

Wokingham Borough Council

Charvil Neighbourhood Development Plan Decision Statement

1. Introduction

- 1.1 Under the Town and Country Planning Act 1990 (as amended), Wokingham Borough Council (the Council) has a statutory duty to assist communities in the preparation of neighbourhood development plans and orders and to take plans through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the Local Planning Authority's responsibilities under Neighbourhood Planning.
- 1.2 This statement confirms that, following an independent examination, the Council accepts the Examiner's proposed modifications and now confirms that the 'Neighbourhood Plan For Charvil' (hereafter 'the Plan') will proceed to a Neighbourhood Planning referendum.
- 1.3 This Decision Statement and the Examination Report can be viewed on the Council's website. Hard copies of these documents can be inspected at the following locations:

Wokingham Borough Council Shute End Wokingham Berkshire RG40 1BN	Monday to Friday:	9am to 5pm
Wokingham Library Carnival Hub, Wellington Road, Wokingham, RG40 2AF	Mondays: Tuesdays: Wednesdays: Thursdays: Fridays: Saturdays: Sundays:	9.30am to 5pm 9.30am to 5pm 9.30am to 4pm 9.30am to 7pm 9.30am to 5pm 9.30am to 4pm Closed

2. Background

- 2.1 On 23 September 2020, the Council designated the area of Charvil Parish for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.
- 2.2 Following the submission of the Plan to the Council, it was publicised and representations were invited for a 6 week period in accordance with the regulations. The publicity period ended on Monday 13 October 2025.

- 2.3 Wokingham Borough Council appointed an independent examiner, Ms Ann Skippers MRTPI in October 2025 to review whether the Plan meets the Basic Conditions and to make recommendations regarding whether the Plan should proceed to referendum.
- 2.4 The Examiner's Report concludes that, subject to making the modifications recommended therein, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning Referendum. It concludes that the boundary for the purposes of the referendum on the Plan should be the boundary of the designated Neighbourhood Area¹.

3. Decision and Reasons

- 3.1 The Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section 38A of the 2004 Act) in relation to a neighbourhood development plan.
- 3.2 Having considered each of the recommendations made by the Examiner of the submission Plan, and the reasons for them, the Council in consultation with Charvil Parish Council has decided to accept the recommended modifications. For transparency, one very minor deviation is made to correct terminology. Table 1 below outlines the alterations made to the submission Plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner's recommendations, each having its own Modification Number (MN). **Bold, and underline** has been used to show added text and ~~strikethrough~~ to show removed text. The reasons set out have in some cases been paraphrased from the report of the examination for conciseness. The recommendations have been set out in the order they appear within the examination report. This statement should be read alongside that report.
- 3.3 In addition to the modifications recommended by the Examiner, the local planning authority is authorised to correct minor errors that may have been missed so far [Town and Country Planning Act 1990 Schedule 4B section 12(6)]. Minor typographical corrections are set out in Table 2.
- 3.4 If a local planning authority is satisfied that, subject to the modifications being made, the neighbourhood plan meets the legal requirements and basic conditions then it can proceed to referendum. The Council has considered whether to extend the area in which the referendum is to take place. Like the Examiner, the Council has decided that there is no reason to extend the Neighbourhood Plan Area for the purpose of holding the referendum.
- 3.5 To meet the requirements of the Localism Act 2011 a referendum which poses the question '*Do you want Wokingham Borough Council to use the neighbourhood plan for Charvil parish to help it decide planning applications in the neighbourhood area?*' will be held in the parish of Charvil.

¹ Details of the area can be found on the Council website here: <https://www.wokingham.gov.uk/planning-policy/emerging-plans-and-guidance/neighbourhood-development-plans>

- 3.6 The Council's Executive agreed on 26 February 2026 that the Neighbourhood Plan for Charvil should proceed through referendum to take place on 7 May 2026.

Table 1 – Examiner’s recommended modifications to the plan

No.	Policy / Plan section	Examiner Recommendation	Reason	Action Taken
MN1	Throughout the plan	Insert the word “ <i>Policy</i> ” before each policy throughout the Plan i.e. “Policy CHARVIL 1” and so on	For the avoidance of any doubt over which wording is policy text	Recommendation approved.
MN2	Page 7, paragraph 1.16	Check the bullet point list in paragraph 1.16 for accuracy particularly in relation to adding the Biodiversity Report produced by TVERC and removing the “Valued Landscape Definitions” reference.	To correct an omission in the list from the submitted documents and remove reference to a document not included within the suite of documents provided to the examination	Recommendation approved.
MN3	Page 9, paragraph 2.14	Amend paragraph 2.14 as follows: 2.14. Wokingham Borough Council’s Local plan update Topic Papers on Valued Landscapes Assessment (2020-2024) provided background evidence and justification for the designation of Valued Landscapes under Policy NE6 of the Proposed Submission Plan. This provides an update to the Valued Landscape Topic Paper (2020) published alongside the Draft Plan (2020). The Topic Papers These documents have informed the development of the Local Plan Update and demonstrate how evidence has been applied to formulate policies designating Valued Landscapes in Wokingham Borough. Two valued landscapes have been identified in Charvil...	To provide factual updates regarding the available landscape evidence.	Recommendation approved.
MN4	Pages 19, 20 and 21, Paragraph 3.7, Figures 11 and 12	Delete the sub-heading on page 19 that reads “Policy Maps” Amend paragraph 3.7 as follows: 3.7. Two policy maps have been prepared by Charvil Parish Council to shown Neighbourhood Plan Policy Designations, information	To reposition the maps as information rather than ‘policy maps’ given they each do not show the full extent of the parish as is	Recommendation approved.

No.	Policy / Plan section	Examiner Recommendation	Reason	Action Taken
		<p>relevant to other policies in the Neighbourhood Plan and external designations and allocation proposals. Figure 11 overleaf shows a number of environmental designations in Charvil Parish. is focused on green and environmental policies and designations, and Figure 12 overleaf shows a number of community, housing and transport designations is focused on community housing and transport policies and designations.</p> <p>Change the titles of Figures 11 and 12 to read “<i>Figure 11 – Environmental Information</i>” and “<i>Figure 12 – Community, Housing and Transport Information</i>” and remove any and all references to “policy maps” on Figures 11 and 12.</p> <p>Update Figure 11 to show the most recently available information on flooding and to reflect the LPU Proposed Allocation Site which now has planning permission</p>	required of a policy map and given they show information that would not usually appear on a policy map	
MN5	Page 24, Table 3	Update Table 3: <ul style="list-style-type: none"> • Delete Prince Brothers Garage and KVT Fitness Studio entries 	To reflect factual updates provided by the Parish Council	Recommendation approved.
MN6	Page 25, Table 4	Update Table 4: <ul style="list-style-type: none"> • Delete references to Tesco One Stop Network and mobile post office service in entry 1 • Update references to Village Hall floors and car park which have been resurfaced in entry 2 • Delete reference to sink hole in entry 9 • Update reference to playground upgrade date in entry 11 • Update primary school capacity in entry 17 	To reflect factual updates provided by the Parish Council	Recommendation approved.
MN7	Page 30, paragraph 4.10	Amend paragraph 4.10 as follows:	To reflect factual updates provided by the Parish	Recommendation approved.

No.	Policy / Plan section	Examiner Recommendation	Reason	Action Taken
		<p>4.10. Accessibility to Educational Facilities - As noted in Table 4, the only educational establishment within the village is Charvil Piggott primary school and, as described in the table, this is currently at capacity with has limited scope for expansion. Figure 16 shows the location of local state schools in the wider area.</p>	Council	
MN8	Charvil 1: Sites in local and community use and other community infrastructure	<p>Revise Policy CHARVIL 1 as follows:</p> <p><u>New and Improved Community Facilities</u></p> <p>Applications for new development that would place increased demand on the use of existing community facilities and other community assets in Charvil should include proposals to support and improve them where viable <u>subject to viability and site-specific considerations.</u></p> <p><u>New mixed use development which includes the provision of new community facilities will be welcomed in principle in appropriate locations.</u></p> <p><u>Planning applications which propose to provide new community facilities within the defined settlement of Charvil will be supported in principle. Development proposals for new community uses within designated countryside will only be supported where they cannot be located within the settlement boundary and where they are demonstrated to be appropriate for a countryside location in terms of use, scale and ease of access.</u></p> <p>Sites in Local Community Use</p> <p><u>A number of Sites in Local Community Use have been identified and are shown on Figure 13 and described in Table 4. These are:</u></p>	For greater clarity and precision and to avoid potential unintended consequences.	Recommendation approved.

No.	Policy / Plan section	Examiner Recommendation	Reason	Action Taken
		<ol style="list-style-type: none"> 1. Charvil Village Stores (One Stop) 2. Charvil Village Hall and Car Park 3. Margaret Gimblett Sports Pavilion 4. Hawthorns Children’s Play area 5. Hawthorns Park including Community Orchard 6. East Park Farm Tennis Courts (x2) 7. East Park Farm Multi Use Games Area (MUGA) 8. East Park Farm Football Pitches (x2) 9. East Park Farm Car Park 10. East Park Farm Cricket Pitches (x2) 11. East Park Farm Children’s playground 12. East Park Farm Greenspace-Wooded area (park?) 13. St Patricks Recreation Ground, Park View Drive North 14. Vale View Park & Playground, Vale View 15. Charvil Lakes & Fishing Lakes, East Park Farm (Country Park) 16. Wenlock Edge Vegetable Patch, Wenlock Edge <p>Planning applications which propose to provide new community facilities in Charvil will be welcomed in principle. The loss of Sites in Local Community Use in the parish will only be supported where detailed and robust evidence has been provided to demonstrate one or more of the following requirements are met:</p> <ol style="list-style-type: none"> a. Equivalent or better alternative provision exists or is proposed within reasonable walking distance from the Village Hall, or is proposed; or, b. It can be clearly demonstrated that a Ssite in Llocal Community Use is no longer needed or viable and is not suitable from for alternative community uses. Evidence to support this criterion may include robust marketing evidence over a period of 		

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		<p>Other Community Assets <u>six months.</u></p> <p><u>Commercial and institutional development</u></p> <p>Planning Applications for new commercial or institutional development which helps to achieve the vision and objectives of the neighbourhood plan will be supported in principle.</p> <p><u>Four Important Community Assets have been identified and are shown on Figure 13 and described in Table 4. These are:</u></p> <p><u>17. Charvil Piggott Primary School</u></p> <p><u>18. Heron On The Ford Public House, Park Lane (Commercial Enterprise)</u></p> <p><u>19. Wee Waif Public House & Hotel, Old Bath Road. (Commercial Enterprise)</u></p> <p><u>20. Texaco Service Station (Commercial Enterprise)</u></p> <p>The loss of commercial or institutional facilities the Important <u>Community Assets</u> will only be supported where detailed and robust evidence is presented to demonstrate that <u>the use is no longer viable and that</u> alternative commercial or institutional uses of the site are no longer economically <u>not viable or otherwise desirable.</u></p> <p>The sites listed below, shown on Figure 13 and described in Table 4, are identified as sites in local community use and other important community assets in Charvil:</p> <p>Sites in Local Community Use:</p> <p><u>1. Charvil Village Stores (One Stop)</u></p>		

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		<p>2. — Charvil Village Hall and Car Park 3. — Margaret Gimblett Sports Pavilion 4. — Hawthorns Children’s Play area 5. — Hawthorns Park including Community Orchard 6. — East Park Farm Tennis Courts (x2) 7. — East Park Farm Multi Use Games Area (MUGA) 8. — East Park Farm Football Pitches (x2) 9. — East Park Farm Car Park 10. — East Park Farm Cricket Pitches (x2) 11. — East Park Farm Children’s playground 12. — East Park Farm Greenspace-Wooded area (park?) 13. — St Patricks Recreation Ground, Park View Drive North 14. — Vate View Park & Playground, Vate View 15. — Charvil Lakes & Fishing Lakes, East Park Farm (Country Park) 16. — Wentlock Edge Vegetable Patch, Wentlock Edge</p> <p>Other important community assets:</p> <p>17. — Charvil Piggott Primary School 18. — Heron On The Ford Public House, Park Lane (Commercial Enterprise) 19. — Wee Waif Public House & Hotel, Old Bath Road. (Commercial Enterprise) 20. — Texaco Service Station (Commercial Enterprise)</p>		
MN9	Page 27, Figure 13	<p>Ensure that all Sites in Local Community Use and the Important Community Assets referred to in Policy CHARVIL 1 are clearly shown and identified on Figure 13</p> <p>Ensure that Figure 13 only refers to these two designations and any other language is removed</p>	For greater clarity and to ensure all assets are clearly identified	Recommendation approved.

No.	Policy / Plan section	Examiner Recommendation	Reason	Action Taken
MN10	Charvil 2: Meeting local housing needs	<p>Amend Policy CHARVIL 2 as follows:</p> <p>Proposals for housing development within the Settlement Boundary of Charvil Village will be supported in principle where they provide an appropriate mix of homes which delivers the following identified housing needs on site within the parish <u>(or reflects the most up to date housing needs information available for the parish):</u></p> <p>a) Small open-market flats and houses (one; and two and three bedrooms) for sale and for rent.</p> <p>b) Social housing provision of one; and two and three-bedroom homes.</p> <p><u>A reasonable and proportionate number of three bedroomed dwellings may be allowed in exceptional or site-specific circumstances for the purpose of making a proposed development financially viable.</u></p> <p>Proposals for the provision of affordable homes for sale and rent through discounted sale prices, shared ownership products or affordable rent products must demonstrate their affordability to local households in Charvil based on the latest house price and household income data.</p>	In order for the policy to more effectively support the smaller units needed and identified in the Plan.	Recommendation approved.
MN11	Charvil 3: Design of new development	<p>Amend Policy CHARVIL 3 as follows:</p> <p>Development proposals should <u>All development must be of a high quality design. Development proposals must</u> demonstrate the way in which they have responded positively to the character features of the area (see Figure 1 – Charvil Parish Neighbourhood Area Boundary and Table 7 – Summary of Charvil Character Area Features) and should demonstrate how they respond to the design principles set out in the</p>	To simplify the policy and therefore make it clearer and more robust.	Recommendation approved.

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		<p>Charvil Design Guidance and Codes document features and key characteristics of the Character Area in which they are located and how they have taken account of, and positively responded to, the design guidance and codes set out in the Charvil Design Guidance and Codes document.</p> <p>Proposals which comply with the design guidance and codes to protect and enhance the following positive character attributes, and/or address the following issues and potential threats to the character of Charvil, will be supported in principle:</p> <ul style="list-style-type: none"> a) — Protect green and blue infrastructure and enhance connections to the countryside. Incorporate adequate green verges and hedges into new development. (Codes MC03, MC04, MC05) b) — Preserve long and short distance views towards landscape backdrops and green spaces (Code MG02) c) — Maintain a sympathetic relationship to existing development in terms of scale, building orientation, building line, setback and use of materials and colours (Code MS02) d) — Connect walking and cycling routes to existing networks and provide adequate pavements to improve pedestrian safety. (Code AM02) e) — Propose adequate and suitable traffic calming measures. Provide well-connected development for walking and cycling. (Code AM03) f) — Design car parking arrangements to avoid public realm visual impacts and congestion. (Code AM01) g) — Provide community facilities to improve quality of life and sense of community (Code MC01) h) — Ensure the design of infill development and extensions are sympathetic to surrounding properties. (Codes IE01, IE02) i) — Incorporate eco design elements (Codes SE01, SE02, AM01) 		

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		j) Mitigate flood risk to the north and east of Charvil Parish		
MN12	Charvil 4: Housing density and development form	<p>Amend Policy CHARVIL 4 as follows:</p> <p>New housing development in Charvil should be designed having strong regard to, and taking into account, the important character features of the settlement set out in Table 7.</p> <p>Key aspects of development including building heights, building line, boundary treatments, plot depths should be consistent with the street patterns proposed and complement existing development character in Charvil.</p> <p>Proposed housing densities should be justified in the context of existing housing densities in Charvil as set out respond to the site's characteristics, location and local context and be appropriate to the character of the area in which it is located including taking into account and respecting the existing housing densities in Charvil shown in Figure 23.</p>	To alter the nuance of the policy to make it clearer.	Recommendation approved.
MN13	Charvil 5: Environmental performance of buildings	<p>Amend the third paragraph of Policy CHARVIL 5 as follows:</p> <p>In the first instance, new development in Charvil Parish should be designed to support the achievement of lower carbon emissions and operating costs through improved energy efficiency, better heat management (using passive design techniques) and lower operating costs with new heating and energy generation technologies through the use of passive design measures, followed by the use of energy efficient equipment and low and zero carbon energy and heating technologies.</p>	To align the policy more closely with WBC's position and to help future proof the plan.	Recommendation approved.
MN14	Page 51, Paragraphs 6.26, 6.27, 6.28	<p>Amend paragraphs 6.26 – 6.28 as follows:</p> <p>6.26. Charvil Parish wants to support the development of new</p>	To align more closely with WBC's position and to help future proof the	Recommendation approved.

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		<p>sustainable buildings and encourage existing development to become more sustainable. <u>In order for Charvil to deliver net zero development to align with local and national carbon reduction trajectories, this Neighbourhood Plan encourages development which is designed to reduce energy demand from the outset. This approach involves taking advantage of design decisions such as building orientation and form to first reduce energy demand, then ensuring energy and heat are supplied efficiently from low and zero carbon sources. This is known as the energy hierarchy which is set out below:</u></p> <p><u>The energy hierarchy states that the below steps should be followed in order:</u></p> <p><u>A. _____ Reduce the need for energy – site layout and orientation of buildings can reduce the energy demand of buildings by capitalising on passive solar gain which utilises the energy from the sun to heat and provide light while avoiding unwanted thermal gains by effective use of solar shading;</u></p> <p><u>B. _____ Use energy efficiently – there are many measures available to ensure that buildings use energy efficiently. These include thermally efficient building elements, high levels of airtightness and insulation and energy efficient appliances (light fittings etc.);</u></p> <p><u>C. _____ Supply energy efficiently – by using existing supplies more efficiently, including taking opportunities to connect to any available local heat / cooling and / or power networks, greenhouse gas emissions can be significantly reduced (also termed low carbon sources) e.g. Combined Heat and Power (CHP) networks;</u></p>	plan.	

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		<p>D. Use renewable energy – by incorporating technologies that obtain energy from flows that occur naturally and repeatedly in the environment, such as from the wind (wind turbines), the fall of water (hydroelectric), from the sun (photovoltaics), from the thermal energy in the ground (ground source heat) and from latent thermal energy in air and water (air source and water source heat respectively);</p> <p>E. Monitor performance – in order to ensure transparency around true building performance it is important that performance is monitored, verified and reported.</p> <p>6.27. This can be done through measures to increase energy efficiency and Opportunities for existing dwellings to incorporate low carbon and renewable energy technologies will be encouraged. It is important that new buildings in Charvil Parish are built ready for renewable or low carbon heat technologies and should incorporate renewable energy generation to reduce fossil fuel energy demands and improve energy efficiency.</p> <p>6.27. Higher levels of energy efficiency and lower carbon emissions will be required in new buildings when Parts F and L Building Regulations requirements are applied from 2025 to meet the Future Homes Standard.</p> <p>6.28. Even so, tThe occupants of new housing built to Building Regulations minimum performance standards can be left with significant costs and difficulties in adapting newly built homes to meet future requirements or take advantage of government initiatives to support change. In addition to promoting the use of the energy hierarchy, tthe Neighbourhood Plan supports development of</p>		

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		encourages new homes that are to be built with low and zero carbon energy and heating technologies such as roof top solar panels and with heat pumps (or space for them designed in).		
MN15	Page 55, Table 9	Amend the wording on Table 9 (which states 'Local heritage area' to reflect wording of Policy CHARVIL 6 i.e. Special Character Area	To provide greater clarity through consistent terminology	Recommendation agreed in principle but a minor alteration of the wording to ' Area of Special Character ' is required to achieve the recommended consistency with Policy 6.
MN16	Page 59, Paragraph 8.4	Amend paragraph 8.4 to read: 8.4. The Neighbourhood Plan is focused on ensuring that green infrastructure connections and functions of value to local people, and its strategic role, are maintained or enhanced . New development in Charvil should maintain and incorporate green infrastructure of the right type within developments to maintain and enhance local character within settlements and setting in relation to the countryside.	Minor sense amendments	Recommendation approved.
MN17	Pages 63, 64 and 65, Figure 27	Reproduce and insert Maps 5 and 6 from TVERC's supporting document "Green Corridors in Charvil" of February 2024 to replace the existing set of three maps	In the interests of clarity	Recommendation approved.
MN18	Charvil 8: Local Green Space sites	Delete proposed LGS 3 Land to the North and East of Park View Drive North from Policy CHARVIL 8 and any associated maps including Figure 28	To reflect the examiner's conclusion that LSG 3 does not satisfy the criteria.	Recommendation approved.

No.	Policy / Plan section	Examiner Recommendation	Reason	Action Taken
		<p>Amend the wording of Policy CHARVIL 8 as follows:</p> <p>The following sites, shown on Figure 28 and detailed in Appendix A, are designated as Local Green Spaces; and other than in very special circumstances, no inappropriate development will be permitted within them that would harm their green character and reason for designation:</p> <ol style="list-style-type: none"> 1. St Patrick's Wood Charvil Country Park 2. St Patrick's Recreation Ground Charvil Meadows 3. Land to the east and north of Park View Drive North Hawthorns Park 4. Charvil Meadows Simmons Wood 5. Charvil Country Park St Patrick's Recreation Ground 6. Hawthorns Park St Patrick's Wood 7. Simmons Wood (EPF Greenspace) <p>Development in the Local Green Spaces will be consistent with national policy for Green Belts.</p>	<p>To ensure appropriate regard to the NPPF. NB: LGS numbers comprehensively updated through re-mapping exercise.</p>	
MN19	Charvil 9: Trees	<p>Amend Policy CHARVIL 9 as follows:</p> <p>Development proposals on sites of 0.5 ha or more within or adjacent to the defined settlement boundary of Charvil Village Centre should achieve a future canopy tree cover of around 40% of the site area principally through the retention of existing trees and the planting of new trees. Where such an approach would be impracticable for viability, layout or design reasons, the use of other green infrastructure (such as green roofs and walls) should be used where they can offer similar benefits to trees.</p> <p>Existing trees, woodland, hedges and hedgerows should be</p>	<p>For greater clarity and precision and to ensure the policy can be practically implemented.</p>	<p>Recommendation approved.</p>

No.	Policy / Plan section	Examiner Recommendation	Reason	Action Taken
		<p><u>retained in new developments and protected during the construction of development.</u></p> <p>Planning proposals that affect existing trees, <u>woodland and hedgerows</u> or introduce new trees, <u>woodland or hedgerows</u> will be accompanied by an <u>appropriate and proportionate</u> tree management plan which <u>assess their health, value and potential impact of development and</u> will include provision for the like for like replacement of any trees <u>or other features</u> lost within the first five years an agreed time period from the completion of the development. All planning proposals (except for householder or minor development) that have more than 10 metres of road frontage will usually be required to provide at least one <u>roadside street</u> tree where there are no overriding reasons why this will not be possible. One tree will be required for every additional 10 metre length of roadside. Where it is not possible to provide a roadside tree planted in the ground, it will be necessary to contribute towards off site provision within Charvil.</p> <p>Schemes that seek to enhance natural features and connectivity with existing green infrastructure will be supported.</p>		
MN20	Page 67, Paragraph 8.18	<p>Add a reference to the Woodland Trust’s Ancient Tree Inventory in paragraph 8.18. Specific wording devised by WBC as follows:</p> <p>8.18. Historically trees have been important in Charvil, the area having been part of the original medieval Great Windsor Forest. As such a number of Veteran and Ancient Charvil trees have been logged by the Wokingham District Veteran Tree Association (www.wdvta.org.uk) the current database has 255 veteran trees that have been logged in Charvil, details including location and species can be accessed on the organisation’s website. <u>The Woodland Trust’s Ancient Tree Inventory (http://www.ancient-tree-hunt.org.uk/) should be consulted to help decide whether a development proposal will affect ancient</u></p>	In the interests of completeness.	Recommendation approved.

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		<u>woodland.</u>		
MN21	Page 74, Figure 31	<p>Change the viewpoint arrows to end at the boundary of the Plan area on Figure 31.</p> <p>Add the Valued Local View letter i.e. a), b) to each viewpoint and retain the notation on Figure 31 i.e. Bowsey Hill</p> <p>[Note that View d) is deleted]</p>	<p>To reflect that the Plan can only deal with development and use of land within its approved area and to ensure greater clarity.</p> <p>Consequential deletion</p>	
MN22	Page 73, Table 10	Remove View d) from Table 10	To reflect the examiner's conclusion that the view is not justified based on it predominantly covering land outside of the Plan area.	Recommendation approved.
MN23	Charvil 10: Valued local views	<p>Amend Policy CHARVIL 10 as follows:</p> <p><u>The following four Valued Local Views are identified and shown on Figure 31 (as they pertain to the Plan area):</u></p> <p><u>a) From Charvil towards the Bowsey Hill</u></p> <p><u>b) From the north of Charvil across Thames Valley towards Shiplake</u></p> <p><u>c) From the north of Charvil across Thames Valley towards Sonning</u></p> <p><u>d) Local View of Charvil Ford.</u></p> <p>Proposals for <u>new</u> development <u>within the Charvil Plan area that would affect any of these Valued Local Views</u> should seek to retain views from public areas within Charvil to the surrounding landscape (as identified in Figure 31) and maintain a positive relationship with local landscape features of value to local people as identified in Table 10. <u>be</u></p>	To make the policy more precise and flexible and clear that it only applies to those parts of the views within Charvil Parish. To address the deletion of View d) and consequential changes to numbering of view e)	Recommendation approved.

No.	Policy / Plan section	Examiner Recommendation	Reason	Action Taken
		<p><u>carefully designed to provide opportunities for the longer distance views to the surrounding landscape to be integrated within the new development.</u></p> <p>Locally important views include the following:</p> <ul style="list-style-type: none"> a) — From Charvil to the Bowsey Hill b) — From the north of Charvil across Thames Valley to Shiptake c) — From the north of Charvil across Thames Valley to Sonning d) — Local Views of Charvil Country Park Lakes e) — Local Views of Charvil Ford 		
MN24	Charvil 11 – Pedestrian and cycling environment	<p>Amend Policy CHARVIL 11 as follows:</p> <p>New development is expected to maintain or improve highway and pedestrian safety. Where relevant, applications should demonstrate how development will maintain or enhance safety and convenience for pedestrians and cyclists at the following locations and key routes will be supported in principle.</p> <p>Specifically, the following locations are identified as requiring improvements to the pedestrian and cycling environment. Development proposals which enable improvements to the safety, legibility and attractiveness of these locations and routes will be supported in principle.</p> <p>Accident Locations</p> <p><u>Important walking, cycling and school routes</u> identified in Figure 36 as requiring improvements to the pedestrian and cycling environment:</p> <ul style="list-style-type: none"> a) Road crossings on the A4 Great West Road. 	For additional clarity.	Recommendation approved.

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		<p>b) Road Crossings on the A3032 Old Bath Road. Walking and Cycling Routes detailed in Table 11</p> <p>ac) Charvil to Twyford via Old Bath Road A3032 Provision of safe cyclist routes between Charvil and Twyford.</p> <p>bd) Charvil to Wargrave (Piggott High School) Improve safe access to this important cycle route to majority of residents</p> <p>ce) Charvil to Woodley Centre Reading via A4 Bath Road/Butts Hill Rd/Headley Road</p> <p>df) To Charvil Piggott Primary and Charvil Village Hall via Park Lane from Charvil and outside</p> <p>Charvil Safe School Route – based on the following roads between the Charvil Piggott Primary School and The Piggott Senior School:</p> <p>ag) Park Lane</p> <p>bh) Old Bath Road, A3032</p> <p>ci) Park View Drive South</p> <p>dj) Bath Road, A4</p> <p>New Public Rights of Way connections</p> <p>ak) A new public footpath between St Patrick Recreation Ground and Milestone Avenue</p> <p>bl) A pedestrian crossing from new housing developments north of Charvil to connect to Charvil Meadows Country Park</p> <p>cm) A Charvil to Twyford Greenway</p>		
MN25	Charvil 12 – Bus services	<p>Amend Policy Charvil 12 as follows:</p> <p>Support in principle will be provided to proposals for otherwise acceptable development which include support for daytime and evening bus services to Twyford and local demand responsive transport within Charvil Parish.</p>	To ensure the policy does not inadvertently support otherwise unacceptable development.	Recommendation approved.
MN26	Charvil 13 – Local flood risk	Amend Policy CHARVIL 13 as follows:	To removed reference to ‘material considerations’	Recommendation approved.

No.	Policy / Plan section	Examiner Recommendation	Reason	Action Taken
	information	<p>Development proposals will be supported where they comply with national and local planning policies relating to flood risk. Where relevant to the proposal under consideration, documentary information on local flood events provided by the local community in Charvil Parish will be a material consideration should be taken into account in determining flood risk and any necessary mitigation.</p> <p>Where relevant, a Applicants are encouraged to engage with Charvil Parish Council prior to submission of planning applications, in particular to review and discuss local information on flood events.</p>	in policy text and provide additional clarity that engagement with the Parish Council should not be limited solely to flooding matters.	
MN27	Page 94, Appendix A	Remove Appendix A from the Plan	To reflect that this appendix comprises one of the separate suite of supporting documents, and for added clarity given it is now out of date within the plan based on modifications made to policy CHARVIL 8	Recommendation approved.

Table 2 – Minor modifications

Change proposed	Paragraph / section	Reason for change
<p>Title of the plan revised as follows:</p> <p><i>The Neighbourhood Plan for Charvil 2024-2040 (Submission Plan)</i> (Referendum Version)</p> <p>MAY 20256 (Version produced in May 20256: APL.Charvil.100.BC)</p>	Title page	Factual update to reflect progress through the plan making process.
Insert chapter 5 and 7 into the contents page	Contents page	To correct formatting error to aid navigability of the plan
Insert Table 2 into contents page and consequential renumbering of subsequent tables within the body of the Plan.	Contents page	To correct an omission in the contents page and table numbering misalignment throughout the plan.
<p>Amendment to the footer as follows:</p> <p>APL.Charvil.100.CB</p>	Throughout the plan	Consequential update to reflect revised version referred to on title page.
<p>Amendment as follows:</p> <p><i>“... Also valued are the landscape settings of Charvil set as it is at the confluence of the Loddon and Thames River valleys, adjacent to the lakes at Charvil Country Park and the in view of the local Bowsey and Ashley Hills and the more distant Chilterns...”</i></p>	Foreword, 3 rd paragraph, 2 nd sentence	To correct a typographical error.
<p>Amendment as follows:</p> <p><i>“...The Basic Conditions Statement published alongside this plan of this neighbourhood the submission version of the plan demonstrates how policies in</i></p>	Paragraph 1.10, final sentence	To remove repetition and provide a factual process update.

<i>the plan will contribute to sustainable development objectives.”</i>		
<ul style="list-style-type: none"> “An emerging Local Plan - Wokingham Borough Council is working on a new full Local Plan, known as the Local Plan Update (LPU). The local plan will set out a growth strategy to 2040. The Proposed Submission Plan was published on the 30 September 2024 with representations invited until 13 November 2024 submitted to the Planning Inspectorate for examination on 28 February 2025 and is currently at the hearings stage. On adoption, the LPU will supersede the Core Strategy and MDD. 	Paragraph 1.12	To reflect the most up to date position of the LPU at the point of referendum.
<p>Amendment as follows with subsequent consequential numbering updates:</p> <p>1.13. <i>The development plan for the Charvil Neighbourhood Area comprises the following development plan documents:</i></p> <ul style="list-style-type: none"> Wokingham Borough Local Development Framework Adopted Core Strategy (January 2010) – to March 2026. 	Paragraph between 1.12 and 1.13 and subsequent paragraph references.	For consistent formatting.
<p>Amendment as follows:</p> <p><i>“...Its Location is shown in Figure 2. Figure 2– Location of Charvil Parish</i></p>	Paragraph 2.3, final sentence	To delete unnecessary repetition.
<p>Amendment as follows:</p> <p><i>“Charvil did not form as a recognisable village until the beginning of the twentieth century and as such it is <u>a</u> modern settlement compared to many...”</i></p>	Paragraph 2.5, first sentence	To correct an omission.
Amendment as follows: <i>“Wokingham Borough Council’s Local pPlan uUpdate...”</i>	Paragraph 2.14	Correct capitalisation
<p>Insertion of the following below each figure:</p> <p><u>“Source: Office for National Statistics, 2021 Census”</u></p>	Figure 4, 33, 34 and 35	For consistent source citation throughout the plan.
References to paragraphs in the NPPF to be updated to the 2024 version, against	A handful of places	To ensure the most recent version of

which the plan was examined.	throughout the plan	national policy is appropriately referenced.
Capitalised 'P' on Policy in various places	Paragraphs 4.16, 6.20, 7.13, 8.11, 8.24, 10.11	Formatting update
Amendment as follows: <i>"5.21. Based on the data showing the lack of affordability of housing to households with average incomes, or even two average incomes), it is clear that households on lower quartile incomes or two such incomes will be unable to afford any type of market housing or affordable housing product in Charvil.</i> <i>5.22. Such households will need support from housing benefits and the Local Housing Allowance. Charvil lies within in the Broad Reading Market Area set by the Valuation Office Agency and Local Housing Allowances are set in this area at levels which might support households on the housing needs register in renting market properties to meet their housing requirements."</i>	Paragraphs 5.21 and 5.22	To remove unnecessary punctuation and wording.
Amendment as follows: <i>"The local community of Charvil is made up of 1,200 households in different situations. Their ability to meet their housing requirements will vary widely."</i>	Paragraph 5.24	To insert omitted word.
Amendment to the capitalisation of section headings e.g.: 6. DESIGN AND DEVELOPMENT FORM 6. Design and Development Form	Section 5, 6, 7 8, 9, and 11 main headings	To ensure consistency in formatting across the plan.
Amendment as follows: <i>"IE01 Infill development IE02 Extensions – Much of Charvil is built at low density with space between buildings."</i>	Paragraph 6.18	To delete wording included in error.
Amendment as follows:	Paragraph 6.20	To correct a typographical error.

<p><i>“Priorities for action using the design guidance and codes, to be considered in new development to contribute toward sustaining positive attributes and addressing potential threats have been identified in Section 3.2 # of the Character Area Summary of the Design Guidance and Codes document. These are reflected as priorities in Policy CHARVIL 3 and Policy CHARVIL 4.”</i></p>		
<p>Amendment as follows:</p> <p><i>“The land is currently owned by Reading University the University of Reading”</i></p>	Paragraph 7.10	Factual update.
<p>Amendment to capitalisation of ‘Green Corridors’ in Policy Charvil 7:</p> <p><i>Development proposals will be supported where they maximise opportunities to protect, enhance and extend Green eCorridors between existing</i></p>	Policy Charvil 7, page 62	For consistency.
<p>Deletion of references within supporting text to Appendix A.</p>	Paragraphs 8.13 and 8.14	Consequential amendments for consistency with MN27.
<p>Amendment as follows:</p> <p><i>“The NDP Neighbourhood Plan draws on local evidence to identify locally valued views which contribute to local distinctiveness. This includes the results of community engagement and evidence within the Valued Landscape Assessment (Sept 2024) and Green Corridors Report (Feb 2024).”</i></p>	Paragraph 8.28	For consistency in terminology.
<p>Update as follows with subsequent consequential numbering updates:</p> <p><i><u>“9.11. Given the propensity for people to own and drive cars in Charvil Parish and given the lack of convenient public transport services available close to where many people live, the main objective of the Neighbourhood Plan in relation to sustainable transport is to encourage more walking and cycling – to nearby centres and within Charvil village.”</u></i></p>	Paragraph between 9.10 and 9.11 and subsequent paragraph references.	For consistent formatting.
<p>Update to capitalisation as follows:</p>	Paragraph 9.14	To correct a typographical error.

<p><i>“Unsurprisingly, most accidents recorded occur on the two major roads in the village – the A4 and A3032 Old Bath Road. tThe Crashmap data also shows that major junctions on these roads have been more likely to see an accident, these locations are:...”</i></p>		
<p>Amendment as follows:</p> <p><i>“A wide variety of public rights of way way, byways and permissive paths can be found across the parish of Charvil.”</i></p>	Paragraph 9.25	To correct a typographical error.
<p>Amendment as follows:</p> <p><i>“...Applicants for development may need to a prepare a Flood Risk Assessment to demonstrate that a site can be developed sequentially in accordance with the flood risk hierarchy or can be justified as an exception where it cannot.</i></p>	Paragraph 10.9, final sentence.	To correct a typographical error.
<p>Amendment as follows:</p> <p><i>“...Restoration of wetland and woodland core habitats along the rivers and along the rivers in the parish could be a key feature of this...”</i></p>	Paragraph 10.13	To correct a typographical error.

