



29 June 2026
Our Ref: 25.1040

Building 1
Meadows Business Park
Blackwater
Camberley
GU17 9AB

Kieran Neumann
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By email: Kieran.Neumann@wokingham.gov.uk

Dear Kieran,

Re: Land to West of Park Lane, Charvil RG10 9TS (Ref. 253071)

We write on behalf of our client, Bellway Homes Ltd (Thames Valley) ('Bellway'), in relation to the above Reserved Matters application. Following the submission of the application for Reserved Matters approval in December 2025, a revised submission was made in May 2026 to address the consultation responses received.

Having reviewed the further comments received, we are pleased to submit a further package of documents, to address the consultation comments or to provide further justification, where outstanding concerns are raised.

We are therefore pleased to enclose supplementary documents and revised drawings for the above application. We understand these will be subject to a further period of public consultation for 21 days, prior to the determination of the application.

To summarise, the key amendments to the proposed development since the May 2026 submission are as follows:

- Removal of the previously proposed footpath connection to Canberra Lake Way between Plots 6 and 7, to address the comments of the Thames Valley Police Design Out Crime Officer and the local residents ;
- Relocation of the proposed substation to the southern boundary as requested by the local residents;
- The landscape buffer between the proposed development and Canberra Lake Way has been increased in width as requested by the local residents; and,



- Introduction of a mix of play equipment within the proposed LEAP, which will be inclusive for children of all ages, including young children and teenagers, as agreed with the Council to address the comments of the Green Infrastructure Officer.

Amended Drawings and Documents

A list of the amended application drawings and documents is set out in **Tables 1 and 2**.

Table 1: Drawings for Approval

Drawing Title	Drawings submitted in May 2026	Proposed Drawings June 2026
Proposed Site Layout	25.2208.2000.P	25.2208.2000.Q
Parking Layout Plan	25.2208.3000.D	25.2208.3000.E
Storey Heights Plan	25.2208.3010.C	25.2208.3010.D
Boundary Treatments Plan	25.2208.3020.D	25.2208.3020.E
Materials Plan	25.2208.3030.C	25.2208.3030.D
Garden Depths and Areas Plan	25.2208.3040.C	25.2208.3040.D
Refuse Strategy Plan	25.2208.3050.C	25.2208.3050.D
Housing Tenure Plan	25.2208.3060.D	25.2208.3060.E
Housetype Distribution Plan	25.2208.3070.C	25.2208.3070.D
Road Hierarchy Plan	25.2208.3100.C	25.2208.3100.D
Floor Plans Ploughwright Life	25.2208.4020.C	No change
Elevations Ploughwright Life	25.2208.4021.C	No change
Floor Plans - Cartographer Life	25.2208.4030.C	25.2208.4030.D
Elevations - Cartographer Life	25.2208.4031.C	25.2208.4031.D
Floor Plans - Cartographer Life V2	25.2208.4032.C	No change
Elevations - Cartographer Life V2	25.2208.4033.C	No change
Floor Plans - Walker	25.2208.4040.D	No change
Elevations - Walker	25.2208.4041.C	No change
Floor Plans - Potter	25.2208.4050.D	No change
Elevations - Potter	25.2208.4051.D	No change
Floor Plans - Scrivener	25.2208.4060.C	25.2208.4060.D
Elevations - Scrivener	25.2208.4061.C	25.2208.4061.D
Floor Plans - Philosopher	25.2208.4080.C	25.2208.4080.D
Elevations - Philosopher	25.2208.4081.C	25.2208.4081.D
Floor Plans - Weaver	25.2208.4090.D	25.2208.4090.E
Elevations - Weaver	25.2208.4091.D	25.2208.4091.E
Floor Plans - Watchmaker	25.2208.4100.C	No change
Elevations - Watchmaker	25.2208.4101.C	No change
Floor Plans - Draper	25.2208.4110.D	25.2208.4110.E
Elevations - Draper	25.2208.4111.D	25.2208.4111.E
Floor Plans - Baker Life	25.2208.4000.C	No change
Elevations - Baker Life	25.2208.4001.C	No change



Drawing Title	Drawings submitted in May 2026	Proposed Drawings June 2026
Floor Plans - Tillman Life	25.2208.4010.C	No change
Elevations - Tillman Life	25.2208.4011.C	No change
Floor Plans - Tillman Life V2	25.2208.4012.A	No change
Elevations - Tillman Life V2	25.2208.4013.A	No change
Proposed Street Scenes – Coloured	-	25.2208.6000.D
Overall Landscape Masterplan	2299.1000.C	2299.1000.E
Open Space Calculation	2299.1002.D	2299.1002.E
Typical Tree Pit Details	2299.4000.A	No change
Site Layout Review - Geometry	ITS210467-GA-001F	ITS210467-GA-001G
Site Layout Review – Visibility	ITS210467-GA-002F	ITS210467-GA-002G
Site Layout Review - Swept Path Analysis (Refuse Vehicle)	ITS210467-GA-003G	ITS210467-GA-003H
Site Layout Review - Swept Path Analysis (Fire Tender, Water Tanker and Car)	ITS210467-GA-004F	ITS210467-GA-004G
Site Layout Review - Swept Path Analysis (Car)	ITS210467-GA-005F	ITS210467-GA-005G
Site Layout Review - Pedestrian Crossings and Pedestrian Visibility	ITS210467-GA-006F	ITS210467-GA-006G
Site Layout Review – Parking Bay Dimensions	ITS210467-GA-007B	ITS210467-GA-007C
Site Layout Review - Indicative Adoption Plan	ITS210467-GA-008D	ITS210467-GA-008E
Site Layout Review – Swept Path Analysis (Refuse Vehicle / Car)	ITS210467-GA-009A	ITS210467-GA-009B
Site Layout Review – Swept Path Analysis (Sprinter Van / Car)	ITS210467-GA-010A	ITS210467-GA-010B
Drainage Strategy	P25-0896 SK100 P3	P25-0896 SK100 P4
Preliminary Levels Layout	P25-0896 SK101 P3	P25-0896 SK101 P4
SuDS Construction Details	P25-0896 SK105 P3	No change

Table 2: Documents in support of the application

Document	Prepared By
Noise Assessment (June 2026) (Ref. RP01-25453-R4)	Cass Allen
Arboricultural Impact Assessment (June 2026) (Ref. 12671_AIA.001 Rev E)	Aspect Arboriculture
Arboricultural Method Assessment (June 2026) (Ref. 12671_AMS.001 Rev E)	
Supplementary Transport Note 2 (June 2026) (Ref. SJ/PL/ITS210467-005)	i-Transport
Energy and Sustainability Statement (Rev 4)	AES Sustainability Consultants Ltd



Summary

Bellway, and its appointed consultants, have carefully reviewed the consultees responses received to date, as well as the advice supplied by the Council and the feedback provided by the Parish Council and local community.

This has resulted in changes to the scheme and represents a wholly positive response to the comments raised. Bellway recognises the strength of feeling expressed by residents of Canberra Lake Way, including in respect of amenity and privacy. Bellway has therefore sought to balance community suggestions and requests, with the statutory requirements of the Development Plan and national planning policy.

We trust the above addresses the outstanding comments or concerns raised by the consultees. We look forward to working positively with you to achieve the early determination of the planning application. In the meantime, should you require any further information, then please do not hesitate to contact me.

Yours sincerely,

Christy Ng
Principal Planner

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Boyer