



Charvil Parish Council

Public meeting following a Reserved Matters planning application (253071) being submitted by Bellway for the proposed development on land to the west of Park Lane, Charvil.

13th July 2026



Matt Walker

Chair of the
Council



Alan Simpson

Councillor

Agenda:

- To talk through the Application stages,
- Explain the progress of the Application and what has happened so far,
- Explain how the proposals align with our Charvil Neighbourhood Plan,
- Chance to discuss the wider benefits this may bring to the village, including play facilities, youth facilities and allotments.



Planning Process:

Stage 1 – Outline Planning Permission

At this stage, the local planning authority decides whether development is acceptable **in principle**.

They may approve:

- The number of homes (or an upper limit)
- The broad use of the site
- Access arrangements (sometimes)
- General development parameters

However, many of the detailed aspects are "**reserved**" for later approval.



Outline Planning Permission - output

The local planning authority will typically agree **in principle with**

- planning conditions,
- approved parameter plans,
- Core Strategy and Local planning policies (including adopted neighbourhood plan), and
- any Section 106 obligations.
- CIL

the principles of development are now established



Planning Process:

In England, **Section 106 (S106)** and the **Community Infrastructure Levy (CIL)** are the two main mechanisms used to ensure that new development contributes towards the infrastructure and services needed to support it.

S106 is a legal agreement between the developer and the local planning authority to deliver projects/funds to address specific local impacts.

Community Infrastructure Levy (CIL)

The developer pays a standard levy based on the size of the development.

The money goes into a pot and can be spent on Borough wide projects and is **not tied to the specific development**.

The parish council **will receive 25% uncapped** as we have an **adopted neighbourhood plan**.

This previously would have been **15%** and capped at £100 per existing dwelling.

And Yes. A development may pay **both as in this case**.



Planning Process:

OFFICIAL

Stage 2 – Reserved Matters Application

The developer must submit detailed proposals covering the “reserved matters” identified at Outline Planning stage.

The five reserved matters are:

Reserved Matter	What it covers
Appearance	The architectural design, materials, windows, roofs, etc.
Landscaping	Trees, planting, open spaces, boundaries, ecology and public realm
Layout	The position of roads, houses, parking, footpaths and open spaces
Scale	The height, width and size of buildings
Access	Vehicle, pedestrian and cycle access (if not approved at outline stage)

A Reserved Matters application is **not simply a rubber stamp**. The local planning authority must decide whether the detailed proposals complies with Outline Planning, Conditions, S106 and Planning Policies.

For us, the Reserved Matters stage is where many of the issues most important to residents are decided.

These include:

- the final layout of the estate,
- the width and treatment of landscape buffers,
- children's play areas and other public open spaces,
- pedestrian and cycle connections,
- parking provision,
- tree retention and new planting,
- drainage features,
- and the overall quality of the design.

While the principle of development may already have been established at outline stage, **there is often significant scope at Reserved Matters** to improve how the development **integrates with the existing village** and to ensure it complies with the conditions and policies that govern the site.

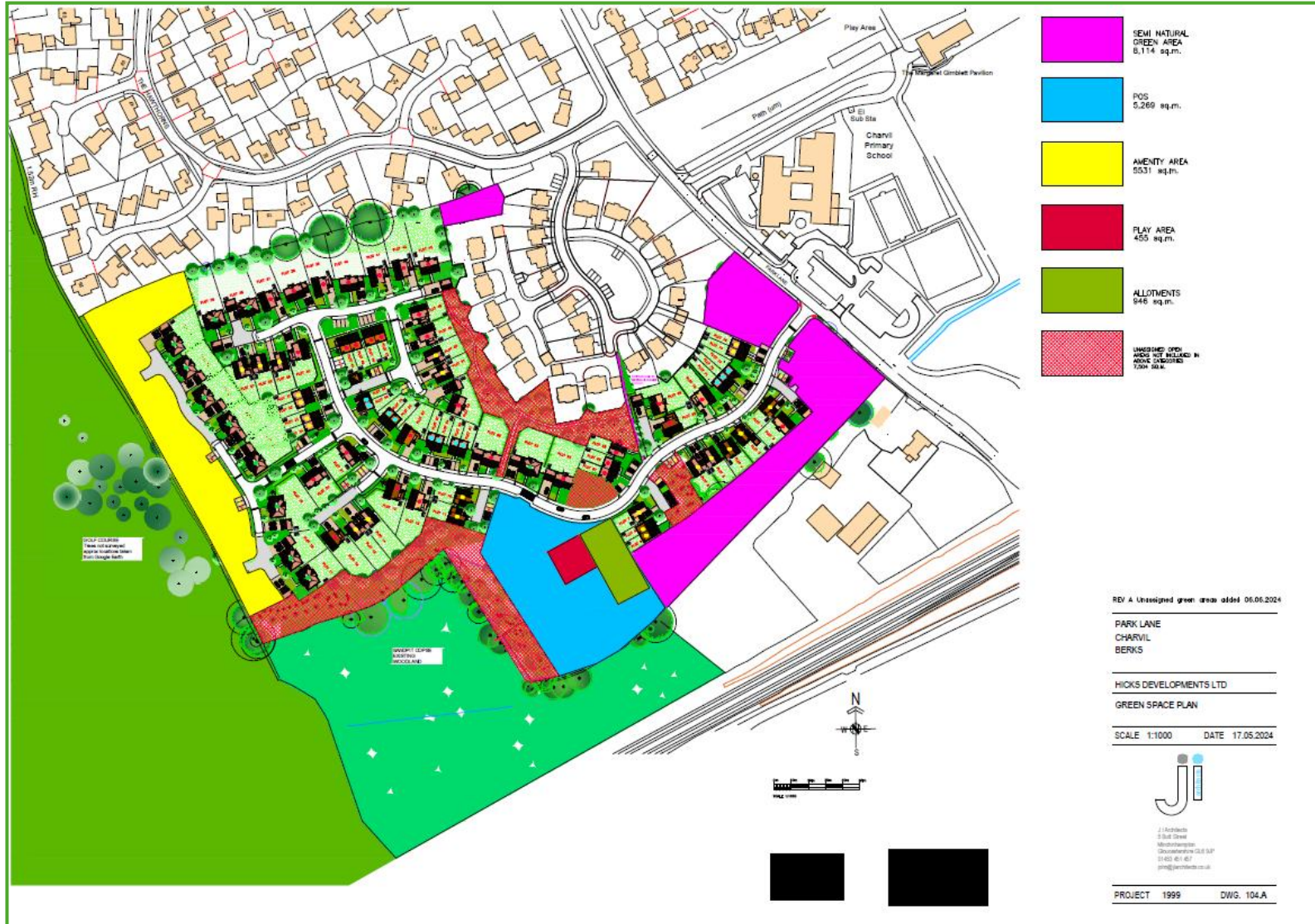


Timeline:

OFFICIAL



Hicks Submission :



Hicks
Application
232704



Timeline:



NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

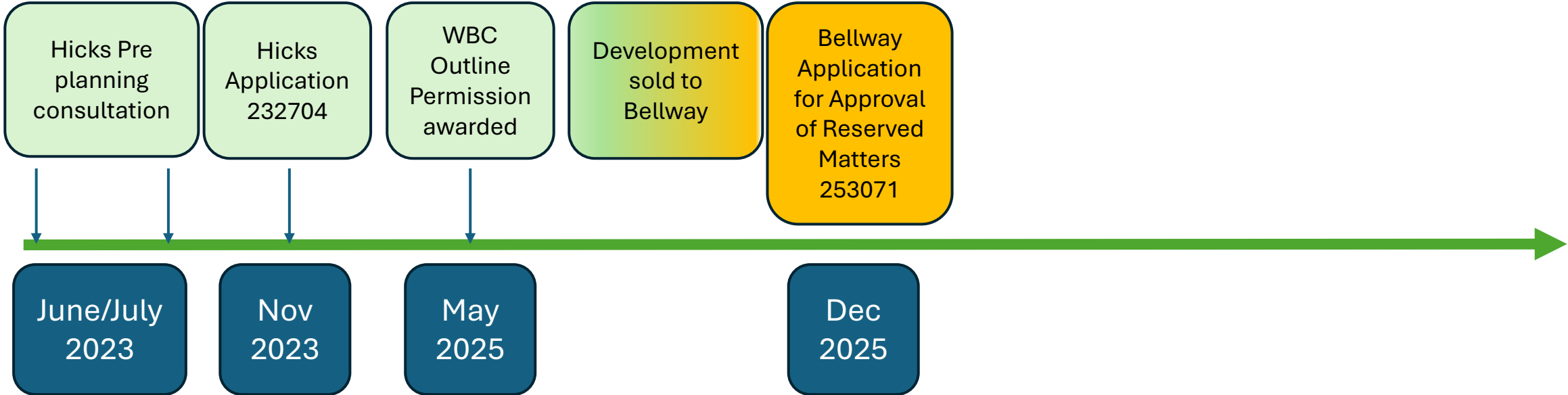
Application Number: 232704
Applicant Name: Hicks Developments Ltd
Site Address: Land To West Of Park Lane, Charvil, RG10 9TS
Proposal: Outline application for the proposed erection of up to 75 dwellings with only access to be considered via Park Lane. Appearance, Landscaping, Layout and Scale to be matters reserved.
Date of Decision: 12 May 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions – Policies
S 106 Contract
CIL agreement



Timeline:



NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 232704
Applicant Name: Hicks Developments Ltd
Site Address: Land To West Of Park Lane, Charvil, RG10 9TS
Proposal: 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.
Date of Decision: 12 May 2025

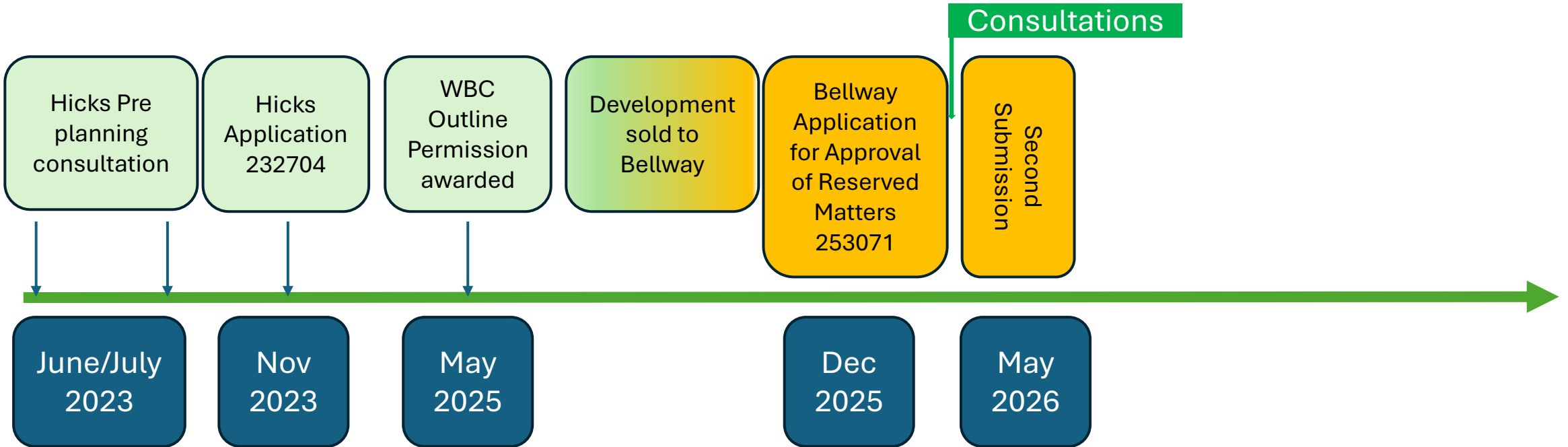
Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions – Policies
S 106 Contract
CIL agreement





Timeline:



NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 232704
Applicant Name: Hicks Developments Ltd
Site Address: Land To West Of Park Lane, Charvil, RG10 9TS
Proposal: 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.
Date of Decision: 12 May 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions – Policies
S 106 Contract
CIL agreement

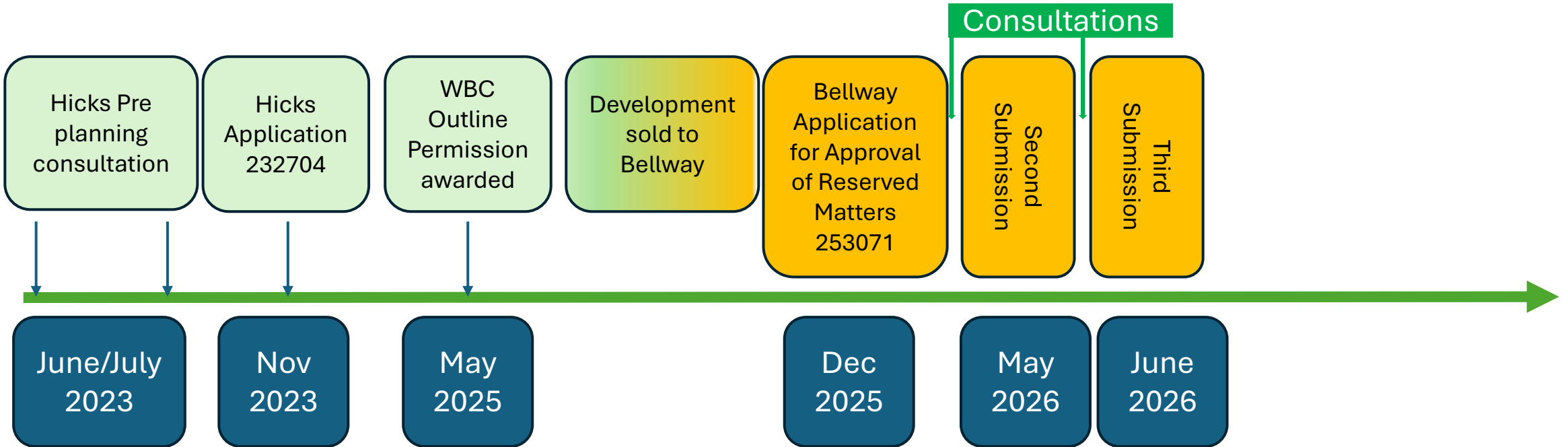


Bellway Submission 2 :



- **New Footpath Connection:** A new pedestrian footpath has been added, linking the development to Canberra Lake Way, improving permeability and access for both new and existing residents.
- **Redistribution: Affordable homes** have been redistributed across the scheme to avoid concentration and promote tenure integration.
- **Landscape Buffer:** A landscape buffer has been introduced and widened to the rear of gardens backing onto Canberra Lake Way, addressing privacy and amenity concerns of existing residents.
- **Increased Separation Distances:** The separation between new homes and those on Canberra Lake Way has been increased, exceeding local plan standards.
- **Wider and Adjusted Roads:** Roads have been widened and realigned based on council and consultant feedback.
- **Traffic Calming:** Speed tables (raised crossings) have been introduced throughout the site to manage vehicle speeds.
- **Parking Changes:** Reduction in frontage car parking, with more on-plot parking; visitor parking is now distributed across the scheme. Driveway lengths have been reduced to discourage informal parking.
- **Relocation of Substation:** The substation has been moved to the northern boundary to address resident concerns.
- **Central Green Space Removed:** The central green space has been removed to accommodate other layout changes.
- **Play Area Location:** The LEAP (play area) has been repositioned to be more central and away from the Ancient Woodland buffer.
- **Landscaping Adjustments:** New areas of landscaping have been added to accommodate street trees. Some landscaping between the access road and front footpath has been removed.
- **Repositioning of Plots:** Plots have been rearranged to suit the revised layout.
- **Garden Depths:** Gardens have been increased to a minimum of 11 meters.
- **Garage and Driveway Changes:** The garage between Plots 65 and 66 has been removed; shared driveway/garage arrangements have been introduced for Plots 64 and 65.
- **Amended Attenuation Basins and Swales:** The drainage strategy has been updated to reflect the new layout, with changes to attenuation basins, swales, and rain gardens. Basins now feature varied slopes and improved access for maintenance.
- **Cycle Storage:** All dwellings now have secure cycle parking, either in garages or bike sheds.
- **Boundary Treatments:** Additional defensive planting and robust boundary treatments have been incorporated where needed.

Timeline:



NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 232704
Applicant Name: Hicks Developments Ltd
Site Address: Land To West Of Park Lane, Charvil, RG10 9TS
Proposal: 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.
Date of Decision: 12 May 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby grants permission for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions – Policies
S 106 Contract
CIL agreement



Neighbourhood Plan reminder:

Neighbourhood Plans give communities a formal voice in the planning system. Once adopted, the policies in the plan must be taken into account when decisions are made on planning applications within the parish.

In practical terms, this means the plan **helps shape how Charvil grows**—ensuring that development supports the community rather than simply adding more housing. It also ensures the Charvil gets a bigger share of the Community Infrastructure Levy

Protecting Community Facilities - These include places such as the village hall, sports grounds, playgrounds, local shops and public houses. The plan also encourages new development to contribute to improving community infrastructure.

Providing the Right Types of Housing - The plan encourages a broader range of housing can help support a more balanced and sustainable community.

Protecting the Character of the Village - The plan aims to ensure that any new development enhances Charvil distinctive character: its green setting, mature trees and semi-rural feel rather than detracting from it.

Protecting Green Spaces and the Natural Environment - These policies aim to safeguard the natural environment that makes Charvil such an attractive place to live.

Encouraging Sustainable Development - The plan promotes environmentally sustainable development encouraging energy efficient and renewable technologies where possible.

Improving Walking, Cycling and Transport - The plan supports improvements to the pedestrian and cycling environment, including safer crossings, public transport and better links to nearby destinations such as Twyford.

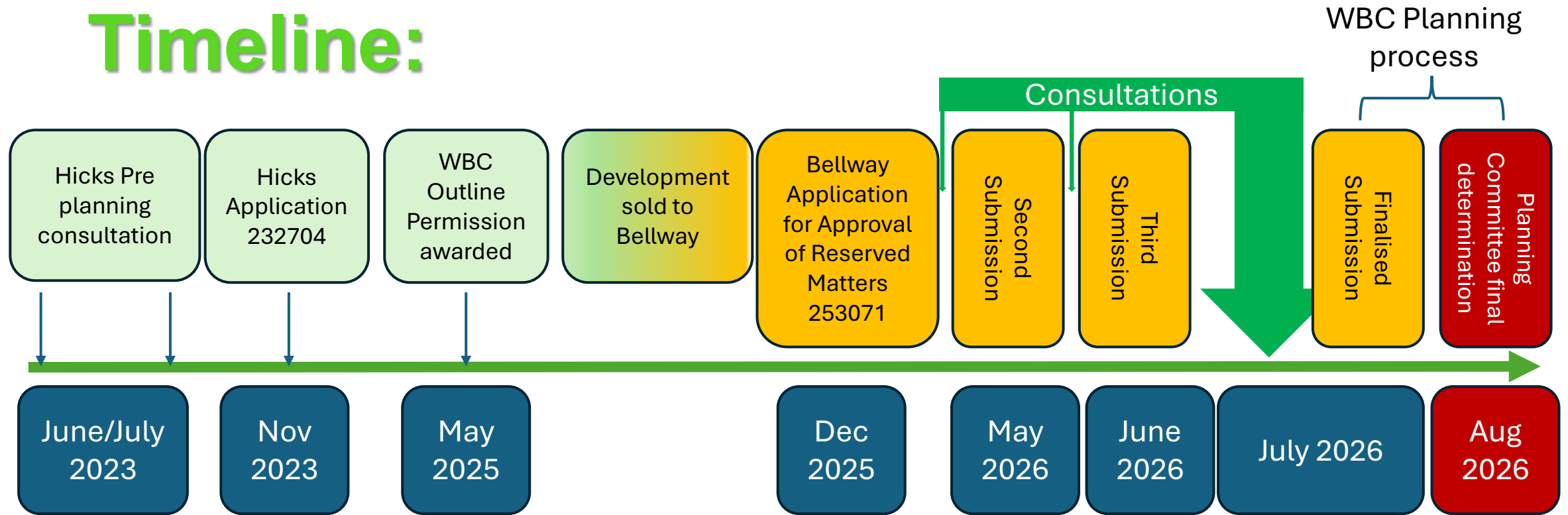
Addressing Flood Risk - Flooding has affected parts of the parish in the past, and the plan recognises the need to consider this when planning new development.





- 
- An illustration showing four hands, each wearing a purple sleeve, placing colorful puzzle pieces (yellow, green, blue, and red) together to form a larger shape. The red piece on the right features a small green plant growing from it.

Timeline:



NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 232704
 Applicant Name: Hicks Developments Ltd
 Site Address: Land To West Of Park Lane, Charvil, RG10 9TS
 Proposal: 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.
 Date of Decision: 12 May 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby grants permission for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions – Policies
S 106 Contract
CIL agreement



Neighborhood Plan alignment:

S 106 contractual commitments

- 1 - Affordable Housing
- 6 - My Journey
- 7 - Open Spaces
- 8 - Play Area
- 9 – Allotments
- 10 - Management Company

Reserved Matters

- 18 – Walking/Cycling
- 31 – Boundary Treatment
- 34 – Landscape Mgt Plan
- 36 - Open Spaces



Charvil Parish Council – current position

Play Area - Rather than creating a fifth conventional play area on the edge of the village, could developer contributions instead help deliver a BMX/Pump Track elsewhere in the parish? The successful model at Twyford demonstrates how this type of facility (Skate Park) can provide lasting value, particularly for teenagers and young people, and aligns well with the Borough's aspirations around youth provision.

Walking/Cycling - Reviewing the current layout to explore whether the long, blind cul-de-sac can be improved from both a design and accessibility perspective.

Open Spaces - Considering whether the Parish Council could adopt the public open spaces, rather than these being managed by a private management company, to provide greater local accountability and long-term stewardship, again, aligning with the Borough's wider strategic objectives.

Items outside of this Application but in discussion

Park Lane – improved crossing and Traffic Management

Twyford connectivity - long term outstanding item with WBC to improve cycling and walking to Twyford and the Station.

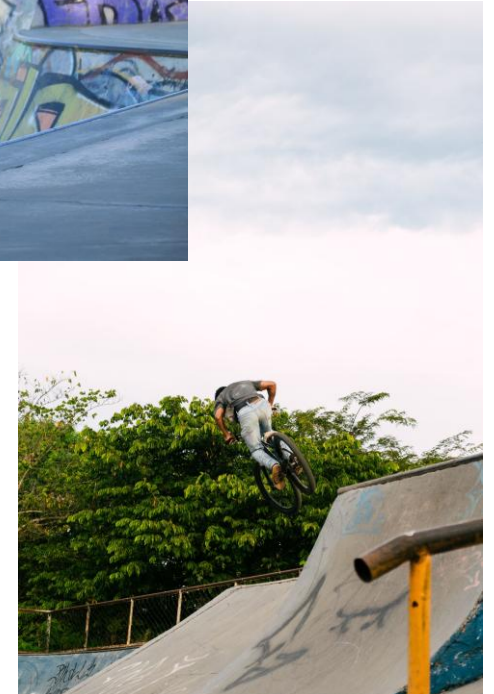
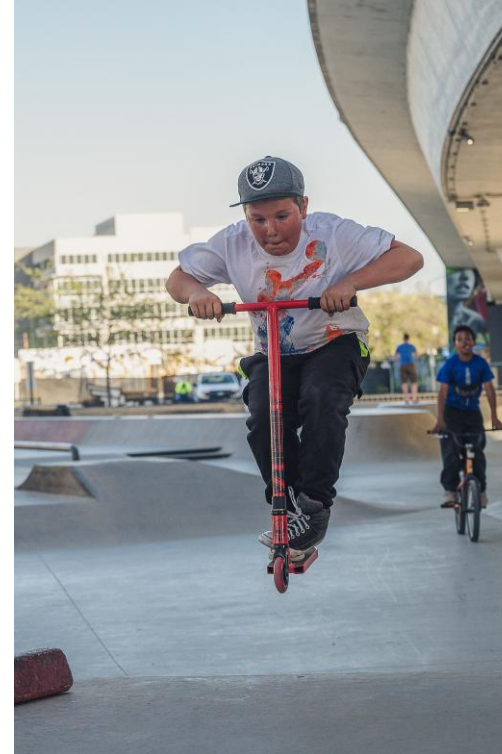


Welcome your views on youth/play provision:

Go to www.slido.com

Enter Code:

#2434630



Please take time to digest this information, study the Application, assess it against the Neighborhood Plan and comment.

This is not about refusing the Development this is about ensuring it **serves future residents and helps deliver benefits to the whole Village.**

Thank you

