC03 of the MDD requires developments to protect and retain existing trees, hedges and other landscape features whilst Policy CP1 of the Core Strategy seeks to protect and enhance the environment and landscape features of a development site in order to support flora and fauna.
- 6.60 Condition 32 requires an updated Tree Survey, Tree Protection Plan, Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMA) to be submitted.
- 6.61 An 'Arboricultural Impact Assessment' (2025) (ref. 12671_AIA.001 Rev B) and 'Arboricultural Method Assessment' (2025) (ref. 12671_AMS.001 Rev B) prepared by Aspect Arboriculture have been submitted in support of this RM application. Protected trees are identified within the Tree Constraints Plan in the AIA. The proposals necessitate the clearance of a category C parcel of Goat Willow and the partial clearance of three groups of mixed scrub.
- 6.62 The proposed removals are necessary to accommodate the scheme's vehicular access, attenuation basin and primary spine road within the interior of the site. The AIA confirms the loss can be mitigated through the provision of replacement planting of a comparable scale, which is demonstrated in the landscape design for the scheme.
- 6.63 The proposed removals are focussed entirely on low quality scrub and self-sown trees which are not important to the amenity of the site or immediate area. They will not threaten the well-being of any high-quality trees, including those subject to TPO 275/1984, Veteran Oak T31 or Sandpit Copse. All principal trees which provide important contributions to the site's amenity and transition with the site's wider setting, will be retained and safely integrated within the development, often with generous landscape buffers and offsets from development.

- 6.64 A scheme for safeguarding retained trees has been prepared and included within the AMS. The protection strategy relies on the use of static tree protection barriers and arboricultural auditing where construction is proposed within influence of retained trees.
- 6.65 The AIA concludes that the proposed development is considered to be acceptable from an arboricultural perspective, subject to the adoption of recommended safeguards for protecting retained trees during construction.

Energy and Sustainability

- 6.66 Core Strategy Policy CP1, MDD Policies CC04 and CC05, and WBC's Climate Emergency Action Plan sets out sustainable development principles to be considered in development proposals.
- 6.67 Condition 8 sets out the requirements of predicted carbon emissions reduction arising from operation of the development through the use of decentralised renewable and/or low carbon sources.
- 6.68 Condition 10 requires a statement/report to be provided to demonstrate whether the development is practicable and viable to provide carbon neutral homes.
- 6.69 Accordingly, an 'Energy and Sustainability Statement' (Rev 1) (2025) prepared by AES Sustainability Consultants Ltd has been submitted in support of this RM application. It satisfies Conditions 8 and 10, and addresses national and local policy in relation to the proposed development's overall design and construction of new dwellings specifically.

Noise

- 6.70 Condition 13 requires new dwellings to be designed and/or insulated to provide attenuation against externally generated noise. It specifies that detailed design measures should ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings meet the BS8233 sound insulation and noise reduction for buildings design range 'good' for living accommodation.
- 6.71 Condition 14 requires the RM submission for 'Layout' to be informed by pages 22-25 of the approved Noise Impact Evaluation Report prepared by SoundPlanning, dated 02 November 2023 (ref J05184).
- 6.72 A further 'Noise Assessment' (2025) (ref. RP01-25453-R2) prepared by Cass Allen has been submitted in support of this RM application. The Assessment confirms noise affecting the habitable areas of the development and the design of the external facades, and noise affecting external amenity areas, have been assessed as per Conditions 13 and 14 respectively.

7. CONCLUSIONS

- 7.1 This Planning Statement has been prepared on behalf of Bellway Homes Ltd (Thames Valley) as part of a RM submission being made pursuant to the Outline planning permission (ref. 232704) granted in relation to the development of Land to West of Park Lane, Charvil RG10 9TS.
- 7.2 The Outline planning permission included details of access and reserved all other matters for future consideration. This RM application therefore seeks approval for appearance, landscaping, layout and scale pursuant with Condition 1 of the Outline planning permission.
- 7.3 Specifically, the RM application seeks approval for the erection of 75 homes, alongside associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS).
- 7.4 This Planning Statement, supported by the accompanying submission, has demonstrated that the proposed development conforms with the Outline planning permission, the Development Plan as well as national policy, as set out in the NPPF and PPG.
- 7.5 The proposed development is high-quality and comprises a well-designed arrangement which incorporates attractive areas of landscaping and open space, and a holistic scheme of SuDS as part of an overall package of Green Infrastructure.
- 7.6 The mix of market and affordable housing will contribute to achieving a sustainable, inclusive and mixed community, which will boost the supply of housing in the area.
- 7.7 This RM application and the proposed development contained therein are therefore commended to WBC for due consideration.

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