

Date: 18 December 2025
Application: 253071



**WOKINGHAM
BOROUGH COUNCIL**

WBC Cleaner and Greener
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Development Management &
Compliance

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Dear WBC Cleaner and Greener,

Approval of Reserved Matters Consultation

Application Number: 253071

Applicant: The Owner and/or Occupier

Site Address: Land To West Of Park Lane, Charvil, RG10 9TS

Parish: Charvil

Grid Reference: Easting - 477511, Northing - 175185

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising 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.

Case Officer: Benjamin Hindle

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 253071. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **18 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Richard Bisset Place Clienting		
Service	WBC Cleaner and Greener	App No:	253071
Address:	Land To West Of Park Lane, Charvil, RG10 9TS.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising 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.		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

The Cleaner & Greener team have reviewed the application with a focus on areas of interest include the proposed green infrastructure for open space, play areas and sport & recreational facilities. Officers have reviewed the Design and Access Statement to consider the application in line with street cleaning and ground maintenance. Information for the developer regarding the waste collection and management is included.

Play Area

Officers have noted the play area (subject to design) along with informal green space near the play area. Officers had observations that would need further consideration/information before determining a decision.

The council preference for Neighbourhood Equipped Areas of Play (NEAP) of at least 1300 sqm and Local Equipped Areas of Play (LEAP) of at least 600 sqm (other

than in exceptional circumstances) aims to encourage the provision of larger high value play space that will appeal to a wider range of users.

Officers would aim to share knowledge and expertise to ensure that play area site is safe and located in an area of the development that allow for informal oversight and are accessible to provide opportunities as well as deter vandalism and negative behaviour. Officers encourage applications to consider the 'Making Space for Girls' design approach to cater for the needs of all. Inclusive equipment to be considered at the design stage.

The location of the play area allows for the opportunity to provide engaging and stimulating equipment for young children up to older children & youths and the area of design would benefit from council officers input in layout and design. Design concepts and locations of trees must also be considered.

Play spaces need to be of high quality and good design and we welcome details to be reviewed by the WBC Play officer regarding:

Natural play areas – ensuring all equipment installed is EN1176 compliant and all safety surfaces are EN1177 compliant.

Play equipment – UK based suppliers to allow for access and timely procurement of spare parts and accessories.

Manufacturers – range of suppliers to give sites their own identity and a variety of equipment.

Street Cleansing

The Landscape Strategy has been reviewed by officers, and we welcome collaboration at the design stage.

Officers responsible for street cleansing request further information on species of trees to be planted near roads and footpaths with a potential impact on Health & Safety, encroachment and sightlines.

Officers would like to understand the locations and design of street furnishings including waste receptacles and look forward to gaining further information and be consulted on their views in the design stages.

Grounds Maintenance

Officers would like to gain information on the levels of planting at the base of the trees as this can overgrow and impact grounds maintenance issues. The officer suggests that species of trees planted do not cause issues to underground facilities like water pipes, electrical trunking, broadband utilities.

The larger area identified as amenity grass near the play area will naturally lend itself to be used for informal kick-about and sports. Officers would like information on how this area will be designed to ensure safe access and maintenance requirements. Officer would welcome collaboration in the design stage.

Sport & Leisure

Officers dedicated to the delivery of sport & leisure in the borough have reviewed the application. Officers are keen to understand how the sport & recreation provision can be met via contribution to the creation or improvement of existing sports facilities and informal areas of play off-site.

Waste collection and management

Further information can be found here: [Waste information for developers.](#)

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:

Signed: