

THE NEIGHBOURHOOD PLAN FOR CHARVIL

2024-2040

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FOREWORD

As part of the Government's Localism agenda (Localism Act, 2011), local communities are being encouraged to develop Neighbourhood Plans as part of the Government's approach to planning, which aims to give local people more say about what goes on in their area. The development of a Neighbourhood Plan is not imposed from above but is an opportunity for communities to set out the way they see the future of their Neighbourhood Area.

At this time Charvil currently faces a number of challenges as a community, regular periods of housing development since the mid-20th century with provision of only limited supporting infrastructure has meant that the village now risks losing much of its original pre -1990s character and nature becoming a suburban extension of Woodley or Twyford. The bisection of the village by the busy A4 and A3032 roads has been made worse by increasing road traffic levels and increasing noise and pollution. The lack of amenities that provide opportunity for community interaction such as a café or pre-school is keenly felt. Lack of public transport or safe efficient active travel options means that Charvil is a community reliant on the motor car to a startling degree.

Despite these issues Charvil is blessed with an enviable connection to the natural environment through its proximity to Charvil Country Park and Charvil Meadows and the wider countryside. 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 in view of the local Bowsey and Ashley Hills and the more distant Chilterns. The Neighbourhood Plan residents survey in 2021 clearly highlighted the above issues and challenges and has allowed focus on key themes many of which can be addressed or influenced through policies presented in this plan.

This plan is a formal and positive plan for development which allows communities to shape the local area in a way which suits their local needs. It can cover a single issue or a range of issues depending on what is important to the community. Neighbourhood planning will allow communities to work through their local Parish Council to identify for example where they think any possible new homes should go, how transport and highways can be improved, which areas need improving and what should be protected. However, the Neighbourhood Plan must broadly conform with Wokingham Borough Council's Local Plan and the Government's National Planning Policy Framework.

The Charvil Neighbourhood Plan will set out a vision for the future of the village and its surrounding countryside, providing a strategy and land-use planning framework to guide development within the neighbourhood plan area for the next 15 years. The Plan has been developed through extensive consultation with the people of Charvil village and others with local interest. As well as informing optimum land allocation policies for the village the plan will also highlight projects that can be pursued by the Parish Council to meet the aspiration of the community, these plans will be aligned with and supported by policies proposed in the plan.

Charvil Parish Council

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1. The Role and Scope of the Neighbourhood Plan

Introduction

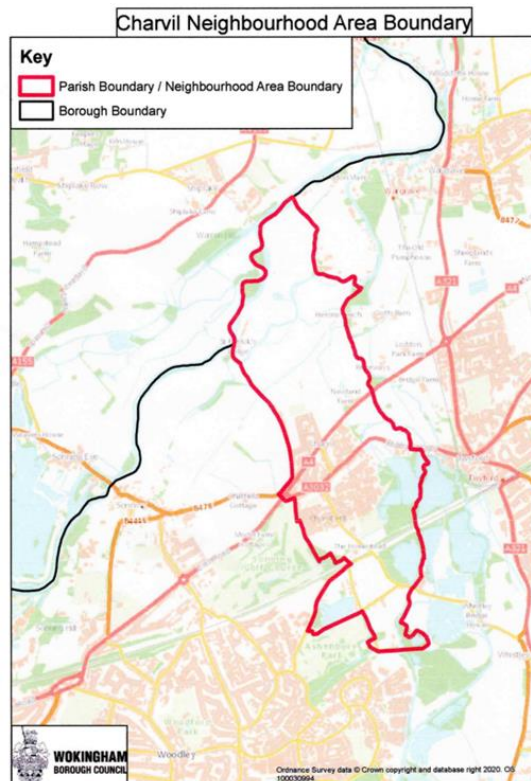
1.1. This section of the neighbourhood plan confirms that the plan has been prepared in relation to the following:

- A designated Neighbourhood Area.
- Meeting Basic Conditions requirements for the preparation of neighbourhood plans.
- Screening the likelihood of potentially significant environmental effects arising from plan proposals.
- Contributing to the achievement of sustainable development.
- Ensuring broad conformity with national policies and strategic policies in adopted local plans.
- A time period for which the neighbourhood plan has been prepared.
- Extensive public consultation and engagement in the formation of the plan.

Neighbourhood Plan Area Designation

1.2. Charvil Parish Council applied for designation of the Neighbourhood Area for its Neighbourhood Plan with an area based on the boundary of the parish. This was approved by Wokingham Borough Council on 23rd September 2020. The Neighbourhood Area is set out in Figure 1 – Charvil Parish Neighbourhood Area Boundary.

Figure 1 – Charvil Parish Neighbourhood Area Boundary



Basic Conditions for the Neighbourhood Plan

- 1.3. Neighbourhood plans must operate in accordance with guidance set out in the National Planning Policy Framework (NPPF) which says that succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings. This applies to plans at all levels and so neighbourhood plans should play their part in the planning system in the same way.
- 1.4. A key reference to the role of neighbourhood planning is set out in NPPF paragraphs 29-31. Here, it says neighbourhood plans give communities the power to develop a shared vision for their areas and through them shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.
- 1.5. Neighbourhood plans are required to meet Basic Conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Development Plans by section 38A of the Planning and Compulsory Purchase Act 2004. A Basic Conditions Statement will be published alongside the neighbourhood plan to demonstrate how the plan meets basic conditions.
- 1.6. Importantly, neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. A key requirement is that neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.
- 1.7. Once the neighbourhood plan has been brought into force, it will comprise part of the development plan, and its policies will be considered alongside Local Plan policies under section 38(6) of the 1990 Act when determining planning applications. Where they are in conflict, neighbourhood plan policies will take precedence over existing non-strategic policies in the local plan covering the Neighbourhood Area, until they are superseded by strategic or non-strategic policies that are adopted subsequently.

Potentially Significant Environmental Effects

- 1.8. The NPPF says that neighbourhood plans may require Habitat Regulations Assessments (HRA) or Strategic Environmental Assessment (SEA), but only where there are potentially significant environmental effects arising from their implementation. HRA or SEA are more likely to be required where there are environmental assets present which are sensitive to the effects of development, and where a neighbourhood plan which allocates sites for development or would in other ways promote development, could potentially generate impacts on them.
- 1.9. The neighbourhood plan does not propose to allocate sites for development or promote additional development affecting sensitive sites or create additional visitor pressures on sensitive sites. A Screening Opinion from Wokingham Borough Council, which has been subject to the required period of consultation with the prescribed statutory consultees, has confirmed that HRA/SEA is not required for the neighbourhood Plan.

Requirement to promote Sustainable Development

- 1.10. The National Planning Policy Framework (NPPF) requires that the Charvil Parish Neighbourhood Plan should seek to contribute to the achievement of sustainable development through meeting economic, social and environmental objectives (set out in paragraph 8 of the NPPF). The Charvil Parish Neighbourhood Plan has been prepared with these requirements in mind.

The Basic Conditions Statement published alongside the submission version of the plan demonstrates how policies in the plan will contribute to sustainable development objectives.

Requirement for Conformity with Adopted Plans

- 1.11. Basic Conditions are set down in regulations and these require that policies in neighbourhood plans must have regard to national policies and advice contained in guidance issued by the Secretary of State; and they must be in broad conformity with the strategic policies contained in the development plan for the area. The Basic Conditions Statement demonstrates how the policies of the plan conform with national and local policies.

National Planning Policies

- 1.12. The current version of the National Planning Policy Framework (NPPF) was published in December 2024. The NPPF sets out national planning policies in a single document and in so doing sets the framework for plan-making and decision-making on development proposals. The Framework explains the relationship between the NPPF, Local Plans and neighbourhood plans. This influences how local planning authorities approach the development of local plan policies and how they regard policies as strategic or non-strategic in nature. The NPPF identifies matters on which the government thinks local communities through neighbourhood plans can contribute to the achievement of national policy goals and also express their own ambitions and objectives.

Local Plans Context

- 1.13. The development plan for the Charvil Neighbourhood Area comprises the following development plan documents:
- Wokingham Borough Local Development Framework Adopted Core Strategy (January 2010) – to March 2026.
 - Adopted Managing Development Delivery Local Plan (MDD) (February 2014).
 - South East Plan Policy NRM6 (relating to the Thames Basin Heaths Special Protection Area) (Saved February 2013).
 - Adopted Central and Eastern Berkshire Joint Minerals and Waste Plan (January 2023).
 - 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 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.

Time Period for the Neighbourhood Plan

- 1.14. The intention of this Neighbourhood Plan is to ensure that it is in conformity with strategic policies in adopted plans, with requirements in the NPPF and with emerging local plans in preparation where possible. A plan period which aligns with adopted plans would run out in two years. A longer time-period is recommended, with acknowledgement that some elements might need to be reviewed once the Wokingham Borough Local Plan is adopted.

The proposed period for the Neighbourhood Plan is from 2024 to 2040 covering the end period of adopted and emerging local plans.

Consultation with the Community

- 1.15. Engagement of the local community is regarded as essential in developing a vision and objectives for the future development of neighbourhoods and to provide the detailed information to support non-strategic policies that can make a difference to localities.
- 1.16. The preparation of the Charvil Neighbourhood Plan has been supported by engagement and consultation in a variety of forms and at several stages as the plan has developed. These are summarised in the detailed Consultation Report which has been prepared to support the plan and which will be updated as the plan making process progresses.

Supporting Documents

- 1.17. A great deal of work has been undertaken by local volunteers to support the preparation of the Neighbourhood Plan. Technical Support has also been provided by AECOM and our planning consultant to provide evidence to support policies. Documents which support the content of the Neighbourhood Plan and which rest in the document library are listed below.
 - AECOM Design Guidance and Codes
 - TVERC Charvil Green Corridors Report
 - TVERC Protected and Notable Species Records
 - TVERC Charvil Biodiversity Report
 - Charvil Flood Working Group: A Review of Flooding History and Risk in Charvil
 - Local Green Space Assessment Forms and Maps
 - Charvil Green Space Audit
 - Guidance and Forms for Non-designated Heritage Assets
 - Community Consultation Report
 - Neighbourhood Plan Residents Survey Analysis Presentation
 - Charvil Valued Views Summary Maps
 - Neighbourhood Plan Active and Public Transport Maps
 - Carbon Footprint Report: Charvil Civil Parish

2. Charvil Parish in Profile

2.1. This section of the Neighbourhood Plan provides an overview of Charvil Parish and sets the context for the challenges and opportunities facing the parish.

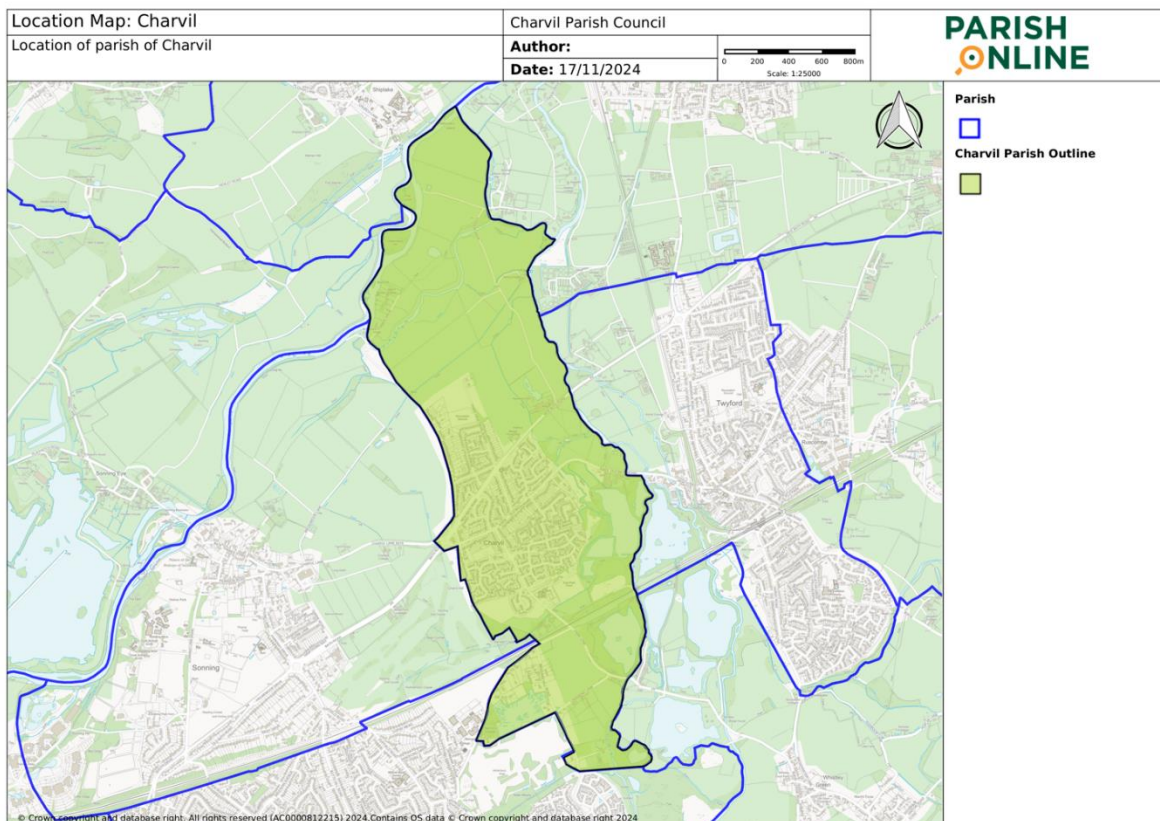
Location, History and Character

2.2. Charvil Parish is located about one mile to the west of Twyford. It extends south of the Great Western Railway to the edge of Woodley and north to the River Thames. Its eastern flank runs to the River Loddon and its western side is adjacent to farmland (much of it owned by the University of Reading), a golf course and extensive areas of scheduled monuments.

2.3. The parish covers an area of 354 hectares (approximately 875 acres). The distance from the River Thames to the boundary with Hurst Parish in the south is approximately 2.5 miles and on average Charvil Parish is 0.66 miles wide. Its Location is shown in Figure 2 – Location of Charvil Parish

2.4. The settlement of Charvil is located in the centre of the parish and is bisected by the A4 and the A3032 highways. Apart from Charvil village, there is a small amount of scattered development around the parish.

Figure 2 – Location of Charvil Parish



2.5. Charvil did not form as a recognisable village until the beginning of the twentieth century and as such it is a modern settlement compared to many. Charvil Parish was formed only in 1970. Two farms were historically located either side of the main London to Bath turnpike coaching road to the north of the Great Western Railway. Farm workers cottages and the operation of tollgates

provided a focus for local activity (in 1900 there were only 20 houses in Charvil). Old buildings from before the main development of Charvil remain within the settlement and are features of national and local heritage interest.

- 2.6. Significant housing development north of the A4 (which was built in 1928) on parts of Charvil Farm began in earnest in the early 1900s. This extended south of the A4 and A3032 throughout the twentieth century and 2000s. Developer proposals to further extend Charvil to the south and north continue today.
- 2.7. Charvil today is a collection of older residential roads with the addition around these of a number of large housing estates that were developed in the 1980s and 1990s. There is limited supporting infrastructure or employment opportunities within in the village and many people work outside of the area, notably in Reading, the wider Thames Valley and London. This has led to Charvil becoming a dormitory village.
- 2.8. Notwithstanding the recent establishment of Charvil as a village, the area has been the focus for human activity dating back some 4,000 years. The gravel terraces at the confluence of the River Thames and River Loddon are rich Neolithic and Bronze Age sites. Several prehistoric religious, funerary and settlement monuments are known around Charvil.
- 2.9. Nearby Twyford was an important Anglo-Saxon settlement and the Battle of Reading was fought there in 871, with future King Alfred making an escape across the River Loddon through Charvil.

Environmental Characteristics

- 2.10. Charvil Parish lies in the Thames Valley south and west of the confluence of the River Thames and River Loddon, which form part of its boundary. The area is rural to semi-rural in nature with close proximity to a number of nature reserves, streams, rivers, lakes and farmland.
- 2.11. Charvil village itself has developed from small settlements of agricultural housing and building out in a more linear pattern along the Old Bath Road an historic coaching route, a milestone and a water pump remain today providing a link to this time as turnpike road.
- 2.12. The surrounding landscape is attractive with distant views of the Chiltern Hills to the north and the closer Ashleigh and Bowsey hills to the east. The pretty river valley landscape of the Thames and Loddon has been enhanced by the development of lakes surrounded by woodland where old quarry works previously existed.

Nature and Wildlife

- 2.13. The key habitats in the parish are formed from river valleys, along the River Thames to the north and the River Loddon along the eastern border of the parish. Remnants of older woodland, some of which is Semi-Natural Ancient Woodland, form habitat corridors which are increasingly threatened by new development and severance caused by heavily trafficked roads.

Landscape

- 2.14. Wokingham Borough Council's Local Plan Update Valued Landscapes Assessment (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). 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.

- River Loddon Valued Landscape. This runs along the River Loddon Valley and River Loddon Open Water areas; these can be found to the east and north east of the village following toward Wargrave where it meets the River Thames.
- River Thames Valued Landscape. The River Thames Valley cuts across the northern part of the parish of obvious national importance both environmentally and historically

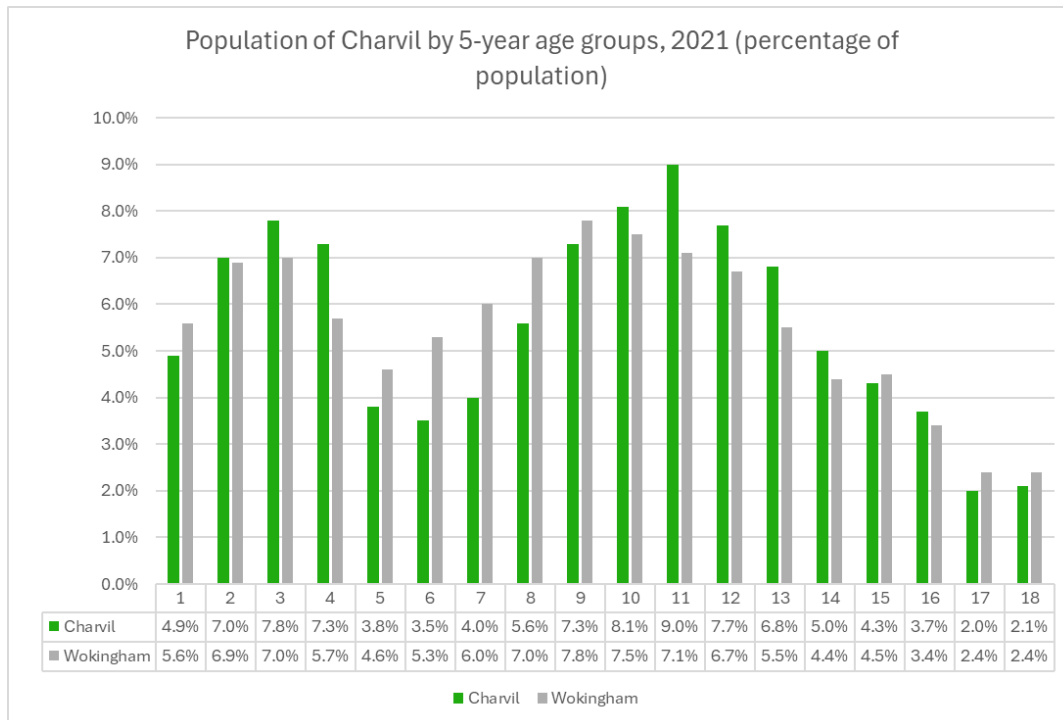
2.15. It is these landscapes and valued landscapes which residents particularly value and which provides Charvil with its sense of place. It is important that this connection and landscape is preserved.

Social and Economic context

2.16. Charvil Parish forms 2% of Wokingham Borough by both area and in terms of population. According to the 2021 census the population of Charvil was 3,158 (increasing from 3,042 in 2011). The Census also recorded 1,153 households within the parish. Contrary to the national picture for England, there are more men than women living in Charvil.

2.17. Compared to the rest of Wokingham, Figure 3 shows that Charvil has a greater proportion of children of school age, but a significantly smaller proportion of young adults in the age groups 5 to 8 (20 to 39 years). The difference narrows as people reach their early 40s and for the age range of 45-69 years Charvil has a greater proportion of people living in the parish. Older age groups are represented in similar proportions as for the rest of Wokingham, apart from those over 80 years of age where the proportion of population in Charvil is a little smaller than the national average.

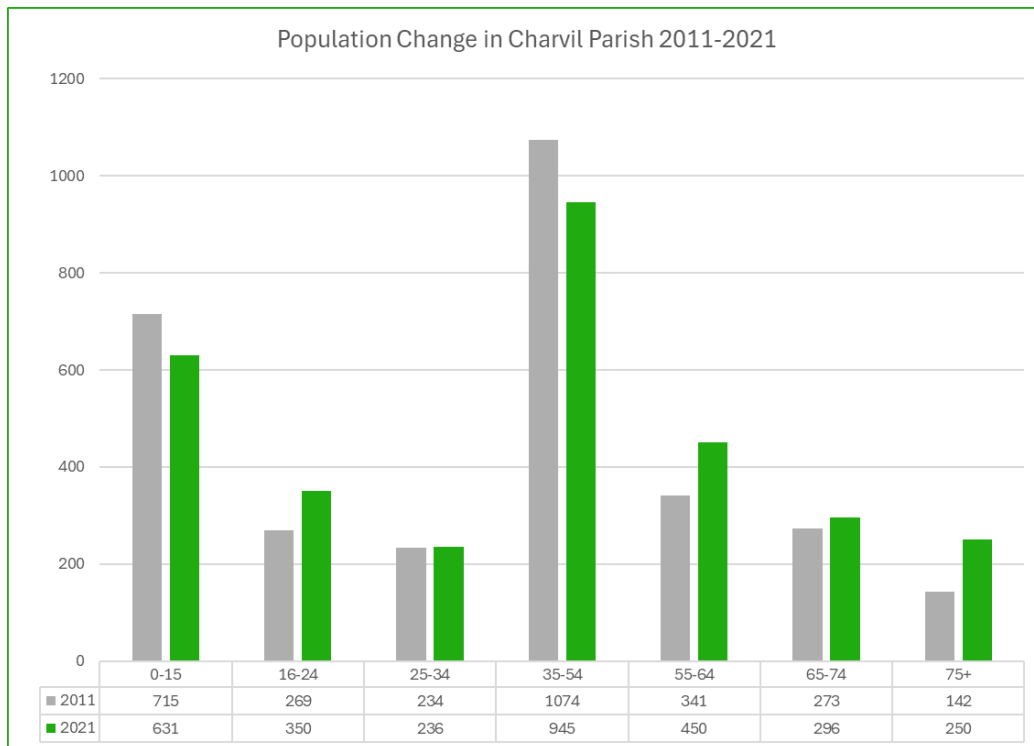
Figure 3 – Population of Charvil by Age, 2021



Source: Office for National Statistics, 2021 Census

2.18. Over the period 2011-2021 in Charvil, Figure 4 shows that the number of children in the 0-15 age range declined by just less than 12%, whilst the number of older children and young adults in the age range 16-24 years grew by approximately 30%. There was a decline in the age range 35-54 over the period and an increase in all age groups from 55 years and over. Given the relatively small changes in population overall over 2011-2021 (a 3.7% growth), these trends may point to an ageing of the local population and less replenishment with population likely to grow families. The Census was undertaken during Covid-19 lockdown and it is not clear how this might affect results, for example in relation to the 16-24 age range where young adults might have stayed at the family home rather than at university or other locations.

Figure 4 – Population Change within Broad Age Groups, 2011-2021



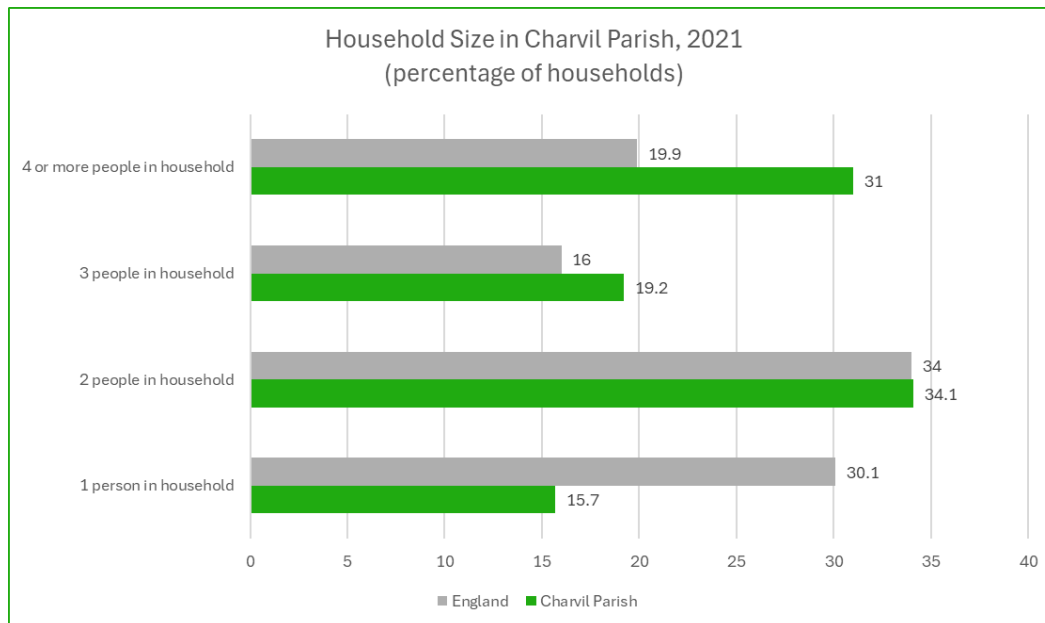
Source: Office for National Statistics, 2021 Census

2.19. Overall, the population figures present a community dominated by families with children or older couples living together alone. It would appear that once at aged 18 a significant proportion of younger adults leave the area likely for educational and work opportunities. Charvil is an attractive location for young families looking for family homes, good schools, access to public green space and good transport links. These are all found in Charvil and their importance to residents is highlighted in the Neighbourhood Plan survey responses. Currently according to the 2021 census there are 691 school children in full time education above the age of 5 in Charvil.

Living Arrangements and Housing

2.20. Whilst the 2021 Census data might point to a gradual ageing of the population, households in Charvil Parish remain relatively large in comparison to England as a whole. Almost 50% comprise three or more people and only 15.7% are single person households (whereas the national figure is over 30%). In Charvil, 78% of households are single family households and nearly 16% are single person households, meaning there are fewer multiple households sharing accommodation (see Figure 5).

Figure 5 – Household Size in Charvil Parish, 2021



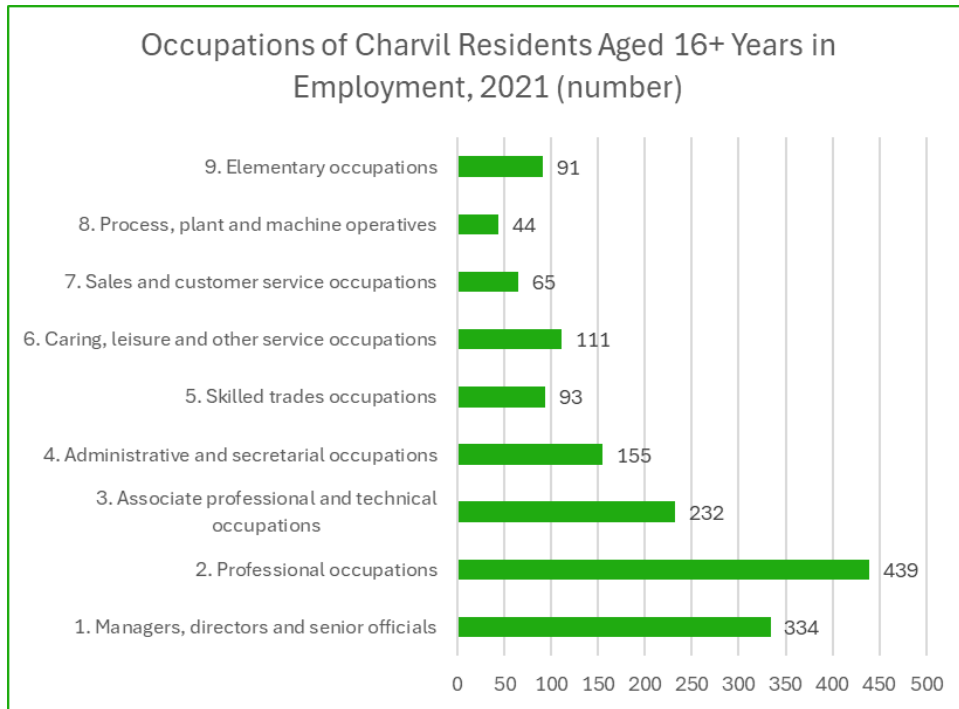
- 2.21. The 2021 Census shows that the homes in which people live in Charvil are overwhelmingly whole houses or bungalows, with over 94% of households living in this type of housing. Only 4.4% of households live in a flat, maisonette or apartment. Furthermore, people living in Charvil Parish generally occupy larger homes than people do in England as a whole. 87.3% of homes contain 3 or more bedrooms and only 12.7% have two bedrooms or fewer (only 0.9% of homes are one-bedroom).
- 2.22. Despite average household size in Charvil Parish being larger than the national position, in view of the larger dwelling size locally, the 2021 Census views that a significant proportion of households are under-occupying their homes. 2.3% of households in the parish are recorded as having fewer bedrooms than they need for their household size. 88.7% are regarded as having more bedrooms than they need for their household.
- 2.23. Households in Charvil predominantly owner-occupy their homes – 83.8% of households own either outright or with a mortgage. There are 7.4% of households living in social rented accommodation and 8.8% of households living in private rented or rent-free accommodation.

How People Work

- 2.24. Residents of Charvil aged 16 years or more at the time of the 2021 Census were classified by their occupation, with a significant representation of managerial, administrative and professional occupations (nearly 51% of those aged 16+). Over 10% were small employers and own account workers and over 7% were full-time students. 4.3% had never worked or were long-term unemployed (see Figure 6).
- 2.25. The population of Charvil is well educated with 49% of the population holding a Level 4 qualification or above this is compared to a value of 33% for England as a whole. At the other end of the spectrum approximately 10% of the residents of Charvil have no qualifications versus a figure of 18% in England. Charvil is fairly representative of England across other qualification classification groups. This comparatively well-educated population is reflected in the National Statistics Socio-economic Classification (NS-SEC) shown in Figure 7 which

indicates a person’s socio-economic position based on their occupation and job characteristics.

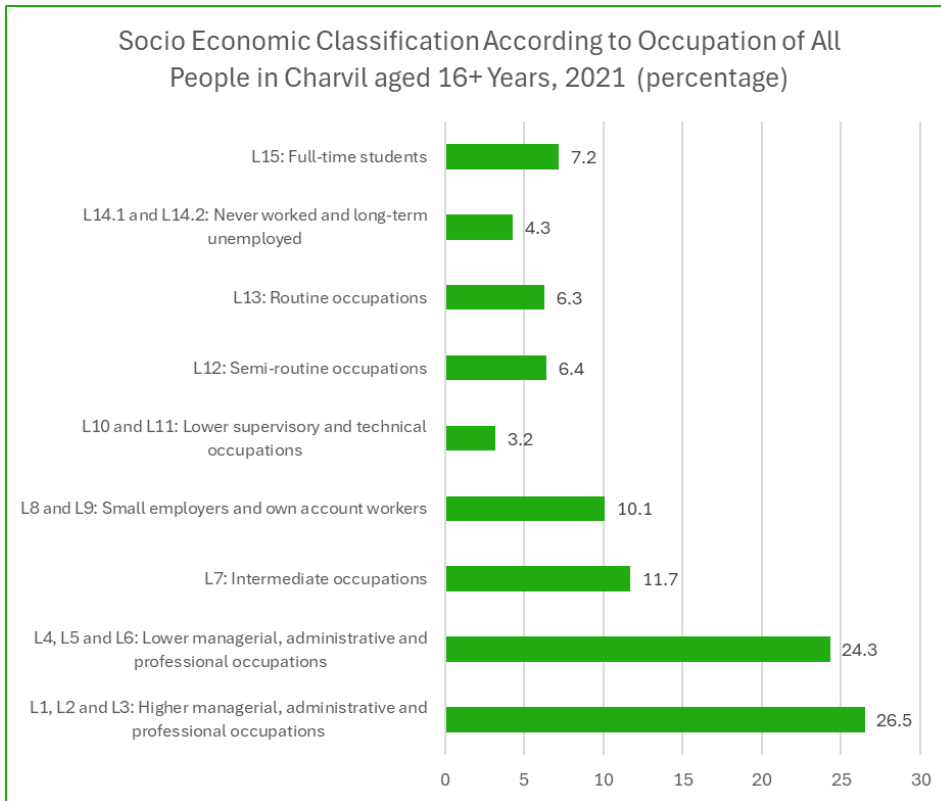
Figure 6 – Occupations of Charvil Parish Residents Aged 16+ in Employment, 2021



2.26. In 2021, nearly 66% of people aged 16 years and over were economically active, which is higher than the national position for England (2.3% were unemployed). 34.3% of Charvil residents aged 16 years and over were economically inactive. A significant proportion of people who were not in employment had not worked in the last 12 months (69.1%). It is likely that many of these people are retired.

2.27. Working hours per week do not differ significantly from the national position for England and nearly 69% of Charvil residents aged 16+ in employment work more than 30 hours per week.

Figure 7 – Socio-Economic Classification of Charvil residents aged 16+ years



Key Infrastructure Context

2.28. For a community with a population of 3,158 people, Charvil lacks many of the key services and infrastructure that would be expected for a village of its size. Whilst the community does have some facilities notably a village hall, sports pavilion, two pubs, a petrol station, a local store, single form entry primary school and a number of playing fields and playgrounds, most local services are accessed via nearby settlements, primarily Twyford, Woodley and Reading. Table 1 shows essential services that are physically remote to Charvil residents. Bus services are not frequent and are limited. Most people drive in cars to access local services in nearby towns.

Table 1 – Travel Times to the Nearest Local Services from Charvil

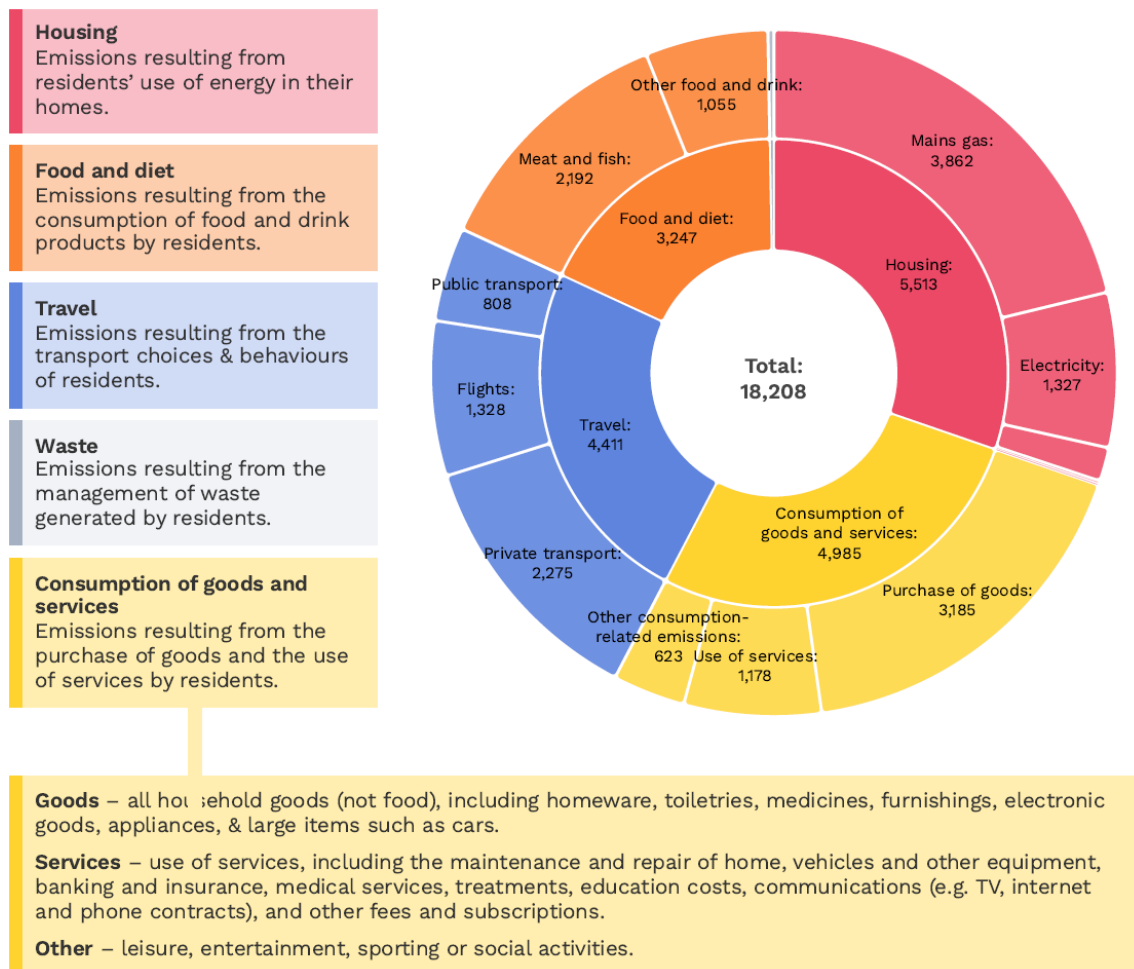
Distance from Charvil Village Hall	Distance (miles)	One-way Walking Time (minutes)	One-way Cycle Time (minutes)	One Way-way Driving Time (minutes)
Doctor Surgery	1.6	34	8	5
Dentist Surgery	1.1	24	6	3
Large Supermarket Waitrose Twyford	1.4	28	8	5
Large Supermarket Aldi	2.9	62	18	7
Twyford Post Office	1.2	26	7	4
The Piggot Secondary School	2.1	38	11	5
Charvil Primary School	0.3	5	1	1
Reading University	3.6	80	25	9
Twyford Railway Station	1.5	31	9	5
Royal Berkshire Hospital	4	89	25	11

Source: Google Maps

The Carbon Footprint of Charvil

- 2.29. Charvil Parish Council commissioned the Centre for Sustainable Energy to prepare a Carbon Footprint Report for Charvil Parish. The aim was to highlight the main sources of carbon emissions generated by Charvil residents to help identify actions and targets that could help to reduce them. Figure 8 sets out the estimated Carbon Emissions created by Charvil residents on an annual basis. It is split into five broad categories with sub-categories shown within them.
- 2.30. The data showed that the largest contribution to carbon emissions in the parish is from housing and the consumption of goods and services, with energy efficiency, home insulation, home heating systems and power generation sources being the most important factors in the amount of carbon emissions associated with these. Much can be done to reduce carbon emissions from home heating and power use through the adoption of home insulation, energy efficiency, sustainable heating systems and non-fossil fuel power generation.

Figure 8 – Annual Carbon Emissions Consumption Footprint of Charvil Parish Residents (CO₂e)

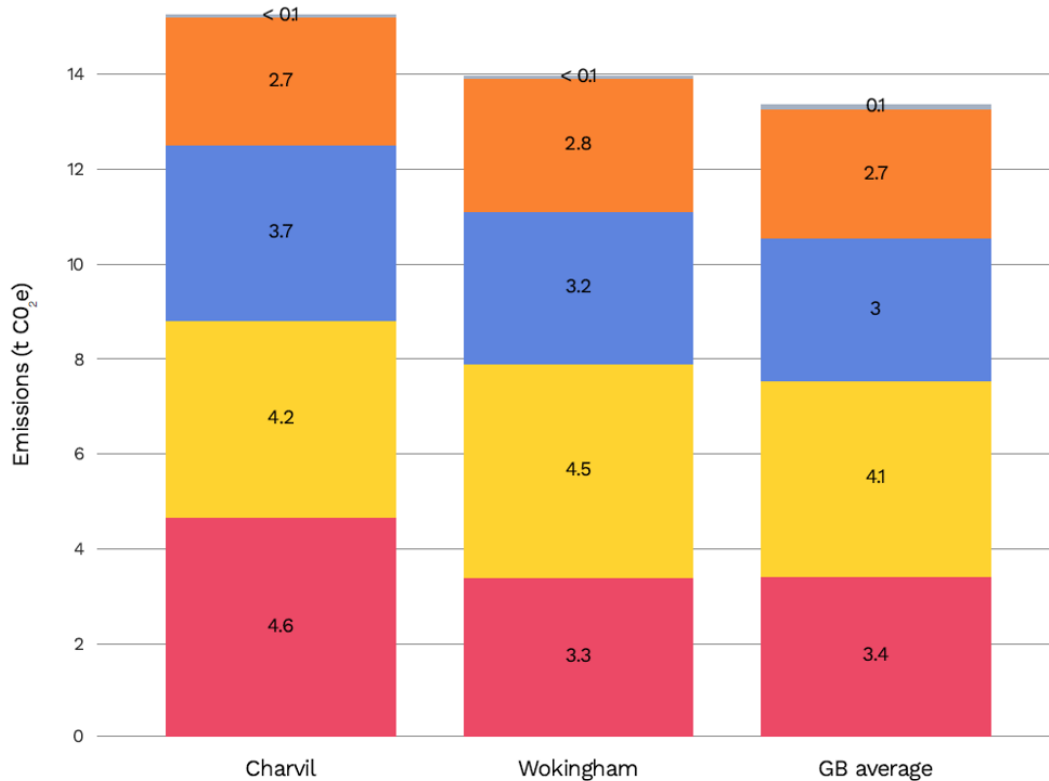


Source: CES Carbon Footprint Report: Charvil

- 2.31. The data in Figure 9 confirms that Charvil residents create more carbon emissions than for Wokingham as a whole, travelling about to reach jobs, schools, shops and services, whether this is by private car or by public transport. This is because those essential things are located outside Charvil and there are limited options to use active travel to access local employment

and services. Only greater provision of local services and facilities will provide a choice for people to reduce their carbon emissions related to travel.

Figure 9 – Comparison of Carbon Emissions Consumption Footprint between Charvil, Wokingham and Great Britain



HOUSING	Annual carbon emissions per household in Charvil are higher than the average for Wokingham and nationally. 64% of energy is used for space heating, 17% for heating water, 16% for lighting and appliances, and 3% for cooking. The type of heating systems in local homes is an important factor in how much energy is used, as is the size of local homes. Energy Efficiency and home insulation are also very important factors.
GOODS AND SERVICES	Carbon emissions from Goods and Services by Charvil residents is similar to the national average but lower than for the rest of Wokingham. The local carbon footprint can be improved through greater use of power generated from non-fossil fuel sources, such as solar power, heat pumps and wind energy. As a wider societal factor, shifts in consumption to buying less and re-using & repairing more are a factor in reducing carbon emissions.
TRAVEL	Charvil residents create more carbon emissions from both car use and public transport use than Wokingham and nationally. Charvil residents need to travel in order to access jobs, services shops and community facilities. More self-sufficiency would enable more active travel options to replace private and public transport.
FOOD AND DIET	Residents' consumption of meat and fish and other food and drink items results in annual carbon emissions per household which are the same as wider district and national averages.
WASTE	The management of residents' waste results in annual carbon emissions per household which are calculated on a wider basis and distributed by population. The emissions are relatively small on this basis and could be reduced further through waste reduction, reuse and recycling initiatives. Reuse of goods also supports reductions in carbon emissions from consumer goods. Reduction initiatives would help to reduce food waste and so carbon emissions from food and diet.

Source: Andrea Pellegram Ltd, drawn from CES Carbon Footprint Report: Charvil

- 2.32. The report identifies broad target actions which can help to reduce carbon emissions from Charvil (see Figure 10). Some are specific and deliverable through development and planning, and others are broader and societal in nature and therefore may be subject to debate over their merit and the actions that would help to meet them.

Figure 10 – Target Actions to reduce carbon emissions in Charvil Parish



Source: Andrea Pellegram Ltd, drawn from CES Carbon Footprint Report: Charvil

3. A Clear Vision and Objectives

- 3.1. Charvil is a peaceful community which has ready access to high quality natural resources on its doorstep. Charvil is a good place to live. But if residents want to use many essential daily services then they have to get in a car and drive to them outside the parish.
- 3.2. As a long-term situation, reliance on car use for access to essential services does not appear to be consistent with sustainable development objectives set out in the NPPF. Government, local planning authorities and developers through planning applications will need to square that circle when considering proposals for new housing distant from local services and reliant on car use.
- 3.3. The residents survey indicates that local people want to build a vibrant local community in Charvil based on greater self-containment through development of locally available community facilities and services. The community wants to reduce its carbon footprint.
- 3.4. The scale of development proposed for Charvil in the emerging local plan is likely to be insufficient to secure additional community facilities alongside new homes to bring this about. This has happened before and so there is local concern that Charvil will get the homes but not the community facilities that need to go with them. This is how a community of over 3,000 people can be established piecemeal without proper provision of local services over a long period of time. Overcoming these challenges is a key focus for local people.
- 3.5. Charvil village also experiences some environmental issues that the local community want to address. The River Thames and River Loddon are significant features in the Parish and give rise to significant focus on mitigating flood risk. Road and rail transport arteries slice through the Charvil village and give rise to severance, noise and pollution – solving these issues is an important objective in relation to the A4 and A3032.
- 3.6. Where housing is provided in Charvil, there is a community recognition of the need to provide options for younger people and older people, whilst promoting more sustainable design and construction.

Vision and Objectives

Vision:

In 2040, the village of Charvil will be a stronger local community with an improved quality of life for all its residents. It will have high quality, sustainable housing. The semi-rural nature of the village will remain and local green space and heritage assets will be protected and enhanced. People will walk and cycle more using new and improved cycling and pedestrian routes in a safer road network. Charvil will be a resilient sustainable community which mitigates the effects of climate change and flooding. Delivery of the Vision will result in a stronger and more cohesive community.

Objectives:

To Protect and Enhance Green Space: Green spaces, waterways and countryside will be maintained and enhanced as a valued resource for Charvil. This will encourage a broad range of recreation and contribute to well-being by providing accessible routes to facilities, including for sports, walking, cycling and nature-based vistas. The natural habitat will support a broad diversity of thriving flora, fauna and fungi coexisting sustainably with all new housing developments,

To Improve Housing Choice: Charvil will become a recognisable community, improving the quality of life for all its residents through the provision of the right mix of high quality, sustainable accommodation.

To Stimulate Walking and Cycling: Charvil will improve the quality of life for its residents by mitigation of the adverse impacts of road traffic and successfully promoting active travel through provision of new integrated infrastructure including dedicated pathways and cycleways and public transport options. Road safety will be improved by the adoption of appropriate mitigations of traffic speeding and noise. Road safety will be increased for local children with the provision of defined walking and cycling routes to and from local schools

To improve Community Resilience: Charvil will help prevent any flooding in existing or future housing developments by maintaining local information on flooding to inform planning applications. It will increase community resilience through a re-established flood warden network and village flood response plan. It will proactively look to promote solar and other renewable energy sources in new developments.

To Build a Sustainable Community: Residents will use the opportunities presented by neighbourhood planning to strengthen the community in Charvil. The nature of the village and its sense of community is challenged by many of the issues identified in the previous themes. Ensure sustainability is at the heart of all development opportunities and plans.

- 3.7. Figure 11 overleaf shows a number of environmental designations in Charvil Parish. Figure 12 overleaf shows a number of community, housing and transport designations

Figure 11 – Environmental Information

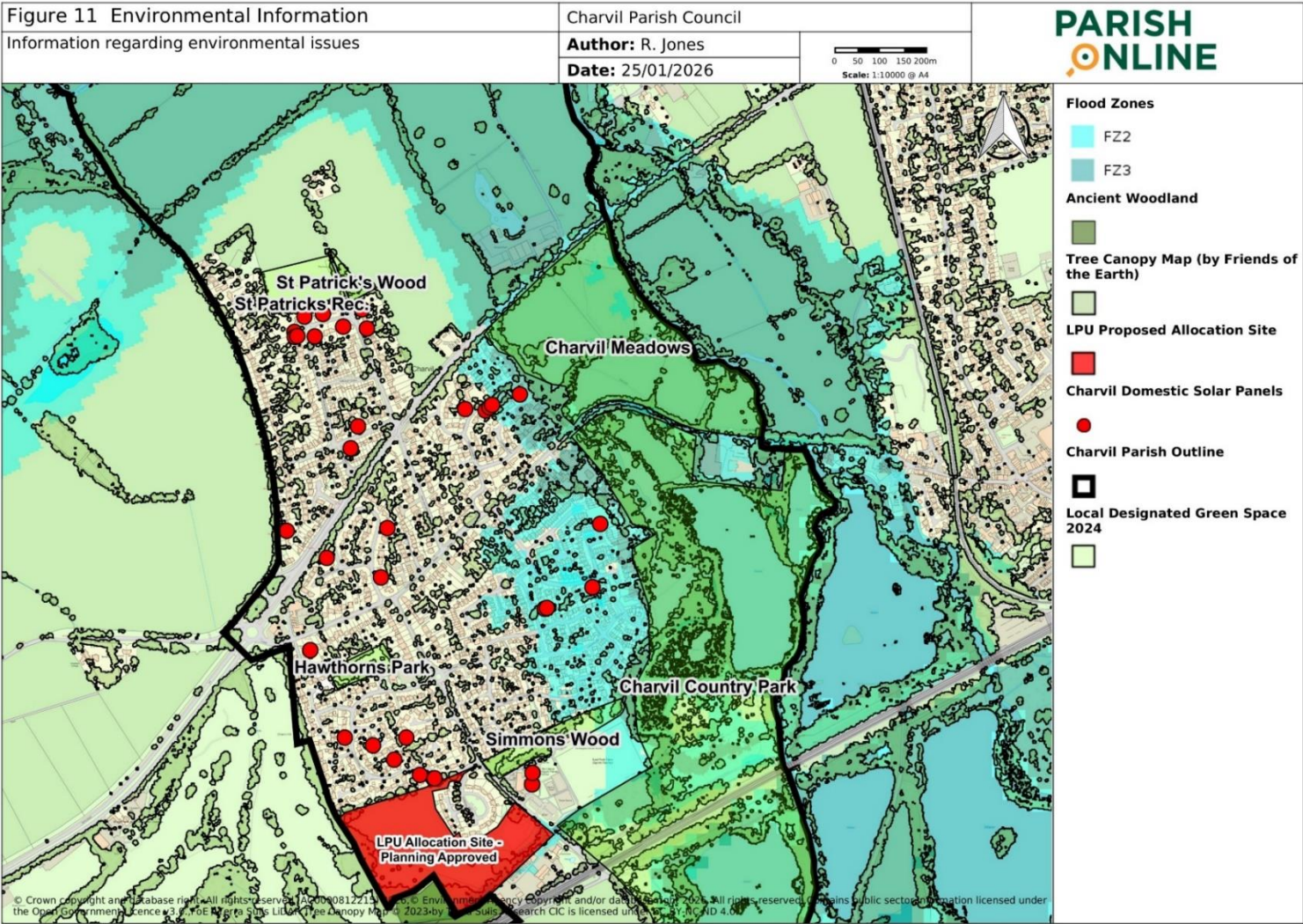
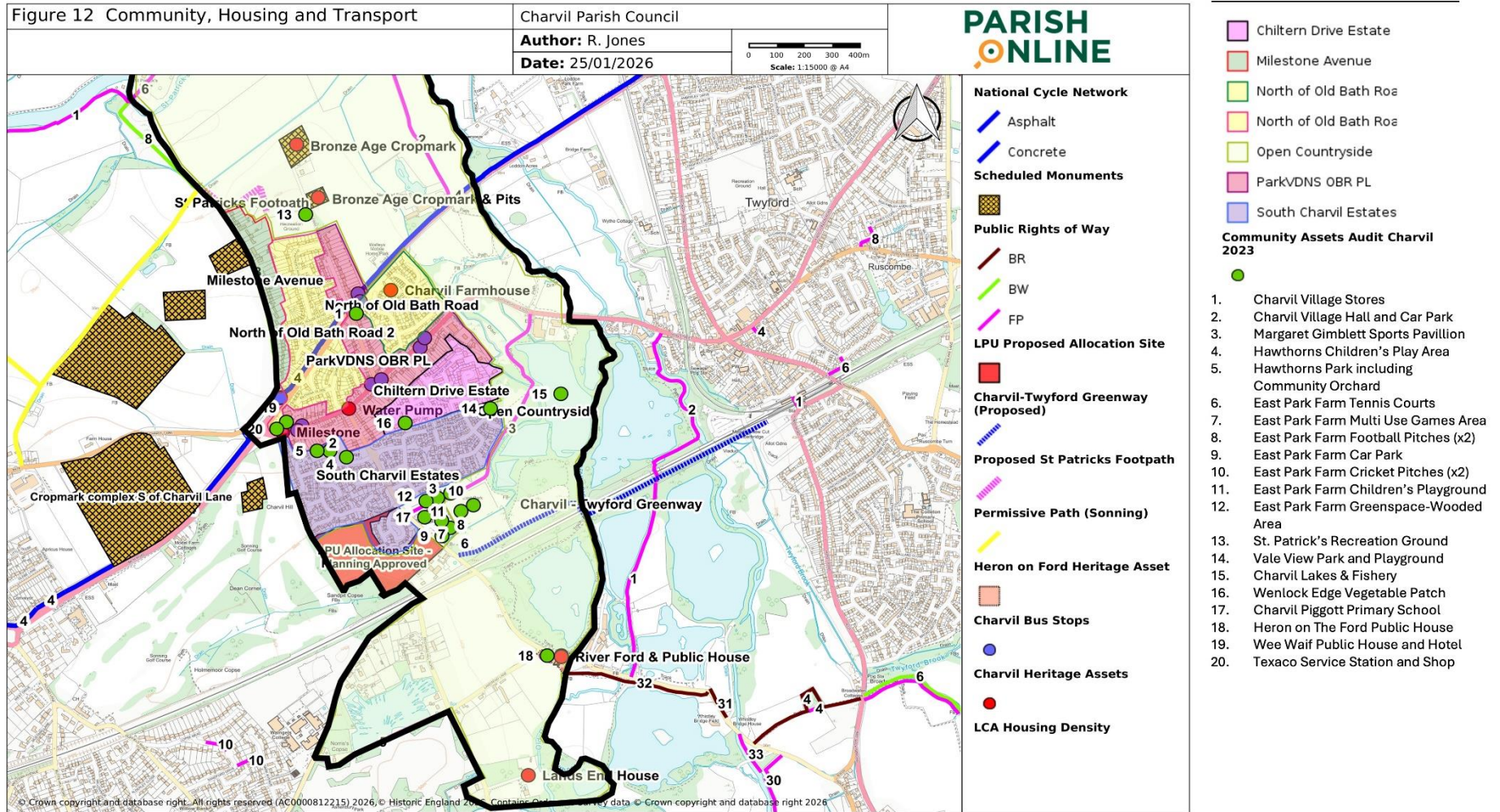


Figure 12 – Community, Housing and Transport Information



4. Building a Sustainable Community

- 4.1. This section of the Neighbourhood Plan sets out aspirations for building a sustainable community in Charvil, which means fostering ways to allow the people of Charvil to live more of their lives locally with better accessibility to local services and community infrastructure – assets and services that it may be possible to deliver through development.
- 4.2. Not every community aspiration can be addressed by planning policies. This section of the plan also considers the wider matters raised and provides potential actions to address them. This is an important complementary strand of future priorities that sit alongside but not within Neighbourhood Plan policies.

Addressing a deficit in local community infrastructure

- 4.3. The ambition that local people have for a cohesive and sustainable community is clear from consultation and engagement. The effort needed to realise the ambition is hard in part because there is a deficit of local community facilities that might encourage more local interaction and activities. New housing developments have added more people but provided little new community infrastructure. It is important to protect the community facilities that exist and to identify clear requirements for new provision.
- 4.4. A wide range of community groups and stakeholders with an interest in Charvil have been identified in Table 2. This list is comprehensive but not exhaustive. It is important that developers engage with local stakeholders to ensure their proposals optimise the positive benefits of new development for the community.

Table 2 – Community Stakeholders in Charvil

Community Group/Stakeholder	Type	Description
Local MP (Wokingham)	Government/Political/Civil Service	Political representative
Borough Councillors	Government/Political/Civil Service	Political representatives
Wokingham Borough Council	Government/Political/Civil Service	Local government authority
Charvil Parish Council (councillors)	Government/Political/Civil Service	Lowest level of government authority
Parish Council Staff (as individuals)	Government/Political/Civil Service	Parish council staff
St Andrew's Church Youth Worker	Religious	Religious group
Neighbourhood Plan Steering Committee	Community Group	
Charvil Pigott Primary School	Educational	Education establishment
Wargrave Pigott Senior School	Educational	Education establishment
St Andrews Church (Sonning)	Religious	Religious establishment
Heron on The Ford PH	Commercial/Business	Public house
The Wee Waif PH	Commercial/Business	Public house and hotel

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Texaco Garage	Commercial/Business	Filling station small convenience store
One Stop Local Shop	Commercial/Business	Local general store
Charvil Village Society	Cultural Group	Community Group
Charvil Summer Fete	Community Group	Annual community event run by volunteer committee
Charvil Flood Wardens	Environmental Group	Volunteer flood warden group
Green Charvil/Queens Green Canopy	Environmental Group	Informal volunteer environment group
Charvil Matters Eco Group	Environmental Group	Informal volunteer environment group
Thames Valley Police	Government/Political/Civil Service	Police
Twyford GP Surgery	Government/Political/Civil Service	Local doctors' surgery
Woodley GP Surgery	Government/Political/Civil Service	Local doctors' surgery
Charvil Girl Guides	Community Group	Youth group
Charvil Cubs & Scouts	Community Group	Youth group
Reading University (Landowner)	Landowner/Developer	Landowner
Football Teams (using pitches)	Leisure/Cultural Group	Sports groups
Accord (Lloyds Bank Staff Union)	Commercial/Business	Trade union
Charvil Art Group	Leisure/Cultural Group	Community arts group
Charvil Project Singers	Leisure/Cultural Group	Community arts group
Senior Residents Club	Leisure/Cultural Group	Community group
Twyford & Ruscombe Horticultural Association	Leisure/Cultural Group	Community group
Hicks Builders (Developer/Landowner)	Landowner/Developer	Landowner
Berkshire Buck and Oxfordshire Wildlife Trust	Environmental Group	Local wildlife trust
Dog Walkers	Leisure/Cultural Group	Leisure grouping
Cyclist (Twyford Cycling Together (leisure and Commute))	Leisure/Cultural Group	Informal special interest group
Horse Riders	Leisure/Cultural Group	Leisure/sports group
Fishermen/Anglers (@lakes)	Leisure/Cultural Group	Leisure/sports group
Wokingham Veteran Tree Association	Environmental Group	Local environment group

Source: Charvil Parish Council, 2024

- 4.5. There is a sizeable number of employers and businesses based in Charvil. They are generally small in size comprising light industry, wholesale and retail businesses. The majority located at three main sites on the edges of the village - at Newlands Farm on the A4, White Bridge House on the Old Bath Road and The Homestead on Park Lane. Additional to these a number of

services provide employment in the village the Texaco garage, the two public houses, the primary school and the Parish Council. Charvil hosts a number of home-based employers including tradesmen, sole traders, individual consultants and personal service providers. The larger employers in Charvil with dedicated premises in the village are listed in Table 3.

Table 3 – Community Employers in Charvil

Employer Name	Nature of Business/Organisation	Location	Employee Numbers
Charvil Parish Council	Local government administration	Charvil Village Hall, Park lane.	<10
Texaco Filling Station	Fuel retailing & small convenience store	A4/Old Bath Road	<10
Wee Waif Hotel	Public House & Hotel	A4/Old Bath Road	10-25
Heron on The Ford	Public House	Lands End/Park Lane	<10
A Better Service	Waste Water Services	The Homestead, Park Lane	10-25
Charvil Stores	General Store Newsagent	Park View Drive South	<10
Norwegian Log Stores	Modular building manufacture	A4 Newlands Farm	10-25
A4 Motors	Second hand car sales	A4 Newlands Farm	<10
Charvil Piggott Primary School	Primary school/education	Park Lane	<10
ABC Travel	Coach & mini bus hire	A4 Newlands farm	10-25
Accord	Staff trade union administration	Old Bath Road	10-25
Blue Moose Graphic Company	Digital printing and signage for business	The Homestead, Park Lane	<10
TTC Distribution	Tyre supply and distribution	White Bridge House, Old Bath Road	25+
E-Quipfix	Service, repair and supply of equipment to tyre industry	White Bridge House, Old Bath Road	<10
Davinson Group	Vehicle Hire/other	White Bridge House, Old Bath Road	<10
Ashbury Satcom	Satellite communication	A4 Newlands Farm	<10
Springbok BBQ	Catering	A4 Newlands Farm	<10
Black Ginger Ltd	Wholesale homewares and clothes	A4 Newlands Farm	<10
Berkshire Van Centre (BVC Solutions)	Van rental	A4 Newlands Farm	<10
Areeyo Consulting	Management/business consulting	The Homestead, Park Lane	<10
Landsend Equestrian Centre	Horse riding/Leisure	Landsend/Park Lane	<10

Source: Charvil Parish Council (volunteer research), 2024

Current provision of community facilities

- 4.6. Table 4 lists sites in local community use in the Parish and also other sites which are important community assets. Figure 13 identifies the location of important local community uses. Work has been undertaken to assess the number and use of community facilities in the parish and to

assess future requirements. This has been informed by dialogue with local organisations which operate infrastructure and deliver services in the Parish.

Table 4 – Important Community Facilities within Charvil Parish

Community Facility	Description and Use/Capacity
Sites in Local Community Use	
1 Charvil Village Stores , Park View Drive South Village Shop	<p>Small general store privately owned formerly location of post office. Has ATM and is pick up point for several parcel firms e.g. Evri.</p> <p>The shop sells a range of day-to-day goods including food It is located at least 1,000 metres from the next nearest similar shop (and the shop floorspace is smaller than 280 sqm).</p>
2 Charvil Village Hall and Car Park	<p>Charvil Village Hall was built in 1988 at the same time as the Hawthorns estate. It provides a community venue for both social and recreational events. The village hall is used regularly by over 30 clubs and groups – this includes a seniors group, toddler group, cub scouts and local choirs more details on other clubs can be found at this link (charvil.com/sports-and-halls/timetable-of-clubs-and-activities/). Additionally, the hall is used for private parties, weddings and other occasional social events. The village hall and car park are owned and managed by Charvil Parish Council.</p> <p>The village is a quality modern building with a large hall (17.0m x 8.7m), separate kitchen (5.1m x 3.0m) and a further committee meeting room (6.3m x 4.9m). There are also 2 storage rooms. The capacity of the village hall is 150 for a seated event rising to 200 for a non-seated event.</p> <p>Outside there is car parking with 49 marked spaces.</p> <p>The facility is popular and recognised as one of the best locally, drawing groups from within and outside the village.</p> <p>The village hall floor and the car park have recently been resurfaced.</p>
3 Margaret Gimblett Sports Pavilion	<p>Pavilion land owned by Wokingham Borough Council. Since 2016, Charvil Parish Council have owned the building and manage and maintain it. The Pavilion is available between 9am and 10pm provides four changing rooms, showers and toilets for sports teams and separate changing for officials. Also in pavilion is a large multipurpose hall (30.6m x 8.61m) and kitchen. The pavilion is hired to nine local groups e.g. Cub Scouts, Guides, GKR Karate. The facility has a capacity of 100 persons standing and currently 24 seated. is very well used. The building was subject to significant upgrade in 2023 and is considered one of best in the local area.</p>
4 Hawthorns Children’s Play area	<p>Small children’s playground in Hawthorns Park next to village hall. Owned and maintained by WBC. The playground is well used and acceptable condition (ROSPA annual inspection completed).</p>
5 Hawthorns Park including Community Orchard	<p>Green space/park next to village hall owned and maintained by the parish council. Somewhat underused site of community orchard 3rd phase of planting to complete in 2024.</p>
6 East Park Farm Tennis Courts (x2)	<p>Two high quality tennis courts land owned by WBC but facility managed and maintained by CPC. Well used facility with passes available to hire, children and adult coaching. Up to 60 annual family passes are issued to residents and non-residents. Coaching is also provided on site by an LTA coach at additional cost.</p>
7 East Park Farm Multi Use Games Area (MUGA)	<p>High quality facility well used by youngsters also used by the primary school for PE lessons. Land owned by WBC managed and maintained by CPC. (Royal Society for the Prevention of Accidents (ROSPA) annual inspection completed).</p>

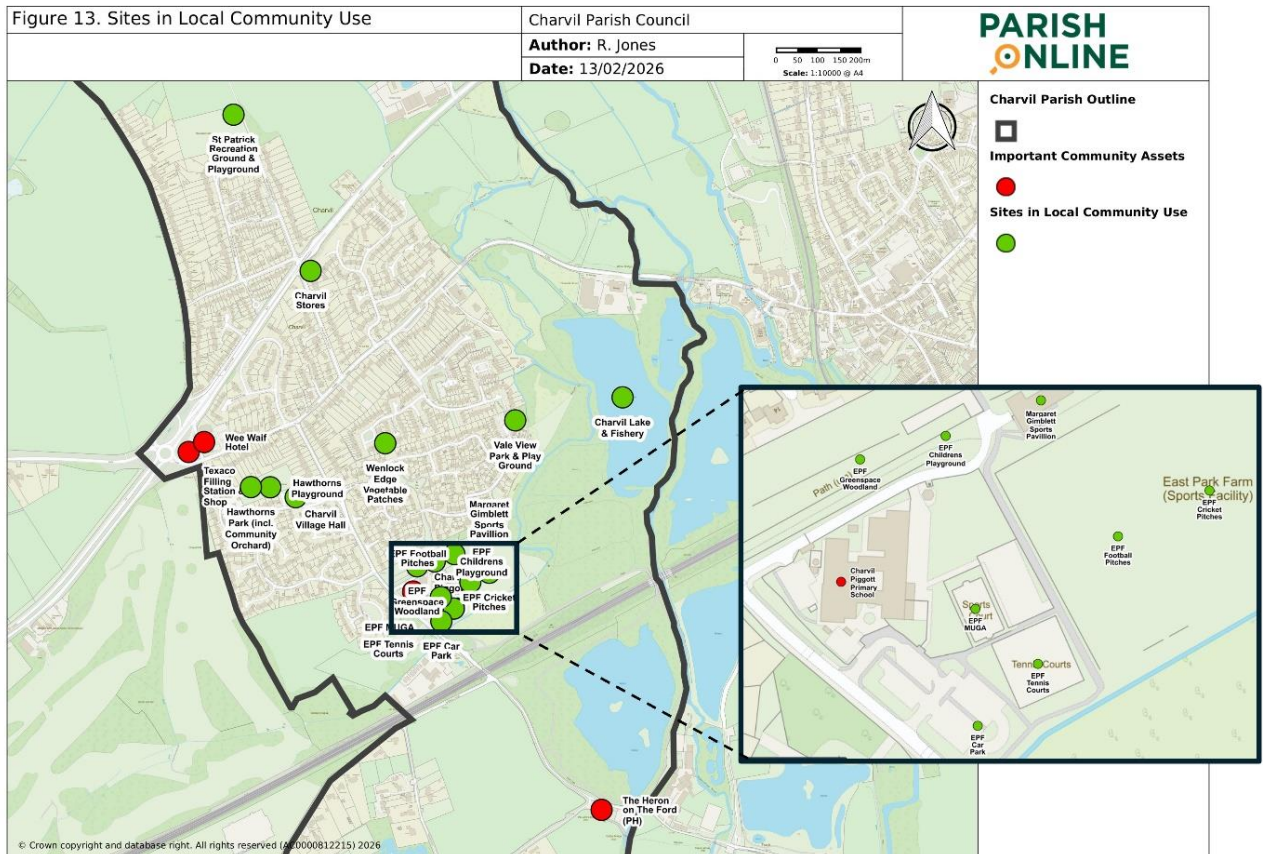
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8 East Park Farm Football Pitches (x2)	Two football pitches land owned by WBC maintained and managed by CPC. Very popular facility (adult and junior teams) with pitches at capacity at weekends demand far out stripping supply.
9 East Park Farm Car Park	Owned by WBC leased and managed by CPC Important facility for primary school parents to facilitate drop off and for users of sports facilities. Parking demand is high and the facility is currently free.
10 East Park Farm Cricket Pitches (x2)	Two artificial cricket pitches. Now hosting up to 4 local cricket teams and “Last Man Stands” local T20 league which CPC is encouraging. Site is owned by WBC, CPC manage and maintain.
11 East Park Farm Children’s playground	Young children’s playground close to pavilion on WBC land but managed and maintained by CPC. Facility is in poor state of repair and planned for replacement and/or upgrade in Q1 2026. (ROSPA annual inspection completed). Facility is popular historically given proximity to housing developments and primary school.
12 East Park Farm Greenspace-Wooded area (park?)	Wooded area land owned by WBC maintained and managed by CPC. Planted with Lime Tree in avenue lay out. Not used much scope to extend playground into this area and look to expand use e.g. zip wire or outdoor gym.
13 St Patricks Recreation Ground, Park View Drive North	Land owned by Reading University (Sonning Farm) leased by CPC for XX years. Football pitch that is used by girls’ football team (AFC Reading). Young children’s playground. CPC have planted new trees and hedgerows in 2023. The Facilities are very well used by a number of different users, dog walkers, footballers, small children in the play area. Facilities are dated and in need of update. There is limited parking at the site and football parking on Park View Drive North can cause inconvenience to residents..
14 Vale View Park & Playground, Vale View	Small children’s playground and associated greenspace/park. Very popular with local residents (ROSPA annual inspection completed).
15 Charvil Lakes & Fishing Lakes, East Park Farm (Country Park)	Charvil Complex. Fishing lakes containing specimen Carp, Tench & Bream, Pike, Roach and Rudd, plus a stretch of the river Loddon containing good Chubb and Barbel. The fishery is located in the Charvil Country Park and offers first class carp and specimen coarse fishing in uncrowded peaceful surroundings. There is secure parking behind locked gates able to take up to 40 cars and within easy reach of both lakes. The complex is very popular with a current waiting list for 2024/25 licenses.
16 Wenlock Edge Vegetable Patch, Wenlock Edge	Small green space area owned by WBC and manged by CPC subdivided into vegetable patches for use by residents. They have provided very popular and all occupied.
Institutions important to the community	
17 Charvil Piggott Primary School	Built and established in 2013. Single form entry primary school. It has limited scope for expansion on site due to the modular nature of the building and outside space is also limited with the school using the adjacent MUGA and part of the East Park Farm fields for sport and recreation.
Commercial uses important to the community	
18 Heron On The Ford Public Houses, Park Lane	Brakspear Brewery Public House with tenant’s Public house previously called The Lands End. A popular pub in pleasant countryside location, with garden next to historic ford across River Loddon (Old River).
19 Wee Waif Public House & Hotel, Old Bath Road.	Historic A4 road house, modern version now part of Green King Inns Group. The hotel has 42 rooms and is popular with commercial travellers with local residents using the bar and restaurant.

20 Texaco Service Station	Texaco filling station providing fuel (air and water) and kiosk selling convenience items. Site includes Amazon lockers, launderette facilities. Prime site on A4 often very busy.
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Source: Charvil Parish Council

Figure 13 – Sites in local community use and other important community assets in Charvil



Source Charvil Parish Council (2026)

Future requirements and aspirations

4.7. The Neighbourhood Plan identifies the need for additional community infrastructure and facilities within the parish. Figure 14 shows the 10-minute/800m walking catchment from available community facilities. Many important local facilities and services are only available outside the parish, beyond a reasonable walking distance. The current edges of Charvil and some parts within it north of the A4 are located at or beyond 800m from the nearest local facilities. It is important for the economic, social and environmental sustainability of Charvil that more important community provision is made in Charvil, particularly in the context of potential planned growth through development.

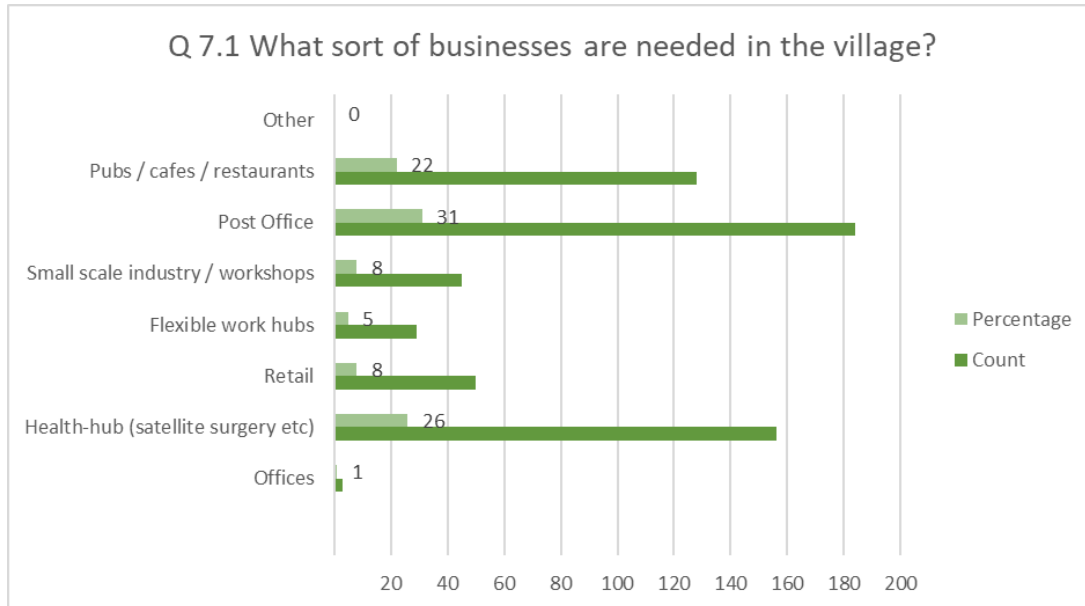
Figure 14 – Local Facilities accessible within an 800m/10-minute walk isochrone



Source: Charvil Parish Council

4.8. Figure 15 shows the results of a resident survey undertaken to support the development of the Neighbourhood Plan. There is a clear perceived need for improved services in Charvil to restore a post office to the village, provide a local health-hub and provide more opportunities for socialising in pubs, restaurants and cafes.

Figure 15 – Community priorities for the provision of new local businesses and services



Source: Charvil Parish Council

4.9. From the results of the survey and other engagement on local ambitions for community facilities and amenities on the Neighbourhood Plan, a number of community aspirations and priorities have been identified and initial actions to make progress towards their delivery. These are set out in Table 5.

Table 5 – Community Aspirations and Priorities

Aspiration/Priority	Actions required
Community Café: A café which could form as a social centre point to the village	<ul style="list-style-type: none"> Currently no café like facilities in the village which can provide accessible social interaction across population demographics and provide an opportunity for interaction. Two existing public houses whilst providing some social opportunities are neither focused on this role as a primary function nor are they optimally located. PC to explore provision of such a facility as part of any future development.
Gardening Allotments	<ul style="list-style-type: none"> No full-size allotments currently exist in Charvil Charvil PC have provided 16 small vegetable plots in the village but no opportunity to do anything further has presented itself. There is a waiting list for these plots. Refer to policy in plan
Additional Park Provision	<ul style="list-style-type: none"> Whilst Charvil has access to parks and playgrounds these already has significant use. Notably the area of the village north of the A4 whilst representing approximately 25% of the village only has easy access to the St Patricks recreation ground. New developments should look to increase access to parks and playgrounds as a priority.

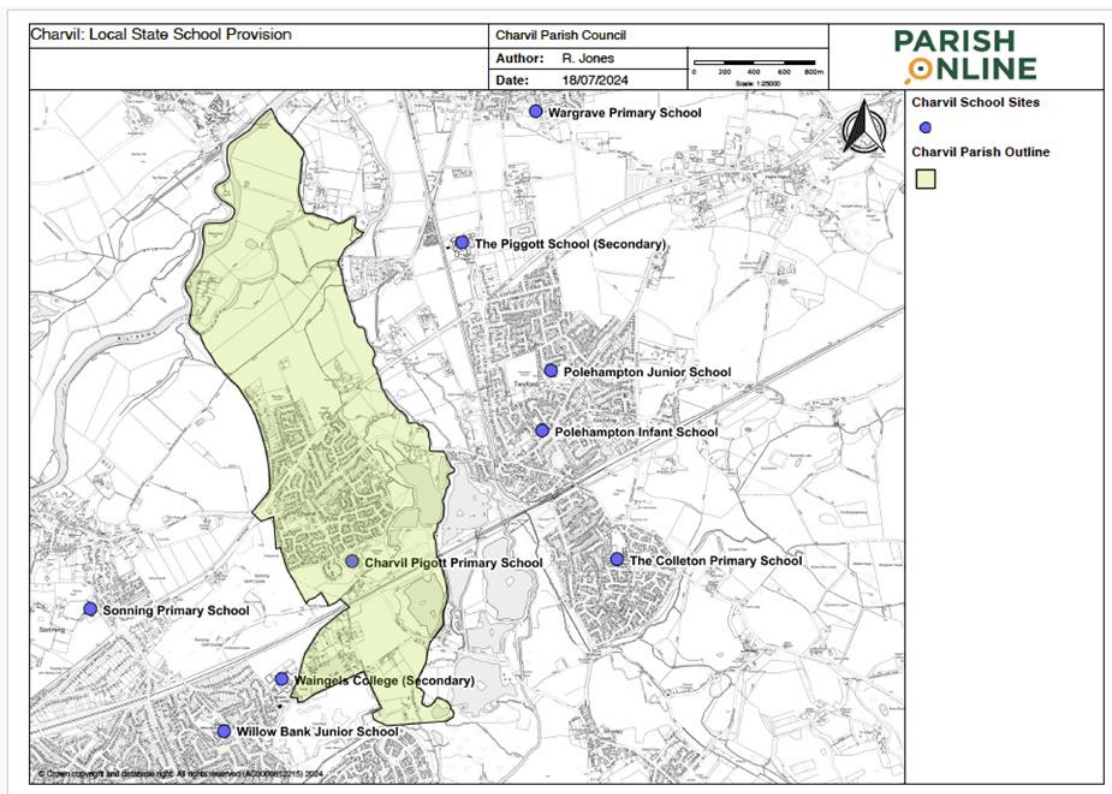
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Preschool Facility (Building in which provider would operate)	<ul style="list-style-type: none"> Charvil currently the largest community in Wokingham without a pre-school facility. PC to work with WBC and /or other providers to explore future options and understand infrastructure requirement. Current provision requires car or limited public transport options to access.
Additional Green Space (Nature Reserve) through land purchase	<ul style="list-style-type: none"> To ensure the parish maintains its semi-rural nature and access to high quality green space the Parish Council will consider opportunistic land purchases when they present themselves.
Satellite Surgery Facility (Building in which outreach services could be offered within the community)	<ul style="list-style-type: none"> No GP surgery exists in Charvil and easy access to nearby services requires access to a motor car. PC to explore with local health board/surgeries on practicalities and resourcing (staff and funding) to provide such a facility PC to consider possible current and future locations as part of any future development.
Charvil-Twyford dedicated bicycle trail	<ul style="list-style-type: none"> Join with Twyford PC, Wokingham Borough Council, GWR to consider funding options for this scheme.

Source: Charvil Parish Council

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 has limited scope for expansion. Figure 16 shows the location of local state schools in the wider area.

Figure 16 – Local State School Provision for Charvil



Source: Charvil Parish Council

4.11. Currently there is no pre-school provision in Charvil and it is understood to be the largest community within Wokingham Borough without such provision. A pre-school had been established in the 1950s, using St Patrick’s church hall on the north side of the village. The pre-

school lost its premises in 2017 and was forced to close. It is a priority for the Parish Council to encourage the establishment of a new pre-school.

- 4.12. The village of Charvil is historically within the catchment for The Piggott School (Wargrave) for the provision of secondary and further education (school years 7-13). In October 2022, there were 240 Charvil Children attending the school. Some Charvil children choose to attend Waingels College in Woodley. There are a number of private schools within the area e.g., Reading Blue Coat School, Sonning, Queens Annes School, Caversham with others available further afield e.g. Shiplake College.
- 4.13. **Access to the Health Facilities** - There are no NHS health services located within Charvil. The nearest GP practices are located in Twyford, Woodley and Wargrave. The nearest major hospital is The Royal Berkshire Hospital based in Reading. There are no dentists in Charvil with the nearest again located in Twyford or Woodley. None of these services can be considered to be within reasonable walking distance. A residents survey indicated a desire for access to GP services in Charvil through provision of a surgery or satellite surgery.

Policy Considerations

- 4.14. Local community facilities in Charvil are relatively few in number but are high quality and well-liked. Most are approaching or their capacity or have already reached it. New development in the area would increase use and pressure on local community facilities and services.
- 4.15. Paragraph 29 of the NPPF says that neighbourhood plan policies can set out development management requirements for local community facilities. Paragraph 88 (d) of the NPPF says that planning policies and decisions should encourage the retention of community facilities in rural areas.
- 4.16. Adopted development plan Policy CP3 j) requires that development proposals do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available. Applicants must provide information to support proposals which involve the loss of community facilities. Development management officers then make a judgement in accordance with the policy and the information provided. There are no policies which set out a requirement to demonstrate that a marketing effort has been made to sell or let community sites for their use, prior to seeking change of use. Emerging local plan Policy HC2 would introduce such a requirement. The neighbourhood plan provides local information to support and understanding of the role and importance of existing facilities.
- 4.17. Policy TB17 does support the retention and provision of neighbourhood or village shops. A general theme running through the Managing Development Delivery Document (2014) is that where needed community facilities are to be lost, there should be adequate alternatives available or new ones provided nearby.
- 4.18. Policy POLICY CHARVIL 1 seeks to retain community facilities in community uses and will expect new developments to contribute towards improvements where they are likely to give rise to increased demands on their use. Charvil Parish Council will continue its wider engagement with key partners to ensure local community facilities are improved over time.
- 4.19. Where planning application proposals lead to a loss of community facilities, then applicants should demonstrate that they have considered the potential for alternative community uses. Additionally, to demonstrate lack of need for the retention of a community facility, applicants

should submit evidence that all reasonable efforts have been made to market the site/facility for its current use without success over the preceding 12 months.

POLICY CHARVIL 1 – SITES IN LOCAL COMMUNITY USE AND OTHER COMMUNITY INFRASTRUCTURE

New and Improved Community Facilities

Applications for new development that would increase demand on existing community facilities and other community assets in Charvil should include proposals to support and improve them subject to viability and site-specific considerations.

New mixed use development which includes the provision of new community facilities will be welcomed in principle in appropriate locations.

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.

Sites in Local Community Use

A number of Sites in Local Community Use have been identified and are shown on Figure 13 and described in Table 4. These are:

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

The loss of Sites in Local Community Use in the parish will only be supported where robust evidence has been provided to demonstrate one or more of the following requirements are met:

- a. Equivalent or better alternative provision exists or is proposed within reasonable walking distance from the Village Hall; or,
- b. It can be clearly demonstrated that a Site in Local Community Use is no longer needed or viable and is not suitable for alternative community uses. Evidence to support this criterion may include robust marketing evidence over a period of six months.

Commercial and institutional development

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.

Four Important Community Assets have been identified and are shown on Figure 13 and described in Table 4. These are:

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)

The loss of the Important Community Assets will only be supported where robust evidence is presented to demonstrate that the use is no longer viable and that alternative commercial or institutional uses of the site are not viable or otherwise desirable.

5. Housing Requirements

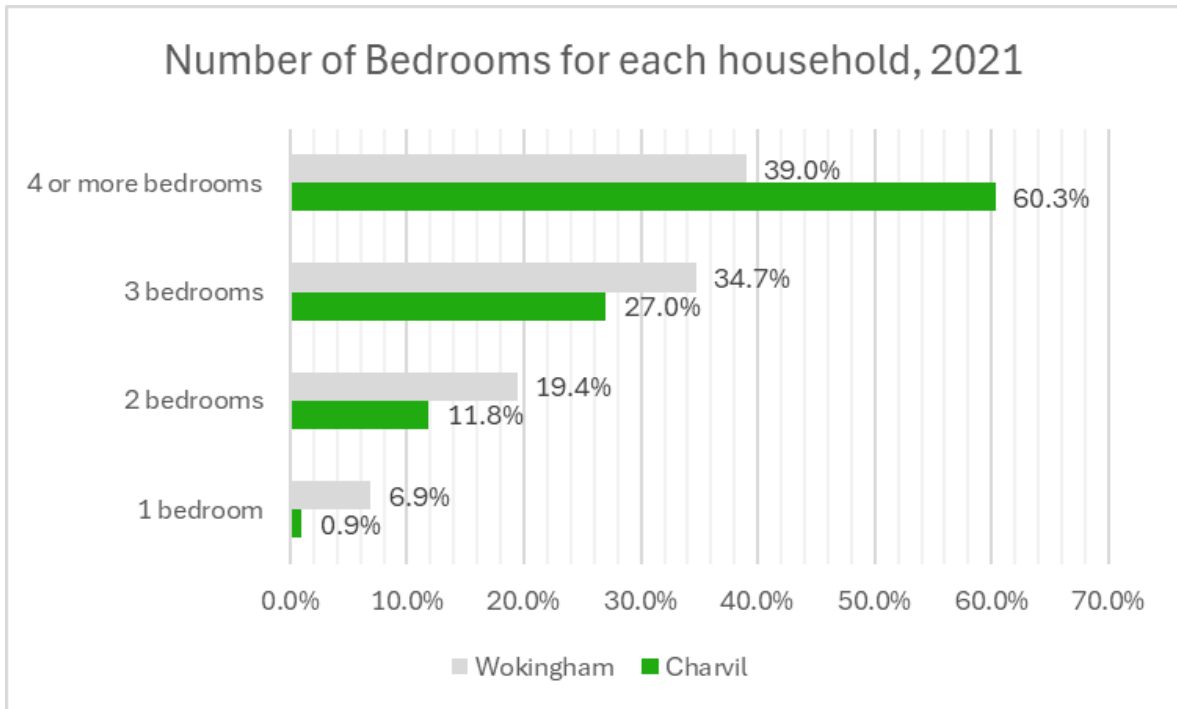
- 5.1. A balanced population is needed to create a sustainable and thriving community in Charvil. A balanced population should include young single adults, older people, couples in households and families with children. People in different socio-economic positions need to be able to live in Charvil - local businesses and local public services require a range of people paid across the spectrum of incomes. People on lower wages may find the cost of transport prohibitive and in this context providing local housing would support access to local jobs across the economy of Charvil. A balanced and mixed population creates variety and will support more local services and facilities. Creating a sustainable community is a key goal of this Neighbourhood Plan.
- 5.2. Charvil is not a sustainable location for significant housing development. This is the position in successive local plans and is clear from environmental constraints, the lack of essential services and public transport in the parish. From within the limited amount of new development that may occur locally, it is still a challenge to secure a broad provision housing types and tenures that support a sustainable community in Charvil.
- 5.3. This section of the Neighbourhood Plan sets out the current position in relation to access to housing and identifies issues which should be addressed as and when new housing proposals come forward¹.

Current Housing Position

- 5.4. Figure 3 in the Section 2 of this plan illustrates the population structure of the parish and shows that the current resident population of Charvil is younger and more family oriented than in many neighbourhoods. Figure 4 shows that between 2011 and 2021, the population structure shifted to older age groups in common with trends in other communities. The 2021 Census records that 78% of households are single family households and just over 15% are single person households. Just over 6% are other household types which will include care home residents.
- 5.5. Figure 5 in Section 2 provides information on household size. At 2.7 people per household, households in Charvil are larger than for Wokingham (2.6) and for England (2.4), indicating a larger proportion of families living in the area. 60% of households contain at least three people and 34% contain two people. The composition of households in Charvil varies from that for Wokingham with significantly fewer single-person households (15.7% in Charvil and 23.5% in Wokingham) and significantly more households with 4 or more people in them (31% in Charvil and 24.5% in Wokingham).
- 5.6. The parish has a bigger proportion of large houses than Wokingham Borough as a whole. The housing available to households in Charvil is generally large enough to meet their needs, with over 60% of households having access to at least four bedrooms and 87% having at least three bedrooms (See Figure 17). Almost 89% of households have an occupancy rating of at least one spare bedroom (and over 62% have two spare bedrooms) (see Figure 18). 0.9%, or around 11 households in parish, are short of one bedroom they need.

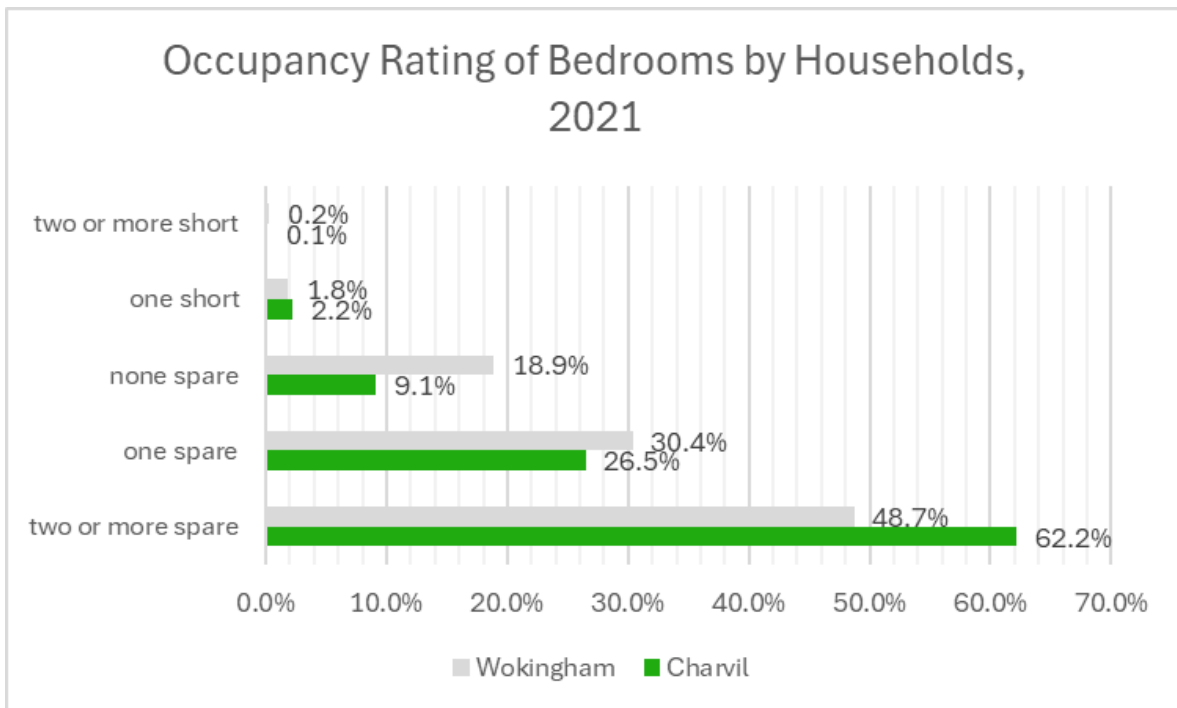
¹ Housing Need Assessment Technical Support was not available from Locality. A limited assessment has been undertaken using the same data sources where possible.

Figure 17 – House size profile in Charvil, 2021



Source: 2021 Census, ONS

Figure 18 – Housing available to meet household bedroom requirements, 2021

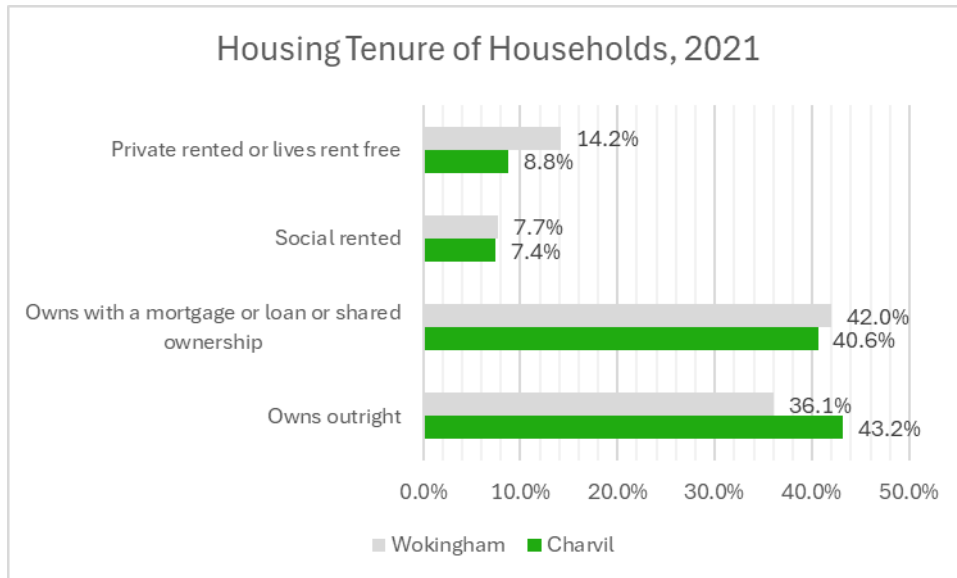


Source: 2021 Census, ONS

- 5.7. In Charvil, more households own their homes (nearly 84% of households) than the average in Wokingham Borough, with a greater proportion of homes owned outright with no mortgage. Just over 16% of households rent their homes, with a split of 8.8% in private rented housing and 7.4% in social rented housing (see Figure 19).

- 5.8. Anecdotally, there is an emerging problem. Community feedback is that an increasing number of families are ‘mature’ in that adult offspring are increasingly staying at the home of their parents because they cannot afford to buy or rent housing independently in the area, or indeed elsewhere in London and the South East.

Figure 19 – Local Housing Tenure Profile, 2021



Source: 2021 Census, ONS

Housing Affordability

- 5.9. Housing is affordable when the combination of house prices or rents are set at an amount that people can afford based on their income and capital they have to put towards housing (for sale). Housing markets run across large areas and so may be affordable when viewed from this perspective. The Neighbourhood Plan is concerned with housing affordability in Charvil Parish.

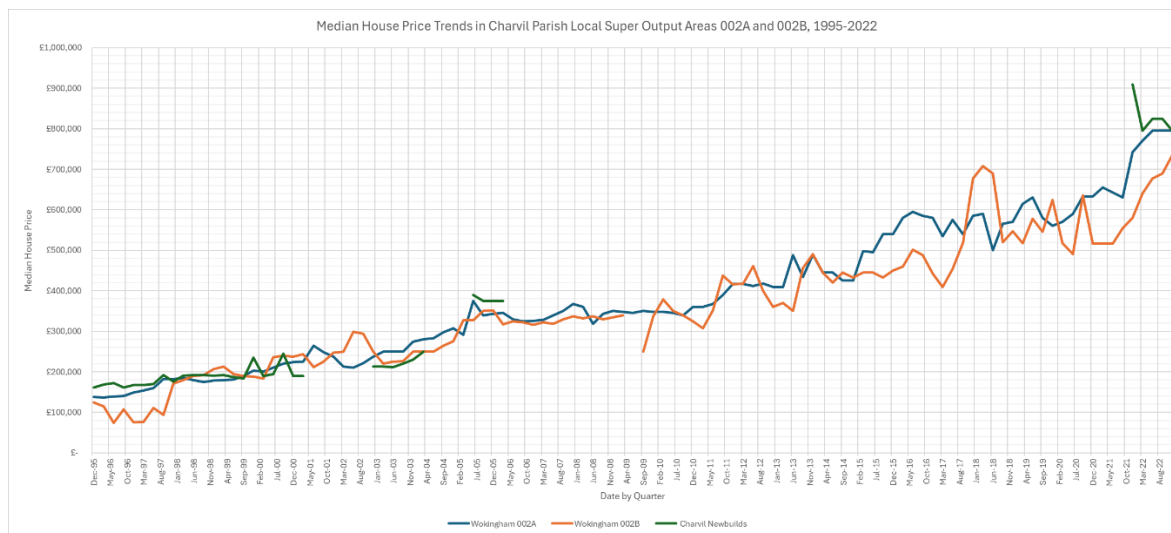
Housing for Sale

- 5.10. House price information is published quarterly by the Office for National Statistics. Figure 20 shows the house prices across two Local Super Output Areas that cover Charvil from 1995 to the end of 2022. The median average sale price across the two LSOAs that cover Charvil at the end of the period was £765,000. The ONS also recorded that new build house prices provided during this period were higher than the prices of existing housing. Whilst house prices have increased across the board, the higher cost of newly built housing shows that larger houses are being consented and built in the area.
- 5.11. The Office for National Statistics also produces household income data. Total annual gross household income for the area is £69,900, which is used to calculate access to mortgages. Annual average net household income (before housing costs) in the area (which covers Twyford also) was £42,700 in 2020 (this is the latest data available)². Net household income is what is left to spend after tax and this is used to estimate the proportion of their income that households spend on housing costs. A threshold of at least 30% of net income spent on

² Income estimates for small areas, England & Wales, financial year ending 2020 (ONS).

housing is an indicator that households are experiencing housing stress. Calculations of housing affordability recognise this threshold.

Figure 20 – House Prices in Charvil, 1995 to 2022



Source: HPSSA Dataset 46 - Median price paid for residential properties by LSOA (ONS). Average median prices for Wokingham 002A and Wokingham 002B.

- 5.12. Mortgage loans are secured on the basis of gross incomes and mortgage payments are made from net incomes. Table 6 takes the average house price in Charvil and scenario tests average gross income levels and deposits required to secure a mortgage to enable a purchase. It then sets out the ability of households to pay the housing costs arising from their net incomes.
- 5.13. As a possibly unlikely financial access-to-housing point, if a household in Charvil parish has a gross annual income equivalent to the average household then they can afford a mortgage for a property – but only if they have a 70% deposit of £532,900. In short, deposit or net-income level requirements, or both, are likely to be beyond the reach of almost all households in Charvil unless they already live in the area, have a house to sell with significant equity, and a high household income.
- 5.14. Average house prices shown for all house sales are median prices and so are based on the full spread of housing stock sold in the area. As already noted, this is formed of larger houses for the most part and so the average price will be more expensive. Smaller dwellings and entry level housing will be cheaper. Not much of this is being provided in new-build schemes and so turnover of existing housing will be the main source of smaller homes - annual sales of these types of homes have been small.
- 5.15. ONS Data shows that, between December 2012 and December 2022 (10 years), 1,608³ residential property sales were recorded in the LSOAs which make up Charvil, at an annual average of 161. Of these, 444 sales (27.6%) were sales of what might generally be considered smaller properties:
 - 138 were semi-detached residential properties⁴ at an average of 13.8 per annum.

³ HPSSA Dataset 41: Number of residential property sales by LSOA

⁴ HPSSA Dataset 43: Number of sales of semi-detached residential properties by LSOA

- 230 were terraced residential properties⁵ at an average of 23 per annum.
- 76 were flats and maisonettes⁶ at an average of 7.6 per annum.

5.16. Data is available to show the tenth percentile house price in the two LSOA areas. The average of these is also shown in Table 6. This value was £452,500 in December 2022. Running the same scenarios, mortgages would be attainable to households with double the net average household income for the area provided they can make a 48% deposit of £217,650. Again, this combination of requirements is likely to exclude most households who would be looking to buy lower price properties in Charvil.

Table 6 – House Price Affordability in Charvil

Median House Price in Charvil Parish, December 2022 - £765,000⁷				
	10% Deposit	25% Deposit	50% Deposit	75% Deposit
Assumed Deposit	£76,500	£191,250	£382,500	£573,750
Mortgage required compared to maximum mortgage achievable based on 3.5 times annual gross household income of £69,900 = £244,650	£688,500	£573,750	£382,500	£191,250
Percentage of annual net household income (£42,700) devoted to mortgage Payments based on 25 -year repayment term at 4.7% interest ⁸ .	110%	91%	61%	30%
Tenth Percentile Price Paid for homes in Charvil Parish, December 2022 - £452,500⁹				
	10% Deposit	25% Deposit	50% Deposit	75% Deposit
Assumed Deposit	£45,250	£113,125	£226,250	£339,375
Mortgage required compared to maximum mortgage achievable based on 3.5 times annual gross household income of £69,900 = £244,650	£407,250	£339,375	£226,250	£113,125
Percentage of annual net household income (£42,700) devoted to mortgage Payments based on 25 -year repayment term at 4.7% interest ¹⁰ .	65%	54%	36%	18%

Sources: Office for National Statistics and other data (see footnotes)

Housing for rent

5.17. Based on the availability of properties within a two-miles radius of Charvil (which includes Twyford) the average annual rents in the area are £20,700¹¹. For rents to be considered affordable, it is commonly accepted that households should seek to spend no more than 30% of their net income on housing costs through rent. A multiplier of 3.33 times the annual rent is used to find the income requirement to afford rental prices without triggering housing stress.

⁵ HPSSA Dataset 44: Number of sales of terraced residential properties by LSOA

⁶ HPSSA Dataset 45: Number of sales of flat/maisonette residential properties by LSOA

⁷ HPSSA Dataset 46 - Median price paid for residential properties by LSOA (ONS). Average of median prices for Wokingham 002A and Wokingham 002B.

⁸ Rightmove, December 2024

⁹ HPSSA Dataset 49: Tenth percentile price paid for residential properties by LSOA (ONS)

¹⁰ Rightmove, December 2024

¹¹ Based on search undertaken on 24.9.24 on [Home.co.uk](https://www.home.co.uk). Six properties available at an average monthly rental price of £1,725.

- 5.18. On this basis, for the average rents in the area to be affordable, an annual household income of £68,931 after tax and before housing costs would be needed. Households on the net average income would not be able to afford this level of rental cost.
- 5.19. Affordable Rents are set at 80% of the market rents for the area. Applying this to average market rents in Charvil would result in an affordable rent limit of £16,560 per annum. For this to be affordable to local households, an annual net household income of £55,145 would be needed. Again, this is higher than the average of £42,700 for the area.
- 5.20. Based on the average net household income in the area before housing costs, an annual rent of £12,823 would be the limit of affordability. It is possible that small, entry level rental housing for rent would be affordable if this is available. It is also possible that individual households choose to spend more of their income on housing, incurring housing stress.
- 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.
- 5.22. Such households will need support from housing benefits and the Local Housing Allowance. Charvil lies within 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.

Social Housing

- 5.23. 7.7% of households in Charvil are social housing tenants – around 90-100 households. Depending on the length of tenancies and provided it cannot be bought out (and so stays available), social housing turnover can go some way to meet local housing needs into the future. Social Housing currently includes council houses and housing association properties.

Policy Considerations

- 5.24. 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.
- 5.25. Based on the level of owner-occupancy in Charvil and the proportion of households which own their properties outright, it is likely that local residents may have considerable equity in their homes. Many households may be able to move within the area, offsetting high house prices with their equity regardless of whether they have high incomes or not. This would apply in particular to older downsizing households who may have lived in the area the longest. The main constraint for them is the lack of available smaller properties for them to move to in Charvil, should they wish.
- 5.26. There will be other households in Charvil who have some equity in their homes and who also command good salaries with two earners in the household. These households may earn significantly more than the average household income. They might be happy where they are or may aspire to move into larger properties in the area. If downsizers manage to move, this will release stock which they might be able to afford. Also, in recent years, the market has predominantly provided larger executive-style homes, and this may also provide opportunities for them locally.

- 5.27. If they sold their homes, households on average incomes in smaller properties are unlikely to be able to ‘move-up’ to larger properties in the area given house price levels. These households are more likely to improve/expand their properties. This works for them but increases the price of those properties so that they are no longer considered smaller properties. Or they might move out to a cheaper area. There is a lack of volume of properties available at the smaller, lower cost end (though this is relative in any case).
- 5.28. There will be households who occupy social housing, and they may decide to stay where they are as this is stable and secure, and there is no realistic possibility of buying locally. This reduces the availability of social housing that would otherwise be released by turnover of tenancies.
- 5.29. Newly forming and single adult households face considerable challenges, which is why there are increasing reports of stay-at-home offspring well into adulthood. This population may be willing to live outside the area but find that there is little available which is affordable. Locally in Charvil, the housing stock does not offer sufficient opportunity as it is focused on larger housing. The cheaper housing remains out of reach financially and the volume of stock transactions (for sale) is low. Rental prices are expensive.
- 5.30. In this context, it might seem obvious that Charvil does not ‘need’ more executive homes – its housing stock is already dominated by detached housing occupied by households that have lots of spare rooms. However, this is what the market wants to provide, particularly given the proximity of Charvil to the Great Western Mainline and the Elizabeth Line stops in Twyford, which pulls in ‘high-value’ house purchasers from London.
- 5.31. Infill opportunities for housing development within the built area of Charvil are limited and likely to not reach the threshold for affordable housing requirements. Sites outside the edge of Charvil are considered to be constrained. The village itself lacks local services and facilities. A current application for housing development in the southern part of the village is opposed locally but will provide some affordable housing if consented and developed.
- 5.32. Neighbourhood Plan policies are focused on supporting the provision of housing which would strengthen the sustainability of the local community of Charvil. This means securing the right kind of homes whilst ensuring that as much of what’s provided as possible is affordable to local households. Future housing provision should be of smaller properties to offset the current provision of large under-occupied properties. This would support downsizing and the needs of a wider proportion of the population.
- 5.33. Affordable housing products are needed to ensure that new housing is accessible to everyone which means ensuring that affordable housing is made available to those who qualify for support and access to it. Given market house prices and rental prices in Charvil, it is not clear whether shared ownership housing is affordable at any ownership level. Affordable rent products set at 80% might be affordable for one and two-bedroom properties, whilst three-bedroom home rental costs might be more marginal for households on an average income.
- 5.34. Social housing will most likely be affordable to most people on average incomes with a housing need. Single person households, earning significantly less than average incomes are likely to require housing benefit support to access any form of housing.

POLICY CHARVIL 2 – MEETING LOCAL HOUSING NEEDS

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 (or reflects the most up to date housing needs information available for the parish):

- a) Small open-market flats and houses (one and two bedrooms) for sale and for rent.
- b) Social housing provision of one and two bedroom homes.

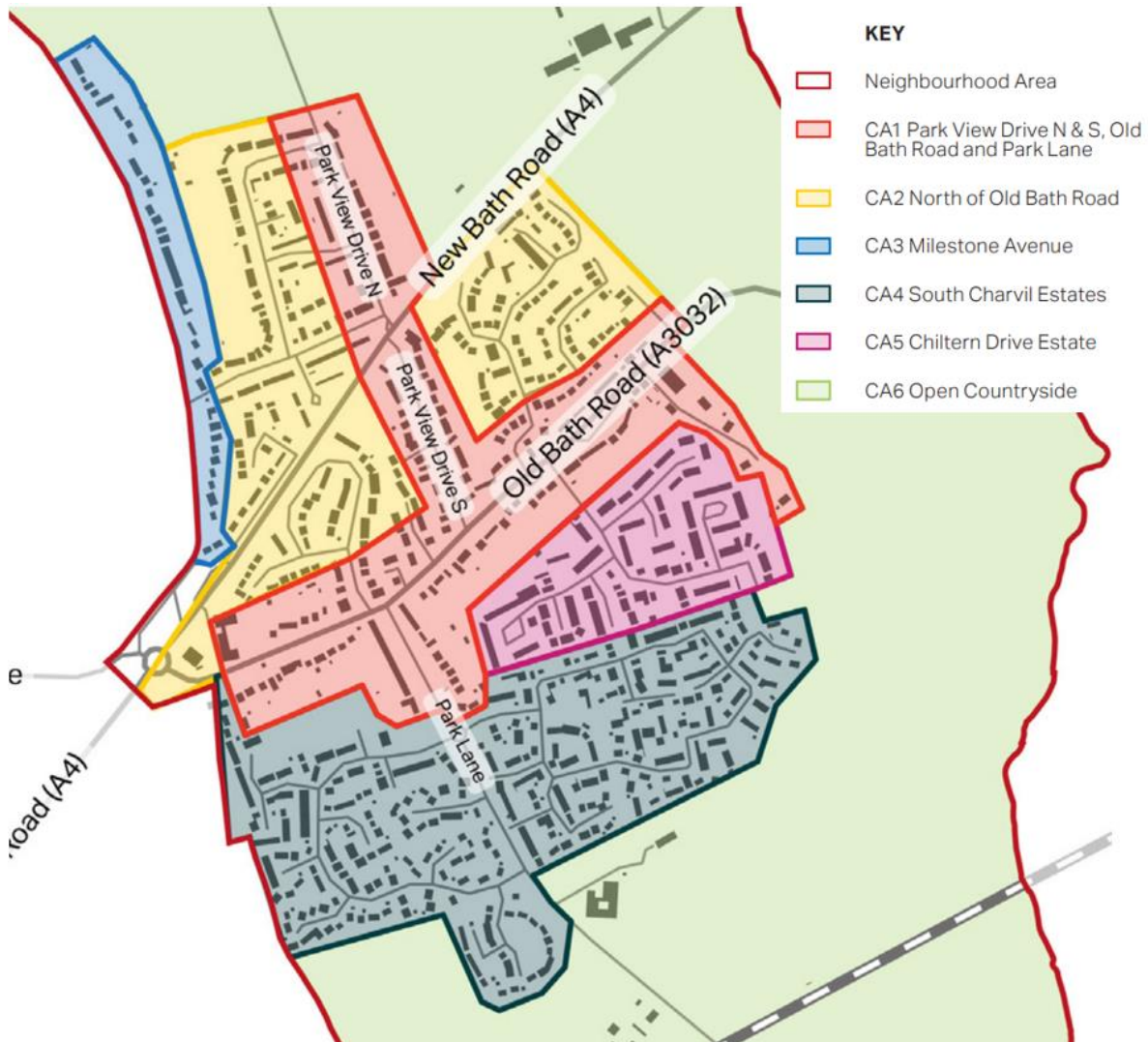
A reasonable and proportionate number of three bedroomed dwellings may be allowed in exceptional or site-specific circumstances for the purpose of making a proposed development financially viable.

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.

Charvil Design Guidance and Codes

6.5. Given that Charvil is not a traditional village with a large historic core and village centre, it is important to ensure that the valued characteristics which have developed informally are identified and regarded in the design of new development. The ‘Charvil Design Guidance and Codes’ document (March 2024) has been produced by AECOM to support Neighbourhood Plan policies relating to design and development form. Section 3 of the Design Guidance and Codes document identifies five Character Areas within Charvil Village and a separate Character Area for the rest of the parish. These are shown in Figure 22.

Figure 22 – Design Guidance and Codes Character Areas



Source: Charvil Design Guidance and Codes (March 2024), AECOM

6.6. Table 7 provides a summary of Charvil Character Area features, which shows the relatively low density of development in Charvil, the primarily residential nature of each area and the general consistency of development layout and styles. It also shows how some areas (CA1, CA2 and CA3) lack public realm features, creating reliance on other areas of Charvil, or the countryside. Building setbacks, soft hedges boundaries, ample pavements with verges and street trees are important public realm features within Charvil. Areas of higher density development (CA4 and CA5) rely more on formal play and open space provision owing to smaller plot sizes and more open boundaries.

Table 7 – Summary of Charvil Character Area Features

Character Area	Land Use	Pattern of Development	Building Line/Plot Arrangement	Boundary Treatment	Scale, Density and Roofline	Public Realm	Materials
CA1 - Park View Drive N & S, Old Bath Road and Park Lane	Low-density residential along the Old Bath Road and tangential street north, with corner shop.	Regimented linear development associated with early development of Charvil. Age/Period: Some original farm building from C17 rest predominantly early 20th century 1920-1950's Redbrick or render, clay tile roof	Consistent and regimented building lines along ribbon development. 8-10m setbacks, long back gardens. More varied north of the Old Bath Road.	Most common are soft hedge and shrub boundaries, with some harder boundaries.	Mainly two-storeys with varied rooflines owing to varied architecture, with low densities of 11dph.	Confined to streets, with ample pavements, trees and some seating, softened by residential plot boundary hedges.	Multiple materials are used with most common being red and light brick alongside render and roughcast. Casement windows are common. Some hangtiles with slate or tile roofs.
CA2 - North of Old Bath Road	Dominated by residential, with roundabout junction of Old Bath Road and Great West Road with Wee Saif Pub and Petrol Filling Station	There is a more formal arrangement in the west of the area, with detached properties. South of the New Bath Road features meandering cul de sacs. Age/Period: Mixed developments mid to late 20th century 1960's through to 1990's	Varied, with more consistent lines, setbacks, separation and back garden depth to the north of New Bath Road. More irregular to the south and in the east of the area.	Soft treatments are common through lawns and hedge. More open treatments are common to the south and east of the area.	Maximum two-storeys with pitched roofs are most common. Low density of 11dph.	Confined to streets, with ample pavements with grass verges, but limited pavements along the New Bath Road.	mix of light and red bricks, hangtile and render with clay or slate tiles and pantiles. Some properties also feature external timber framing as a decorative facade treatment. PVC casement windows are prominent.
CA3 – Milestone Avenue	Linear residential development bounded by farmland to the west.	Ribbon development. Age/Period: Predominantly Early part of 20th century 1920-1950's some newer development infill or renovation or	Consistent and regimented, with uniform setbacks of 12-15m and garden depths of 30-40m.	Primarily dense hedges, with some featuring iron gates and low walls.	One to two-storeys, varied roof types, low density of 6dph.	No pavements, with views of countryside and access through permissive paths.	Wide variety with render and timber facade treatments. Clay pantiles most common roof material.

Made Version Neighbourhood Plan for Charvil (May 2026)

Character Area	Land Use	Pattern of Development	Building Line/Plot Arrangement	Boundary Treatment	Scale, Density and Roofline	Public Realm	Materials
		rebuilding of older properties					
CA4 – South Charvil Estates	Predominantly residential. Includes Charvil Village Hall and Park Lane Recreation Ground.	Late 20 th Century housing. Small blocks of detached homes and cul de sacs to the east of Park Lane, with footpath connections. Meandering cul de sacs to the west of Park Lane. Age/Period: Late 20th Century development 1992-1997	Inconsistent building lines, spacing and setbacks, with smaller plots given shorter back gardens of 10-15m.	Wide variety of boundary treatments, with brick walls screening back gardens from the street.	Mostly two-storeys with pitched roofs and some gables. Gabled dormers feature. Higher density of 18dph.	Park Lane Recreation Ground includes the Hawthorns play area and open space. Pavements adjoin grass verges.	Red and light brick facades with some flintstones. Decorative features. Clay tiles with PVC casement windows.
CA5 – Chiltern Drive Estate	Primarily residential with the Vale View Playground and some minor green spaces.	20 th century housing in a series of cul de sacs. Mix of detached and semi-detached homes, with some small terraces and three blocks of flats. Age/Period: Post World War 2 development 1970s	Uniform and regimented building lines predominate. Building separation varies with housing typology, but there is a consistent rhythm and regimented layout.	Open lawns and driveways are more common with intermittent low shrubs and hedges.	Mainly two-storeys with pitched roofs. Density of 18dph.	Good pedestrian amenity along residential routes, with the Vale View Playground and small green spaces.	Uniform styles with some differentiation in façade treatments. Mainly redbrick with brown, red and green hangtiles. Some plastic weatherboarding and colour render. PVC casement windows and slate tile roofs.
CA6 – Open Countryside	Primary School, Country Park and arable farmland. Some smaller clusters of residential, commercial and leisure development	Housing is primarily formed of ribbon development. Other sites are secluded inside their boundaries.	No discernible pattern.	Utilise dense vegetation to integrate with natural assets.	Housing is one to two-storeys whilst commercial buildings are normally one storey. Variety of roof styles.	n/a	Residential red brick facades with some decorative features. Some have white render and mock-Tudor framing. Clay roof tiles and casement windows.

Source: Section 3 of Charvil Design Guidance and Codes (March 2024), AECOM

- 6.7. Using the Character Area assessments, Section 4 of the Design Guidance and Codes document provides a series of design guidelines and codes to address access and movement; the maintenance of the semi-rural character of the area and sense of community; sustainability and eco-housing; and, infill and extensions. These are summarised below.

Access and Movement (AM)

- 6.8. **AM01 Car parking** – The code sets out principles and guidelines for the provision of car parking on-plot and on-street. The key aim is to reduce the dominance and visual impact of car parking on the street scene through positioning and orientation of car parking spaces. It also provides guidance for the provision of EV charging in on-street parking locations.
- 6.9. **AM02 Cycling networks and PRow** – The code provides guidelines for the creation of places that are easy to move through and around. The code emphasises the importance of connecting new footpath links to existing walking and cycling networks. Natural desire lines and contours should be used to encourage active travel. Street patterns should be permeable to provide a choice of routes on foot, with long cul de sacs avoided.
- 6.10. **AM03 Traffic calming measures** – By illustrating the potential to incorporate physical street design measures into new development, the code aims to encourage safer and more responsible driving and potentially reduce traffic flow. The Old Bath Road, Park View Drive and Park Lane are identified as areas of particular local concern about safety of crossings.

Maintaining the semi-rural character and sense of community (MC)

- 6.11. **MC01 Sense of community** – With significant parts of Charvil lacking outdoor public realm space, the code encourages the design of new streets (and the retrofit of existing streets) to incorporate space and features that allow people to meet, stay, chat or play.
- 6.12. **MC02 Settlement pattern, density and views** – The Code provides principles which should be followed in the design of new development so that it respects the scale, orientation, enclosure and rhythm of the surrounding environment. This should have practical influences on building lines, setbacks, boundary treatments, scale, density and materials. It should preserve the character of important local views and heritage assets.
- 6.13. **MC03 Boundary treatment** – The assessment of Charvil Character Areas demonstrates the importance of boundary treatments in framing the public realm and in creating a sense of continuity and cohesion. The code provides principles for boundary treatments in new development in Charvil.
- 6.14. **MC04 Biodiversity and landscape setting** – Most new development is required to deliver biodiversity net gain and there is an emphasis and preference for this to be created onsite where possible. The design of new development provides an opportunity to stimulate biodiversity and contribute to local nature recovery through habitat creation and connection in Charvil. It also can improve the resilience of local communities to the effects of climate change. The code provides design guidelines for new developments and for the retrofit of existing developments.
- 6.15. **MC05 Preserving street trees** – As has already been noted, the presence of mature and veteran street trees in Charvil is a key feature of its public realm and contributes to local character. The code provides guidelines for the incorporation of existing trees and for new planting in developments in Charvil.

Sustainability and eco-housing (SE)

- 6.16. **SE01 New and retrofit eco-housing** – The code provides a context for new development under the Future Homes Standard and highlights possible design measures and building fabric considerations for new development in Charvil.
- 6.17. **SE02 Water management and SuDS** – The code sets out overarching principles for the design of surface water management (run-off) from new development in Charvil.

Infill and extensions (IE)

- 6.18. **IE01 Infill development** – Much of Charvil is built at low density with space between buildings. The code identifies principles which should be applied to infill sites, with a clear emphasis on complementing existing development, respecting building lines and having a subservient relationship with the original building.
- 6.19. **IE02 Extensions** – The code sets out principles for the design of extensions to existing homes, through which the original building should always remain the dominant element of the property.

Policy Considerations

- 6.20. 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 POLICY CHARVIL 3 and Policy POLICY CHARVIL 4.
- 6.21. Support for policies on design in the Neighbourhood Plan are provided by the NPPF in paragraph 129-135 and through the National Model Design Code and the National Design Guide.
- 6.22. Wokingham Core Strategy Policy CP1 Sustainable development requires proposals (among other things) to maintain or enhance the high quality of the environment; and provide attractive, functional, accessible, safe, secure and adaptable schemes. Policy CP3 General Principles for Development requires planning applications to demonstrate that proposals (a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. Supplementary guidance is provided in the Borough Design Guide (2012).

POLICY CHARVIL 3 – DESIGN OF NEW DEVELOPMENT

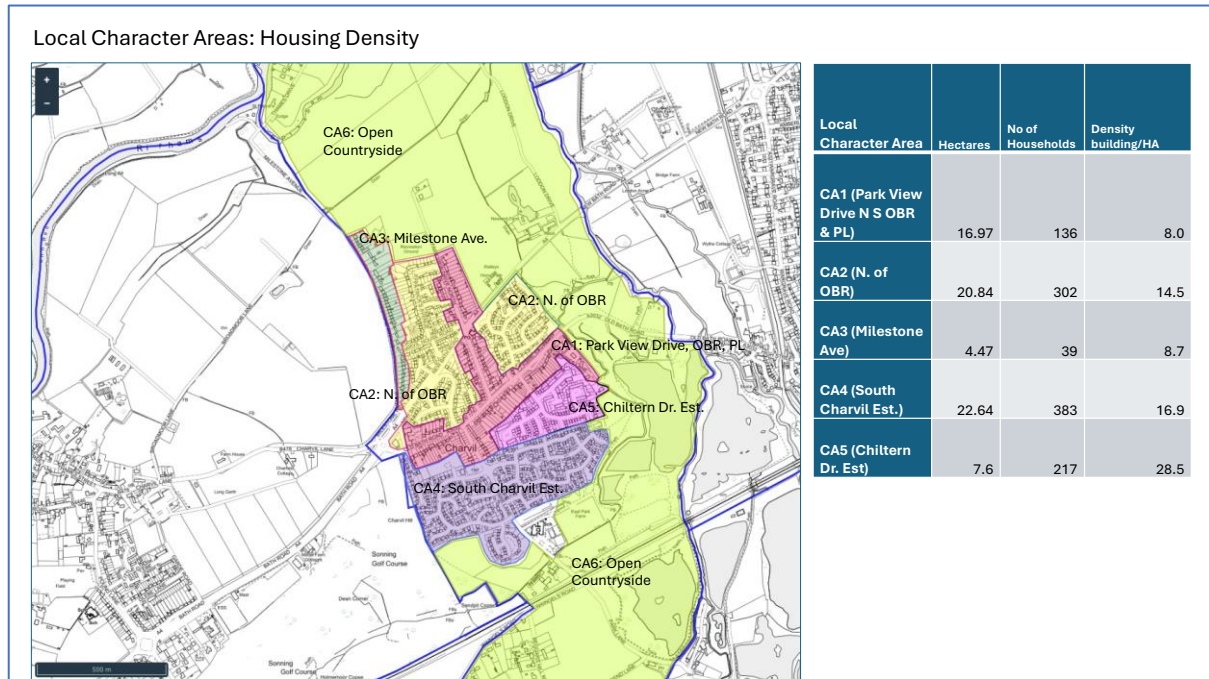
All development must be of a high quality design. Development proposals must demonstrate the way in which they have responded positively to the features and key characteristics of the Character Area in which they are located and how they have taken account of, and positively responded to, the design guidance and codes set out in the Charvil Design Guidance and Codes document.

Development Form and Housing Density

- 6.23. For the most part within Charvil Village, excluding the very few older historic properties, the Character Areas identified in Figure 22 and Table 7 are comprised almost entirely of planned housing estate developments. The areas covered by the Character Areas, with some small

adjustments are what was deemed required for each development and each area. There are few non-residential properties. Calculating approximate housing densities is relatively straightforward in this context. Figure 23 provides the approximate area covered by housing within each character area and the number of residential households (the census records no instances of more than one household living in a single dwelling). From this, densities can be approximated and the results accord with the densities set out in Table 7.

Figure 23 – Housing Density within Local Character Areas



Source: Charvil Neighbourhood Planning Group

- 6.24. The Design Guidance and Codes document notes that no development in Charvil is built to more than two-storeys (though loft conversions would add a storey within the roof space) and there is a sizeable amount of single storey development. Each Character Area exhibits its own features, but, generally speaking, straight roads have consistent building lines, strong boundary treatments, plot depths and materials. Roof types do vary more. Character Areas based on the development of large cul de sacs and winding roads have a more inconsistent building line, building orientation, more variety in plot size and weaker boundary treatments, but still retain parking off street on open areas to the front.
- 6.25. New building in Charvil, whether infill development or expansion development on the edge of Charvil, should aim to maintain the rhythm of current development according to its basic form and layout. A strong preference exists for new development to maintain the existing character of the settlement and avoid development that would damage positive character features. In the local context of Charvil, given its position, smaller developments to match existing form and density of developments in Charvil would be more appropriate.

POLICY CHARVIL 4 – HOUSING DENSITY AND DEVELOPMENT FORM

New housing development in Charvil should be designed having regard to, and taking into account, the important character features of the settlement set out in Table 7.

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.

Proposed housing densities should 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.

Sustainable Building Design

- 6.26. Charvil Parish wants to support the development of new sustainable buildings and encourage existing development to become more sustainable. 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:

The energy hierarchy states that the below steps should be followed in order:

- 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;*
- 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.);*
- 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;*
- 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);*
- E. *Monitor performance – in order to ensure transparency around true building performance it is important that performance is monitored, verified and reported.*

- 6.27. 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.
- 6.28. The 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, the Neighbourhood Plan encourages new homes 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).

- 6.29. The Neighbourhood Plan Working Group viewed Google Earth satellite imagery from June 2022 to undertake a desk top assessment of solar panel installation on domestic properties in Charvil. From this, it was estimated that only 39 domestic properties in Charvil had rooftop solar panels at that time. To put this into perspective, there are currently 1,151 households in Charvil according to the 2021 census, indicating an installation rate of just 3.5% (compared to a national average of 4% (Department for Energy Security and Net Zero, October 2023). Notwithstanding methodological constraints with this survey, there is clearly significant room for improvement in the take-up of solar panel installation on existing properties in Charvil.

Figure 24 – South-facing modern properties in Charvil mostly without solar panels



- 6.30. The Neighbourhood Plan also supports housing design that improves the potential for heat pump technology to work effectively, such as avoiding homes designed with final entry doors to directly into living spaces (heat pumps work to gradually heat spaces and this undermines their performance). New homes design should be future proof and where possible should have appropriate electrical, plumbing and water storage infrastructure designed in.
- 6.31. The NPPF (paragraph 167) says that local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings. Wokingham Core Strategy Policy CP1 and Wokingham Managing Development Delivery document policies CC04 and CC05 provide support for sustainable building design and construction and for renewable and decentralised energy networks.
- 6.32. Charvil Parish supports local efforts to improve the area’s carbon footprint. The Neighbourhood Plan supports householders and developers to install renewable and other low carbon technologies within existing and on new developments. The Neighbourhood Plan encourages high environmental performance in the development of new buildings and alterations/extensions to existing buildings.

POLICY CHARVIL 5 – ENVIRONMENTAL PERFORMANCE OF BUILDINGS

New buildings and alterations/extensions to existing buildings are expected to achieve high standards of environmental performance.

Positive support will be given to proposals to improve the environmental performance of Listed Buildings within the existing framework for the preservation of heritage assets.

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 through the use of passive design measures, followed by the use of energy efficient equipment and low and zero carbon energy and heating technologies.

Where appropriate, proposals which include the following commitments will be supported in principle:

- a) Development design in accordance with Wokingham Borough's Energy Hierarchy.
- b) Provide space within plots for heat pumps which should be positioned to ensure the amenity of occupants and neighbours is maintained.
- c) Incorporate design features to maintain heat balance within buildings, avoiding external doors opening directly into living spaces.
- d) Futureproofing to minimise the need for costly retrofits of new buildings.
- e) Incorporate roof top solar on new homes.
- f) Community energy schemes to provide heat and power to new developments.

7. Local Heritage

- 7.1. The Neighbourhood Plan Working Group has used local knowledge and historic environment records to identify assets in the Parish that are of sufficient local heritage interest to merit consideration in planning decisions, but which are not formally designated heritage assets.

National Planning Policy

- 7.2. A heritage asset is defined in the National Planning Policy Framework as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”.
- 7.3. The NPPF also defines a non-designated heritage asset as a “building, monument, site, place, area or landscape identified as having a degree of significance but which is not afforded statutory protection through Listed Building, Scheduled Monument etc”.
- 7.4. Paragraphs 216-217 of the NPPF states that non-designated heritage assets can merit consideration in planning matters, saying that “a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.
- 7.5. The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied.
- 7.6. Section 16 (paragraphs 202-221) of the NPPF covers all aspects of the historic environment. Paragraph 203 states that “plans should set out a positive strategy for the conservation and enjoyment of the historic environment”.

Adopted Local Plan Policies

- 7.7. Policy TB26: Buildings of Traditional Local Character and Areas of Special Character of the Wokingham Borough Managing Development Delivery Document provides for the identification and designation of buildings and sites (areas) which do not meet the requirements for national listing or for Conservation Area designation.

Nationally Designated Heritage Assets in Charvil Parish

- 7.8. There are a limited number of national designated heritage assets in Charvil Parish reflecting its limited scale before the extensive expansion experienced in the 2nd half of the twentieth century. Listed Buildings reflect the nucleus of Charvil based around historic farms and the tollgate infrastructure. Two houses are Grade II listed – the original Charvil Farmhouse, and the architecturally noteworthy Land End House. Additionally, reflecting Charvil’s location on the main Bath to London coach route during the 17th and 18th centuries a water pump and milestone remain and are again Grade II listed.
- 7.9. Scheduled Monuments in the parish reflect a much longer history of settlement. Two Bronze Age archaeological sites are located in the village to the east of Park View Drive North. The sites are scheduled by the Government as being nationally important. Close to them, in 1953, a Bronze Age bracelet was found at 48 Park View Drive North this item is currently kept at Reading Museum.
- 7.10. Regrettably one of these scheduled sites is currently listed by Historic England in its Heritage at Risk 2022 report as being under threat from arable ploughing, details in the Table 8 below. The land is currently owned by the University of Reading.

Table 8 – Nationally Designated Heritage Assets in Charvil Parish

Heritage Asset	Location/List Entry	Description
Charvil Farmhouse (Grade II Listed Building)	SU 77 NE Charvil Old Bath Road - 1118144	Farmhouse, now house. C16, C18, altered C20. Part timber framed, part roughcast and part brick. Old tile gabled roof. Parallel ridge plan with extension at right angles on north west. West front: 4 upper 3-light casement windows, a wide angular bay at right on ground floor with sash windows, a pedimented lattice porch, one sash window, a ledged door with flat hood and a large 4-light casement window on left.
Water Pump (Original 1754)	SU 77 NE CHARVIL PARK LANE (east side)- 1118145	Water pump. Cast iron. Plain barrel, complete with spout, handle, and moulded and fluted top. Restored by the Parish Council in 1972. Listing NGR: SU7741775733
Lands End House (Grade II Listed Building)	SU 77 SE 5/34 - 1319129	House. 1935 by Guy Morgan for Miles the aircraft manufacturer and extended by him in 1942. Rendered and painted brick. Flat asphalted roof. T-plan two storeys, large projecting eaves. One, two and three light metal casement windows, some of which are coupled. Entrance front has on left the later extension with six, three and two light casements from left to right on first floor, two large sliding windows on ground floor. To the right of this a full height projecting entrance porch with a one light casement and two-light returning to one light round the corner on first floor, on ground floor a recessed entrance with flush door. To the right of this, there is a large horizontal window on the first floor and four-light casement under. In the re-entrant between the entrance porch and the extension a full height staircase window glazed almost full height to a swept plinth from nearly ground level. Listing NGR: SU7807574359
Milestone (Grade II Building)	SU 77NE SONNING OLD BATH ROAD (north side)1135884	Milestone. C18, re-set with incised Roman lettering, reads on east face:- Maidenhead 9, Colnbrook 18, London 35. On west face:- Reading 4, Newbury 21, Bath 73. Listing NGR: SU7717975648
Scheduled Monument: Ring ditch cropmark E of St Patrick's Avenue	GR: SU 77301 76530 East of Park View Drive North – 1006965	Detail request to Historic England. This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. <div style="border: 1px solid black; background-color: #ff4500; padding: 5px; width: fit-content; margin: 10px auto;"> <p>Historic England: Heritage at Risk 2022</p> <p>Condition: Extensive significant problems</p> <p>Principal vulnerability: Arable ploughing</p> <p>Owner: Educational (state sector)</p> </div>
Scheduled Monument: Cropmark	GR: SU 77224 76721	Detail request to Historic England. This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it


enclosure and pits NE of St Patrick's Avenue	East of Park View Drive North- 1006966	appears to the Secretary of State to be of national importance.
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Source: Historic England, 2024

Charvil Buildings of Traditional Local Character and Areas of Special Character

- 7.11. Table 9 provides information on grouped assets comprising the public house, ‘Heron on the Ford and the Ford Crossing of the River Loddon to support their designation as a Building of Traditional Local Character (relating to the public house) and an Area of Special Character relating to the public house and the Ford Crossing.

Table 9 – Heron on the Ford Public House and the Ford Crossing

Building of Traditional Local Character and Area of Special Character	Heron on the Ford Public House and the Ford Crossing
Location	Park Lane, Charvil, Borough of Wokingham, England, RG10 0UE (Grid Ref SU 78151 74824)
Site Location	
	

	
<p>The Heron on the Ford Public House</p>	<p>The Ford Crossing</p>
<p>What Is It?</p>	
<p>a building or group of buildings</p>	<p>The public house is located adjacent to the Ford Crossing and The Giddy Bridge. The two are linked through the name of the pub and their physical proximity. In the minds of local people the pub and the ford go together.</p>
<p>a monument or site (an area of archaeological remains or a structure other than a building)</p>	<p>The ford is an historic crossing of the River Loddon. The Giddy Bridge is a footbridge that crosses the River Loddon adjacent to the ford.</p> 
<p>a place (e.g. a street, park, garden or natural space)</p>	<p>Most local people know about the ford, bridge and the pub. It is a popular place for local recreation and an important cultural reference point through storytelling about past local events.</p>
<p>a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)</p>	<p>The public house with its traditional style situated at the historic river ford crossing and the adjacent Giddy Bridge. The features combined make a strong visual identity for the location which is valued by many locally.</p>
<p>Why Is It Interesting?</p>	
<p>Historic interest – a well-documented association with a person, event, episode of history, or local industry</p>	<p>Probable site of retreat by King Æthelred and his brother, the future King Alfred the Great after defeat at Battle of Reading AD871 https://en.wikipedia.org/wiki/Battle_of_Reading_(871)</p>

Made Version Neighbourhood Plan for Charvil (May 2026)

Archaeological interest – firm evidence of potential to reveal more about the human past through further study	The ford is an ancient crossing place for the River Loddon which would have represented a significant. Neolithic arrow heads have been found near the river.
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	The public house building is built in a style representative of rural buildings found in the area during the late 1800s. Red brick, with multiple significant large brick chimney stacks. Originally the pub has a thatched roof (photo is available) this has now be replaced by red clay tiles. The windows are oak framed with a leaded diamond design. The building is one of few remaining that speak to the areas more rural past
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest?	Site of a historic crossing of the River Loddon, neolithic archaeological finds have been made here. Public house next door valued locally.
Why Is It Locally Valued?	
Association: It connects us to people and events that shaped the identity or character of the area	The pub, ford and bridge together provide a connection to a deeper rural past due to its unspoilt and unchanged nature. There is clear cultural reference through stories about events occurring around the ford in bad weather. The public house has regularly been the setting of traditional Morris dancing.
Illustration: It illustrates an aspect of the area’s past that makes an important contribution to its identity or character	Highlights the importance of the River Loddon historically in the area with settlements sitting in the river valley. illustrates the area’s rural character which was dominant in the past.
Evidence: It is an important resource for understanding and learning about the area’s history	Links with early historic periods as a key crossing of the River and provides a preserved view of the rural setting of the area before encroaching urbanisation.
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	The pub, bridge and ford together create an attractive setting for the area and bring in visitors.
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	The pub and ford have strong connections to local people who have personal and community memories about both, such as playing or fishing at the ford.
How is the asset locally valued as heritage?	
4. What Makes its local Significance special? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	The ford provides a connection to the past. The pub is an older building which speaks to the rural history of the area. Many people have valued precious memories of playing in the Ford during the summer.
Age ... Is it particularly old, or of a date that is significant to the local area?	The Ford is an ancient crossing place and was later a presumed crossing in 871AD after Battle of Reading.
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	The Ford Crossing is rare. Not many remain in the area and as such it is noteworthy and of considerable local value.
Integrity ... Is it largely complete or in a near to original condition?	Ford is as original the pub has been modernised loss of the thatched roof.
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	There is value in the grouping of the pub and the ford, as it provides an opportunity for recreation and leisure for families.
Identity ... Is it important to the identity or character of the area or a particular part of it?	The area is a distinct setting of its own well known locally in Charvil and beyond pun and ford being synonymous.
Other ... Is there another way you think it has special local value?	It is adjacent to Charvil Country Park providing significant amenity to park users.
How does this contribute to its value?	People who visit the ford often have childhood memories of visiting it and the pub next door, now associated with next door Charvil.

Policy Aim	To preserve the area around the ford including the Public House and The Giddy Bridge specifically, and to protect the valued attractive rural setting of the ford river crossing.
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- 7.12. A key objective for identified non-designated heritage assets is to safeguard them against loss or harm, where development benefits would not clearly outweigh identified impacts. A complementary objective would be to support improvement to such assets where this is appropriate and to provide interpretive information about them where this would improve understanding of local cultural heritage.
- 7.13. Support for this policy is provided in Wokingham Borough Council’s Core Strategy Policy CP3 and the Managing Development Delivery document Policy TB26.

POLICY CHARVIL 6 – CHARVIL PARISH BUILDINGS OF TRADITIONAL LOCAL CHARACTER AND AREAS OF SPECIAL CHARACTER

The following sites which are described in Table 9 and shown on the Policies Map are identified as local heritage assets. Special consideration should be given to their local heritage value in the formulation of development proposals and in decisions on planning applications.

Building of Traditional Local Character

- a) Heron on the Ford Public House.

Area of Special Character

- b) Heron on the Ford Public House, The Giddy Bridge and the Ford Crossing.

8. Green and Blue Infrastructure

- 8.1. Green and blue infrastructure within Charvil Parish carries out an important function in defining the character of the area. The area's green infrastructure in aggregate also fulfils an important existing strategic function in presenting greener local neighbourhoods in relation to surrounding countryside.
- 8.2. The blue infrastructure comprises two rivers (the Thames and the Loddon) which influence the character of the local landscape, provide strong boundaries to the parish and heavily influence the use of land in adjacent floodplains and along tributaries which feed into them. Figure 25 shows the location of key green and blue infrastructure within the parish.
- 8.3. Green infrastructure in the parish is made up of a number of components which together have the potential to make up an important network of open spaces, green corridors and habitats. Much of what follows is covered by general policy protections in adopted local plans.
- Formal Open Spaces are an important aspect of green infrastructure, providing important spaces for sports, recreation, walking, running, and open-air enjoyment away from the built environment.
 - Incidental green spaces provide important local functions in relation to housing developments for informal play and local recreation and greenery.
 - Garden space to housing, businesses and in other more institutional settings, like health facilities and schools.
 - Formal play areas are not strictly green, but provide an important function for the local community
 - Green corridors often are formed by natural or constructed linear features, such as rivers and streams, footpaths, railway lines, property boundaries etc.
 - Local Nature Reserves
 - Sites of Special Scientific Interest and other statutorily protected wildlife sites.
 - Allotments provide a means for the community grow healthy food, to enjoy healthy activities and to socially interact.
 - Undesignated open land within the urban area is often incidental and forgotten. Over time it can become valuable for biodiversity and as a green resource for local people.
 - Agricultural land is an important setting for nearby settlement and has features of value such as footpaths and hedgerows.
- 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.
- 8.5. Creating new and better green infrastructure also provides a significant opportunity to improve the look and feel of Charvil, to align this with improvements to walking and cycling routes, to create connected networks for habitats and to promote opportunities for healthier lifestyles.

8.6. Local volunteers have prepared a review of green infrastructure sites which contribute to the above objectives and functions within the Neighbourhood Area.

Figure 25 – Green and Blue Infrastructure

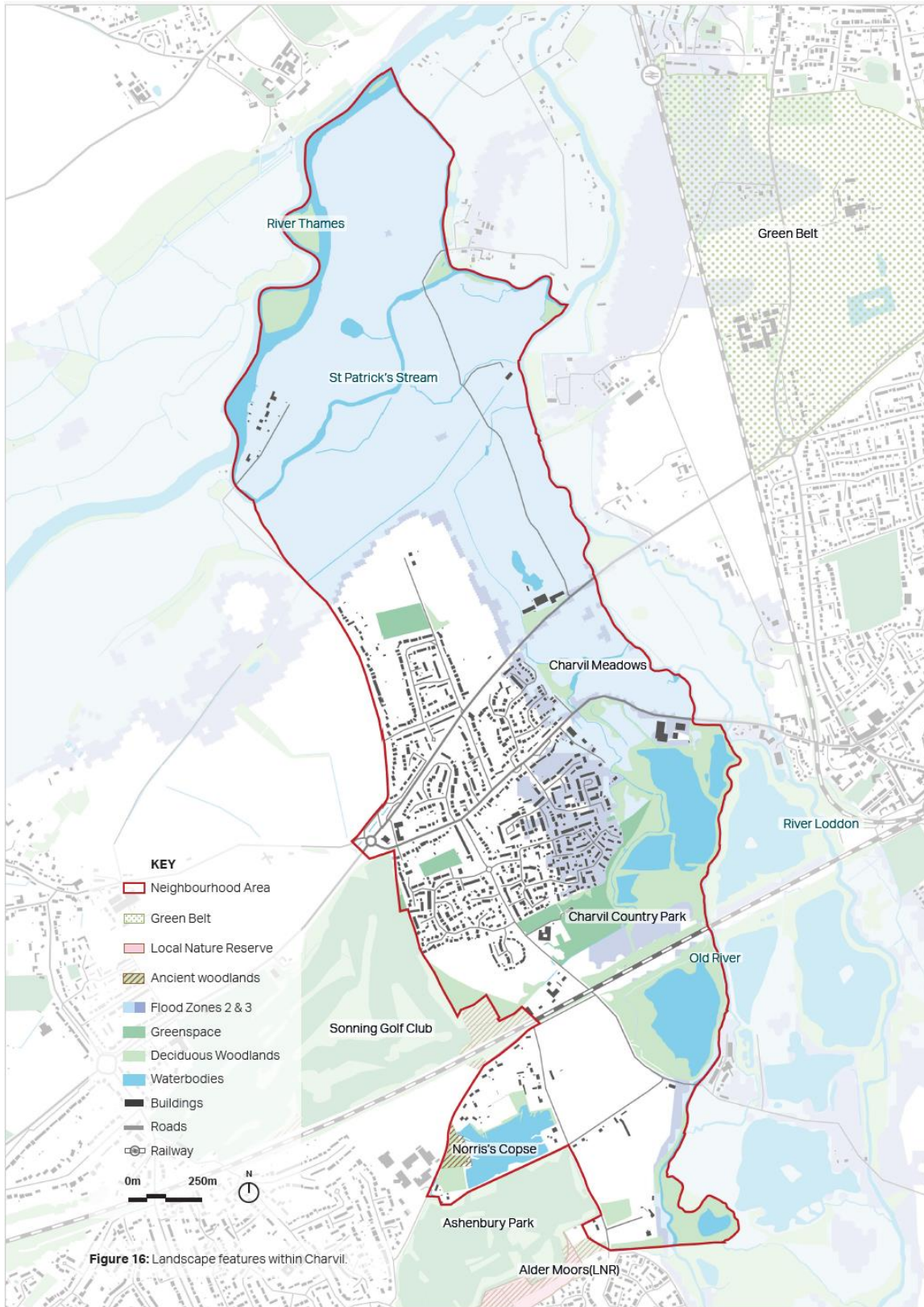


Figure 16: Landscape features within Charvil.

Source: Charvil Design Guidance and Codes, AECOM (March 2024)

Figure 26 – Local Green and Blue Space Sites within Charvil Parish



Figure 17: Thirty six green and blue space locations identified within the Green Space Audit (January 2024):

- | | | |
|------------------------------------|--|------------------------------------|
| 1. Greenspace A4 Charvil Lane | 15. Charvil Meadows | 26. The Lynch |
| 2. Wooded Area A4 Roundabout 2 | 16. Charvil Country Park | 27. Hallsmead Ait |
| 3. Wooded Area A4 Milestone 1 | 17. Charvil Village Hall and Hawthorns Park | 28. Phillimore Island |
| 4. Wooded Area A4 Milestone 3 | 18. Village Hall Hawthorns Park | 29. Haupt Lake |
| 5. Ditch-Hedgerow Milestone Avenue | 19. Charvil Pavillion Play Area and Woodland | 30. Orrell Lake |
| 6. Fairway Drive Greenspace | 20. East Park Farm Recreation Area | 31. Canberra Lake |
| 7. Woodland Area (TPO 46) | 21. Lands End Lane Field | 32. Canberra Lake Drive Greenspace |
| 8. St Patricks Recreation Ground | 22. Vale View Playground | 33. Tippings Lake |
| 9. Reading University Farmland | 23. East Park Farm Landscaped Green Space | 34. Old River |
| 10. Green Roundabout PVDN | 24. Mendlip Close Greenspace | 35. St Patrick Stream |
| 11. Green Roundabout St Pats Ave | 25. Chiltern Drive Greenspace | 36. Ford at Old River (Loddon) |
| 12. Wenlock Edge Allotments | | 37. Wenlock Edge Green Space |
| 13. Paddocks Patch | | 38. The Heronry |
| 14. Newlands Farm | | |



Figure 18: Thirty eight green and blue space locations identified within the Green Space Audit (January 2024)

Source: Charvil audit of local green and blue space sites - map produced in the Charvil Design Guidance and Codes, AECOM (March 2024)

Green Corridors

- 8.7. The Thames Valley Environmental Records Centre (TVERC) was commissioned to prepare a report on Green Corridors in Charvil and their report was published in February 2024. TVERC used detailed mapping of habitats and land use in the area, and information on the value of Local Wildlife Sites. It combined this with data on the Public Rights of Way network and through this exercise identified where connected habitat networks for wildlife and Public Rights of Way coincide. As such they are corridors for the movement of both wildlife and people through the countryside.
- 8.8. Figure 27 shows priority habitats within Charvil Parish which were a key output from the TVERC report. These included important woodland and wetland habitats comprising lowland mixed deciduous woodland and wet woodland, and eutrophic standing waters and reedbeds. Coastal floodplain grazing marsh is also shown.
- 8.9. The report identified habitats that are well-connected (where the landscape is permeable to species and they are able to move easily between core habitat patches via corridors and stepping stones). Opportunities to proposed green corridors that coincide with public rights of way were discussed. Two existing corridors were identified, one on the eastern side of the parish running north-south based on the Old Arm of the River Loddon. The second ran east west in the north of the parish along the River Thames and St Patrick's Stream.
- 8.10. These corridors would enhance the connectivity throughout the parish, by linking up the existing corridors with each other and the habitat network especially to habitat that's outside of the parish. In order for these to function as green corridors there would need to be public access along them, as well as creation, restoration or enhancement to semi-natural habitats in the landscape to provide landscape permeability for wildlife.
- 8.11. Neighbourhood Plan Policy **POLICY CHARVIL 7** identifies Green Corridors in accordance with in Paragraph 192(a) of the NPPF which says that planning policies should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation.

POLICY CHARVIL 7 – GREEN CORRIDORS

The Green Corridors shown in Figure 27 are identified as the focus for habitat protection, improvement and connections in Charvil Parish.

Development proposals will be supported where they maximise opportunities to protect, enhance and extend Green Corridors between existing open spaces and habitats as a means of restoring and enhancing seminatural habitats, create permeability for wildlife in the landscape, and mitigate any impacts of development on biodiversity.

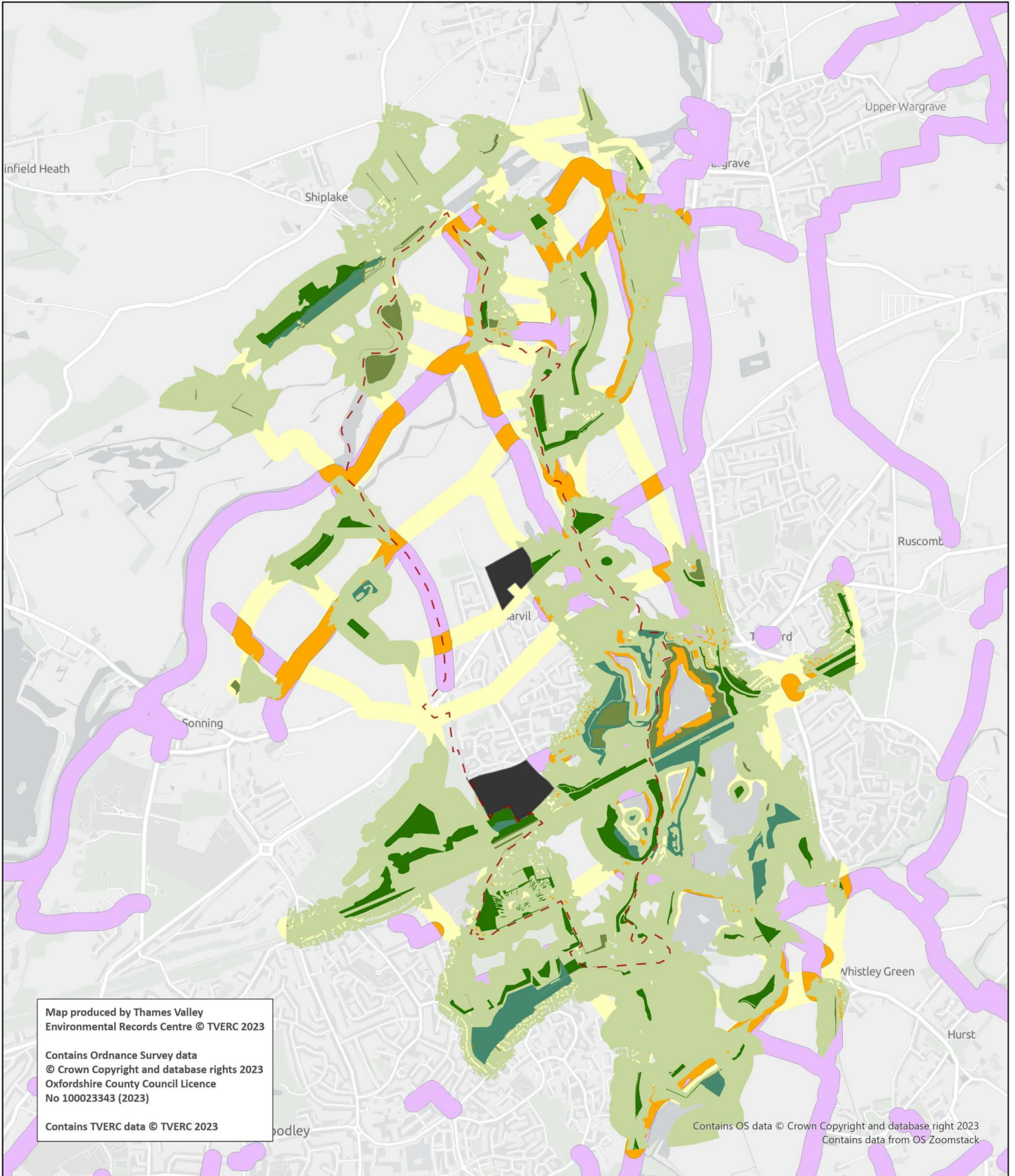
Figure 27 – Green Corridors: Priority Habitats, Woodland Corridors and Wetland Connections

Source: TVERC, February 2024



Charvil Green Corridors: Woodland Corridors

- | | |
|---|----------------------------------|
| Charvil Parish Boundary | Charvil Allocated Sites |
| Charvil Woodland Priority Habitats | Woodland: Existing Connection |
| Lowland mixed deciduous woodland | Access Corridors |
| Wet woodland | Woodland Connection Corridors |
| Deciduous woodland (NEPH) | Woodland/Access Corridor Overlap |



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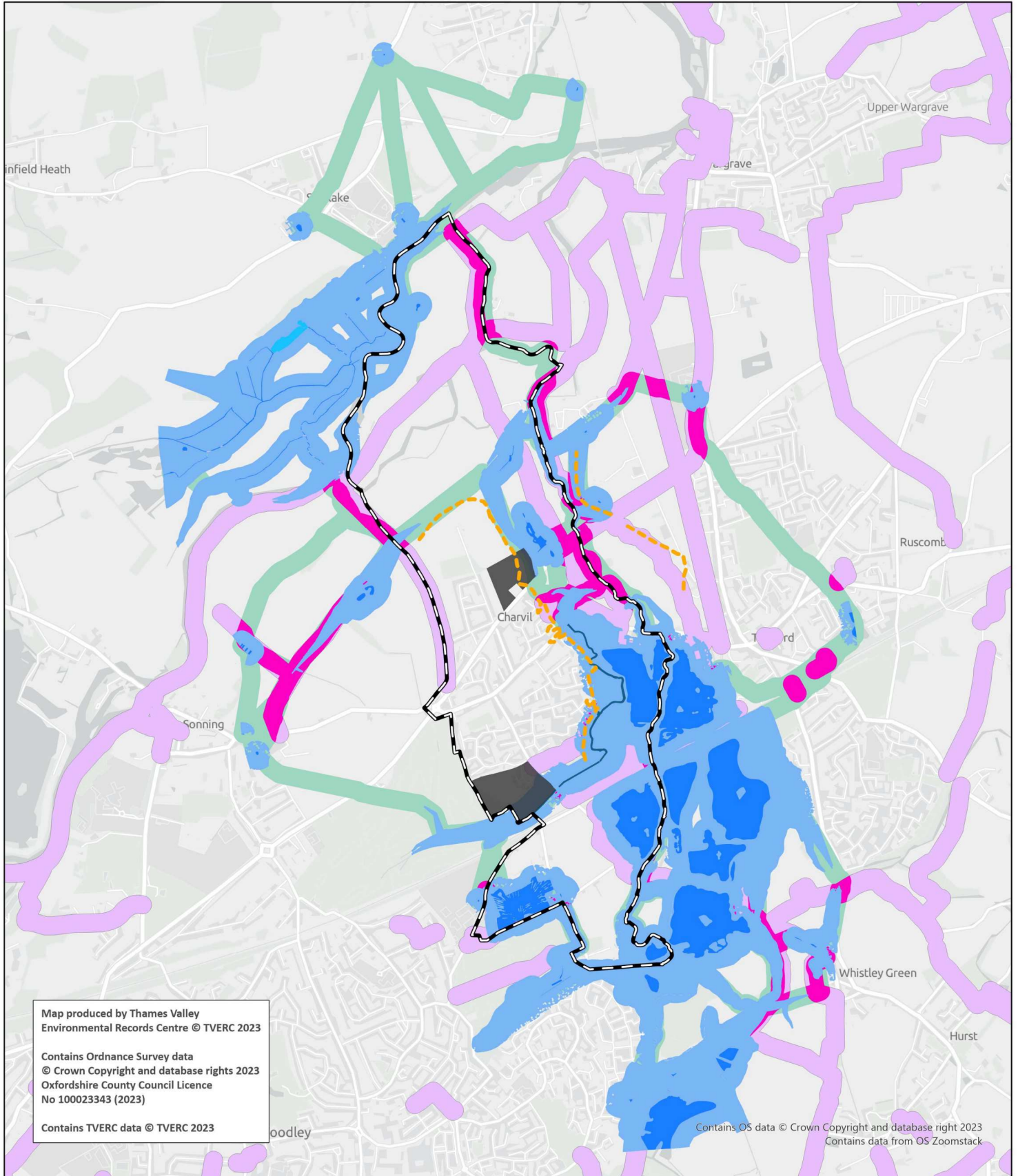


Charvil Green Corridors: Wetland Connections

Charvil Wetland Priority Habitats

- █ Eutrophic standing waters
- ▨ Eutrophic standing waters, Coastal and floodplain grazing marsh
- █ Reedbeds
- █ Rivers
- - - 2014 flood limit

- Charvil Parish Boundary
- Charvil Allocated Sites
- Potential Wetland Connections
- Existing Wetland Connections
- Access Corridors
- Wetland/Access Corridor overlap



Map produced by Thames Valley Environmental Records Centre © TVERC 2023

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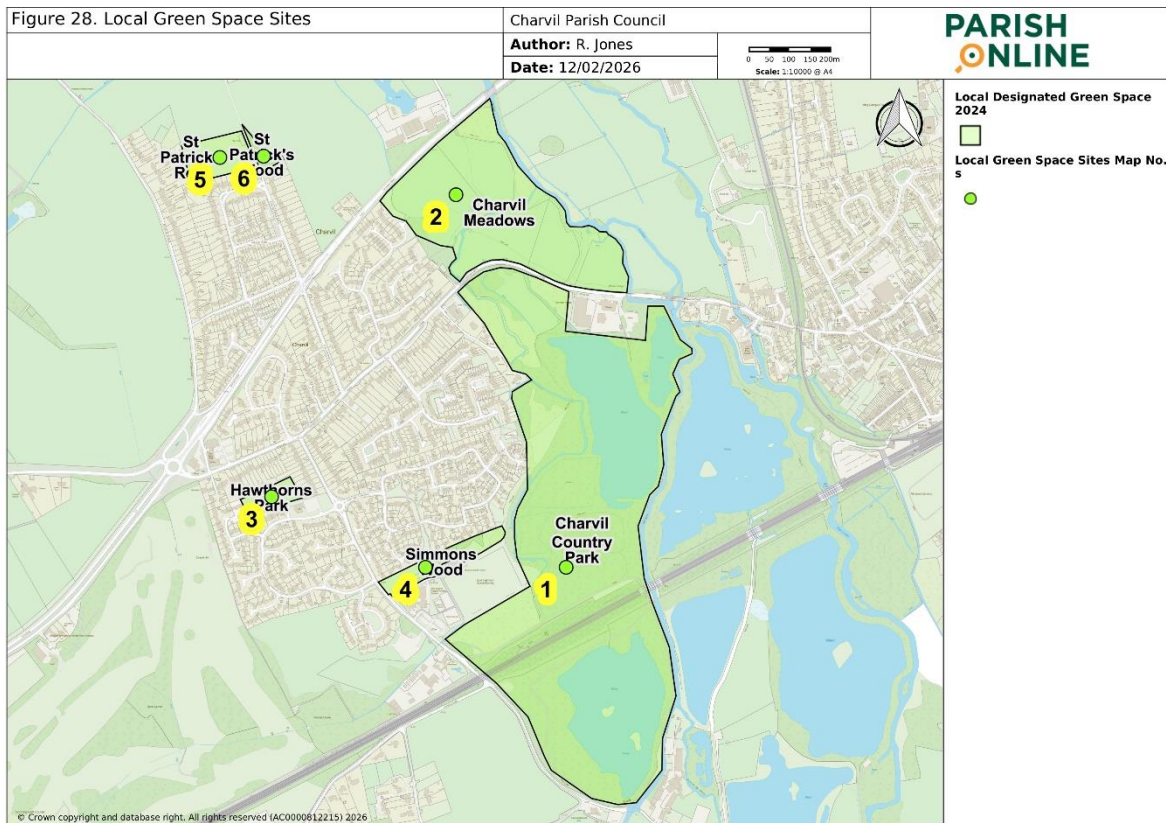
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Local Green Space Sites

- 8.12. The National Planning Policy Framework paragraphs 105-107 sets policy for the designation of Local Green Space. The effect of designation is to apply green belt policies to Local Green Space sites, which means that no inappropriate development should take place unless there are Very Special Circumstances.
- 8.13. NPPF paragraphs 106-108 explains the principles that should be considered in designating Local Green Space. The Neighbourhood Plan designates sites as Local Green Space using the NPPF principles. The 'Local Green Space Assessment Forms and Maps' provides details of sites assessed for designation. Owners of Land proposed for Local Green Space designation were consulted informally to make them aware of the proposal and to provide an opportunity to comment. This is recorded in the Local Green Space Assessment Forms and Maps.
- 8.14. Development of Local Green Space sites will be in accordance with policies governing development in Green Belts (paragraph 107 of the NPPF). In each case, Local Green Space sites possess features which are special to the community of Charvil and these are identified in the Local Green Space Assessment Forms and Maps (in accordance with paragraph 106 of the NPPF). Neighbourhood Plan policy seeks to ensure that these are fully considered in planning applications for development on Local Green Space Sites.

Figure 28 – Local Green Space Sites



Source: Charvil Neighbourhood Plan Group

POLICY CHARVIL 8 – LOCAL GREEN SPACE SITES

The following sites, shown on Figure 28, are designated as Local Green Spaces:

1. Charvil Country Park
2. Charvil Meadows
3. Hawthorns Park
4. Simmons Wood
5. St Patrick's Recreation Ground
6. St Patrick's Wood

Development in the Local Green Spaces will be consistent with national policy for Green Belts.

Trees

- 8.15. Development within Charvil village has taken place at various periods over the last century and these retained existing mature trees, or planted new trees which are now mature, to provide considerable amenity benefits to the area (see Figure 29). The presence of large trees in public areas is a strong reference for the community to the former Great Windsor Forest which existed throughout this area in the medieval period. There are also areas of semi-natural ancient woodland in close proximity to Charvil village.

Tree & Hedgerow Guidelines

- 8.16. A significant part of Charvil sits with the landscape character **Sonning Wooded Chalk Valleys** (WBC LCA 2019 report), a number of landscape guidelines are proposed for this area the relevant ones with regard to Trees and Hedgerows are summarized below, policies developed in this plan will seek to support these guidelines.

- Reinststate or repair hedgerows with native species where there are opportunities to do so, as important wildlife habitats and landscape features, as well as the links they provide across the landscape and between areas of woodland.
- Conserve, enhance and manage woodland habitats, particularly from development and damaging changes in land use. Conserve and enhance the integration of urban edges, through hedges, wooded boundaries, occasional scrub planting and large-species trees to provide visual screening particularly minimising impacts in relation to any expansion of Charvil or Sonning.

- 8.17. Trees and hedgerows provide communities with a wide range on benefits supporting biodiversity, mitigating the effects of flooding, providing attractive shade/shelter and generally improving health and amenity. Trees will also help Charvil adapt to the effects of Climate Change. Planting more trees in strategic spaces is a key priority of the community. Where appropriate, new developments should include the provision of suitable tree planting.

Veteran Trees

- 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. 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 woodland.

Figure 29 – London Plane Tree on Park View Drive North



Design Code MC05

- 8.19. The Charvil Design Guidance and Codes supporting document highlights the important contribution made by street trees and flower beds to the leafy character of Charvil, whilst also noting the benefits they can bring to supporting biodiversity, improving air quality and improving well-being.
- 8.20. Design Code MC05 says that existing mature trees should be preserved and incorporated into new landscape design. New development should incorporate existing native trees and shrubs, and should replace trees which are lost when development occurs. The design code also says that new street trees and vegetation should be tailored to the function and character of different street types.

8.21. In the context of climate change, new trees and vegetation should be incorporated into the design of new development as part of sustainable urban drainage, flood risk mitigation and the provision of shade and shelter.

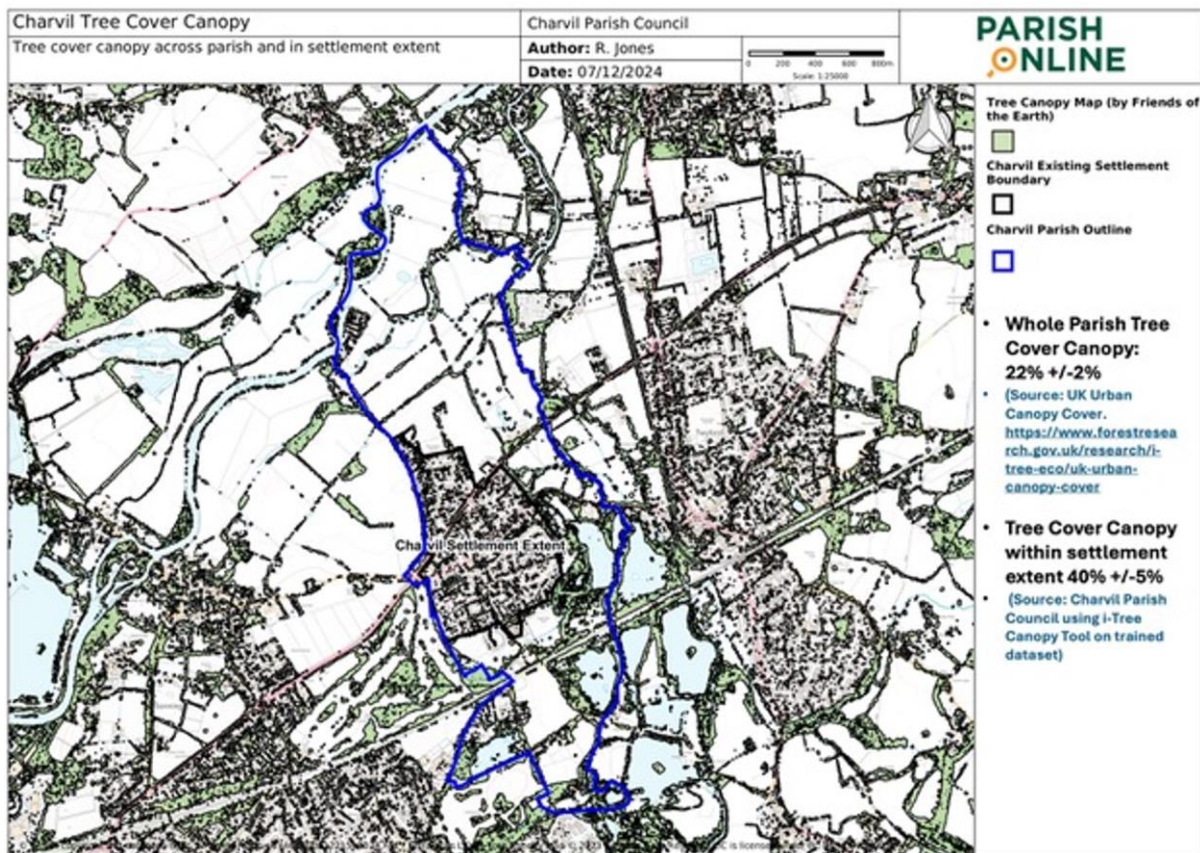
Community Orchard and Tree Planting

8.22. Between 2020 and 2023 Charvil Parish council and residents have engaged in an extensive program of tree planting in the village. A community orchard was planted next to Charvil village hall. The community took part in the Queen’s Platinum Jubilee and other planting efforts. As of 2024, 233 trees and hedgerow plants of various native species have been planted.

Estimates of Tree Canopy Cover in Charvil

8.23. It is important to draw together and quantify the historic forest context of the area, the presence of important mature/veteran trees within the settlement, design code observations and the importance placed by the community on trees and initiatives to grow more of them. The i-Tree Canopy tool developed by Trees for Cities, Brillianto, Woodland Trust and Forest Research has been used to estimate tree canopy cover in Charvil Parish as a whole and for Charvil Village settlement. The results are shown in Figure 30 to confirm that from a 2017 baseline, within the settlement of Charvil Village, tree cover is estimated at 40% +/- 5% (greater than the Wokingham Borough-wide estimate of 27%). A key aim is to maintain this level of tree canopy cover within new developments.

Figure 30 – Tree Canopy Cover in Charvil Parish and Charvil Village



Source: Charvil Parish Council using i-Tree Canopy Tool (Dec 2024)

Policy Context

- 8.24. Wokingham Core Strategy Policy CP7 says that development which harms veteran trees and other flora and fauna will only be permitted where it can be clearly demonstrated that the need for the proposals outweigh the need to safeguard nature, that no alternatives are available and that mitigation and/or compensation measures are in place where appropriate. Policy CP1 – Sustainable Development of the Core Strategy looks to maintain the high quality of the environment. Policy CP3 – General principles for development of the Core Strategy recognises the importance of sites both to maintain or enhance the ability of a site to support fauna or flora including protected species and Policy CP4 – Infrastructure requirements also refer to the improvement or provision of infrastructure, community and other facilities.
- 8.25. Wokingham Borough Council’s Managing Development Delivery Document, Policy CC03: Green Infrastructure, Trees and Landscaping says that development proposals should show how they have considered and achieved (d) protection/retention of existing trees, hedges and other landscape features; and (e) incorporation of high-quality planting and landscaping.
- 8.26. NPPF Paragraph 136 makes clear the important contribution made by trees to the character and quality of urban environments, which can also help mitigate and adapt to climate change. It says that planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments.

POLICY CHARVIL 9 – TREES

Development proposals on sites of 0.5 ha or more within or adjacent to the defined settlement boundary of Charvil 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.

Existing trees, woodland, hedges and hedgerows should be retained in new developments and protected during the construction of development.

Planning proposals that affect existing trees, woodland and hedgerows or introduce new trees, woodland or hedgerows will be accompanied by an appropriate and proportionate tree management plan which assess their health, value and potential impact of development and will include provision for the like for like replacement of any trees or other features lost within 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 street 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.

Schemes that seek to enhance natural features and connectivity with existing green infrastructure will be supported.

Valued Local Views

- 8.27. The NPPF addresses the concept of community landscape value and it is suggested that valued local views are a legitimate local expression of this. A variety of references are found within the NPPF to support the inclusion of Valued Views in the Charvil Neighbourhood Plan, including Para 8c, 29, 135, 187a, 188 and PPG.
- 8.28. The 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).
- 8.29. Important historical associations create a resonance for local Charvil residents with landscape features, for example through the remnants of the Great Windsor Forest, long-used tracks, the Ford across the River Loddon and a Bronze Age Landscape.
- 8.30. Views of the landscape are important to local residents. Charvil Village is located in a semi-rural location. The north of the parish extends to the River Thames and views of the Thames Valley north to Shiplake and east to Sonning are prominent from the parish. Views northeast to the Ashley Hill and Bowsey Hills, views across the lakes of Charvil Country Park to the River Loddon Valley and views to the Chiltern Hills National Landscape all provide important connections for local people to the surrounding countryside, glimpsed from within the village and more openly from the countryside enjoyed by local people immediately beyond the edge of Charvil village.
- 8.31. The views identified possess qualities which go beyond the consideration of landmark vistas, to qualities that connect local people to the surrounding valued landscapes with resonance associated with historical monuments and the River Thames. The connection of the high ground at Charvil to the River Thames Valued Landscape is important. The land from which views are identified is used for recreation purposes and this adds to their importance for the local community. It provides a sense of place in being on the edge of the settlement looking out.
- 8.32. Figure 31 indicates the location and direction of views from Charvil Parish, within and beyond the edge of the village, where people tend to walk and view them from. Table 10 provides indicative criteria for identifying local landscape value and the assessment information for identified views in Charvil is set out in Table 10.
- 8.33. The Neighbourhood Plan seeks to maintain this important connection between local people and the surrounding countryside through these views which are much valued and important the sense of place of Charvil. It also seeks to maintain a positive relationship between new development and key local landscape features of value to local people.
- 8.34. Applicants have scope to demonstrate a positive design response in their proposals to preserve visual corridors, avoid blocking, obscuring, or intruding upon the foreground or key elements of the view. Design proposals can use sensitive siting, scale, and massing to minimise visual disruption. They should retain existing hedgerows, treelines, and topography that contribute to the view. Proposals can incorporate open space or green infrastructure in locations that maintain view corridors. It is also suggested that engagement with the community and the Parish Council prior to finalisation of design proposals would be positive.

POLICY CHARVIL 10 – VALUED LOCAL VIEWS

The following four Valued Local Views are identified and shown on Figure 31 (as they pertain to the Plan area):

- a) From Charvil towards the Bowsey Hill
- b) From the north of Charvil across Thames Valley towards Shiplake
- c) From the north of Charvil across Thames Valley towards Sonning
- d) Local View of Charvil Ford.

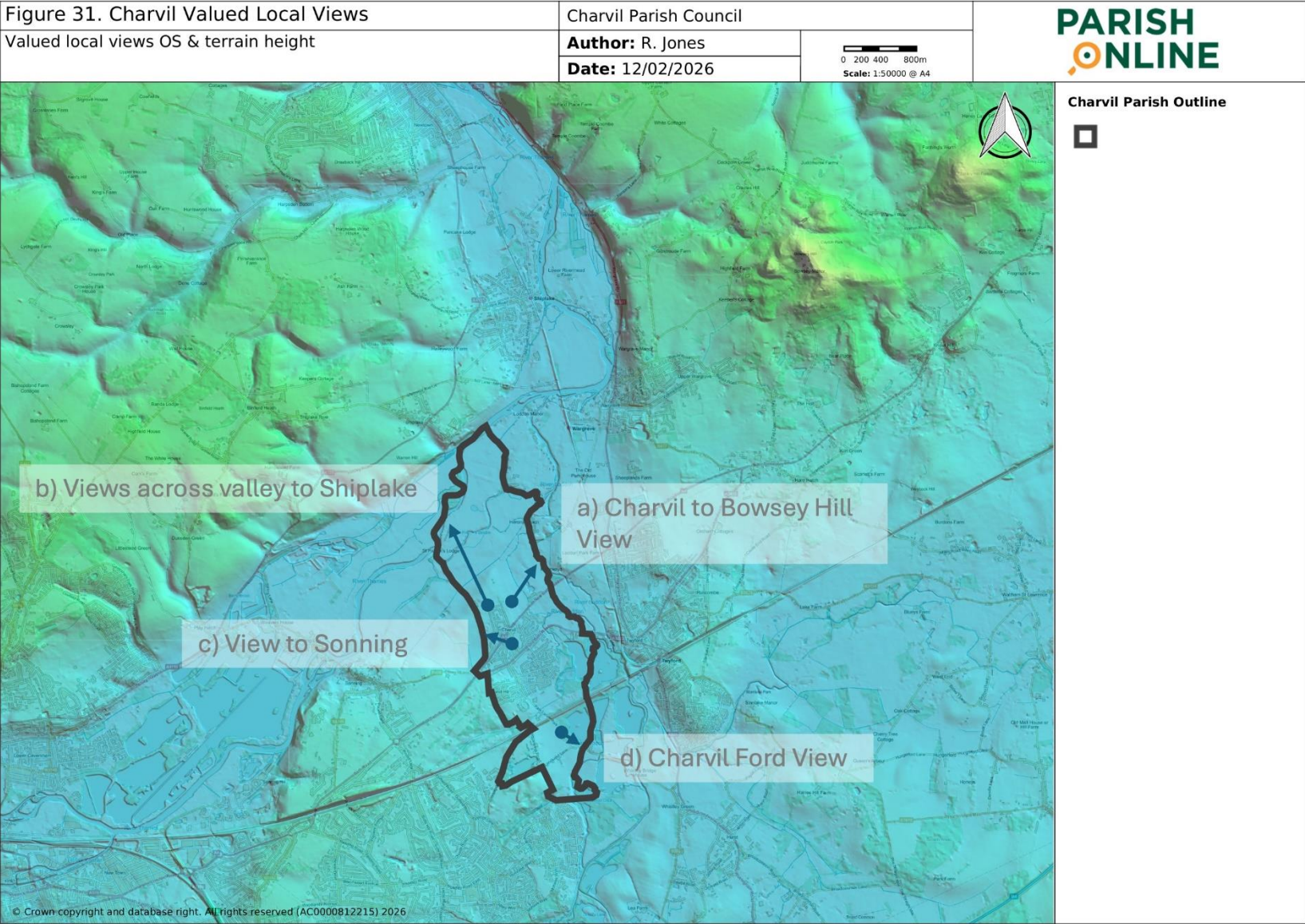
Proposals for new development within the Charvil Plan area that would affect any of these Valued Local Views should be carefully designed to provide opportunities for the longer distance views to the surrounding landscape to be integrated within the new development.

Table 10 – Local Landscape Features of Value

Valued Local View	View Details	Description of View Value/Importance to local community	What is the objective for development in maintaining and enhancing the view
a) Views from Charvil to Bowsey Hill	<ul style="list-style-type: none"> Viewpoint location: From the end of Park View Drive North across open countryside. View Direction: North East. Description of View: View of Bowsey Hill and Ashley and Knowl Hills which form significant vista across horizon of upland forests. 	Large scale vista of hills dominating horizon with attractive wooded form of Bowsey and Ashley hills. View is distinctive and provides a sense of scale, space and setting to residents of the village.	Ensuring that any future development is respectful of this view in its design the view being retained through deliberate gaps.
b) Views from the north of Charvil across Thames Valley to Shiplake	<ul style="list-style-type: none"> Viewpoint location: St Patrick Recreation Ground View Direction: North Description of View: View from elevated site across beautiful open countryside dipping gently into the Thames Valley and down to the River (not visible) 	Elevated view from edge of Thames Valley and down to the river(not visible). Large vista from Sonning to Shiplake providing a real sense of space and place. Provides residents with a real connection to the countryside and in particular the Thames Valley which marks the edge of the Parish.	To ensure any development respects this view and the connection held by local residents to the landscape and that's nature is preserved
c) Views from the north of Charvil across Thames Valley to Sonning	<ul style="list-style-type: none"> Viewpoint location: Milestone Avenue View Direction: North West Description of View: View across open fields from edge of Thames Valley toward Sonning on Thames. 	View from edge of Thames Valley across attractive fields providing a real sense of scale, space and place. Provides residents with a real connection to the countryside and in particular the Thames Valley which marks the edge of the Parish.	To ensure any development respects this view and the connection held by local residents to the landscape. The views should be considered integral to any proposed development.
d) Local Views of Charvil Ford	<ul style="list-style-type: none"> Viewpoint location: River Loddon Ford Crossing, Park Lane, Charvil. View Direction: South Description of View: View of ancient crossing of River Loddon and associated footbridge. 	The Ford provides a tranquil very pretty countryside setting, setting of historical note and is very popular with residents and people from nearby villages and towns. It provides a visual connection with the more rural historical past of the area.	Ensuring any development preserves the unique view and setting of the ford with particular reference to its rural setting.

Source: Charvil Neighbourhood Plan Working Group

Figure 31 – Valued Views from Charvil



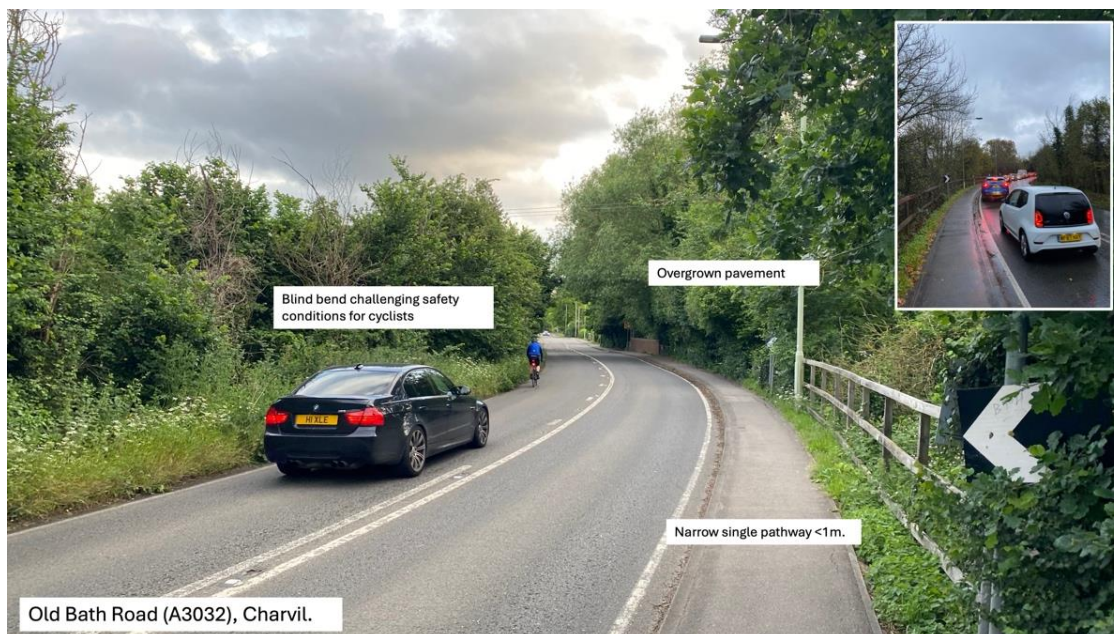
Made Version Neighbourhood Plan for Charvil (May 2026)

Source: Charvil Neighbourhood Plan Working Group

9. Sustainable Travel

- 9.1. Charvil village has developed as a collection of housing developments over the last century or so. Charvil formed around the coaching inn and tollgate on the Old Bath Road, together with existing farm complexes and farm workers cottages. The village of Charvil lies about a 2km outside Twyford. The River Loddon and its river valley present a permanent barrier between Charvil and Twyford in terms of development. This means that Charvil is likely to remain a separate settlement.
- 9.2. There is no rail station in Charvil, but Twyford Railway Station is 2km away. It is difficult to drive there at peak times owing to constraints on car parking at the station with over 3000 individual in/outs daily at the station recorded and current car parking capacity being only 355 spaces (<https://www.maidenhead-advertiser.co.uk/gallery/generic/185183/commuter-packed-car-parks-cause-problems-for-twyford-businesses.html>). There is also considerable traffic congestion at peak times. The driving route goes through the AQMA at Twyford cross roads and increased car journeys will have a further negative impact.
- 9.3. There are limited bus services that connect conveniently to rail services and there are no stops adjacent to the station (the nearest is located outside Waitrose which is a further 7 minutes walk to the station).
- 9.4. The total walking distance from Charvil is 2km and this takes approximately 30 minutes to walk. The route is problematic in terms of the quality of the pedestrian walking environment – there is no pavement on the south side of the road and only one pedestrian crossing which is not located conveniently for many. The pavement on the northside of the road is narrow being typically 1 metre or less in width and often overgrown. This means mobility scooters can't use it and if pedestrians meet, one will need to move into the highway to pass by. Pedestrians heading to the rail station in Twyford are required to cross the road again in Twyford.
- 9.5. Cycling is possible but the road is not considered to be safe for cyclists with a long blind bend forcing cars and lorries to sit behind the cyclist. The pedestrian and cycling route is shown in Figure 32.

Figure 32 – Photo of Old Bath Road (A3032) Charvil showing challenging conditions

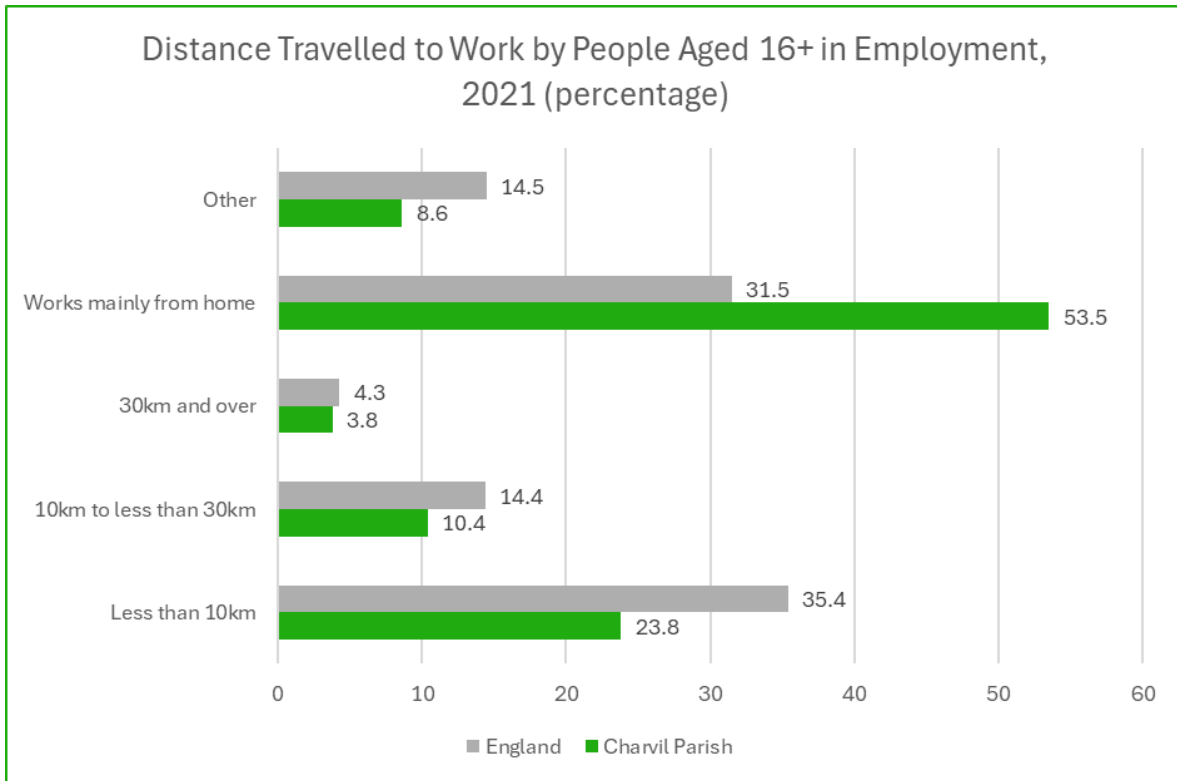


- 9.6. Major local destinations are a few minutes away by car, subject to congestion on main roads and the availability of parking at the destination. In this context, those living furthest from bus stops are unlikely to walk the distance to a bus stop and then wait for an infrequent bus service in order to take a short journey, and then have to walk at the other end. If suitable high-quality routes were available, people might walk or cycle, but as it is, most people drive to their jobs, to local schools and to the services they need, given there are very few in Charvil. Charvil is a car-based community.

Where People Work and How They Get There

- 9.7. Covid-19 affected working patterns during 2021 at the time of the Census and this has led to enduring changes in how and where people work. The Census recorded distance travelled by people aged 16 years and over who were in employment, and in 2021 Figure 33 shows that 53.5% of such people in Charvil worked mainly from home (a significantly higher proportion of people than for England as a whole). Of those that did travel to work, the greatest proportion travelled less than 10km.
- 9.8. 1,564 people were recorded as Aged 16+ years and in employment. 764 travelled to a workplace away from home and 624 of these travelled in a private car or van. 60 people travelled 30km or more to get to work. Working patterns were affected by Covid-19 pandemic restrictions.
- 9.9. Figure 34 shows that where people travelled to work outside the home, they mostly drove or were driven in a car or van. Almost 86% of people who worked at a workplace away from home travelled this way.
- 9.10. Car and Van ownership levels reflect the reliance of people living in Charvil Parish on private motorised transport. According to the 2021 Census, only 4.8% of households do not have a car or van, whilst over 21% have three or more (see Figure 35). Overall, the numbers of car and vans in Charvil Households are contrast sharply with the national position in which households tend to have fewer vehicles.

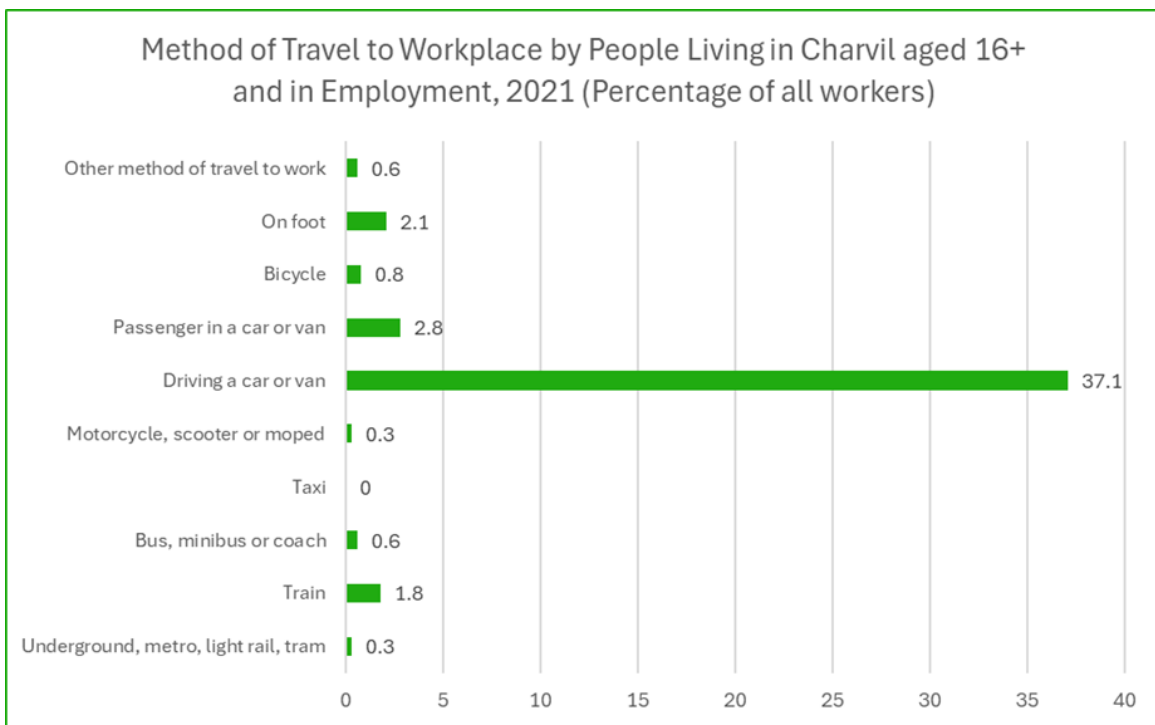
Figure 33 – Distance Travelled to work



Source: Office for National Statistics, 2021 Census

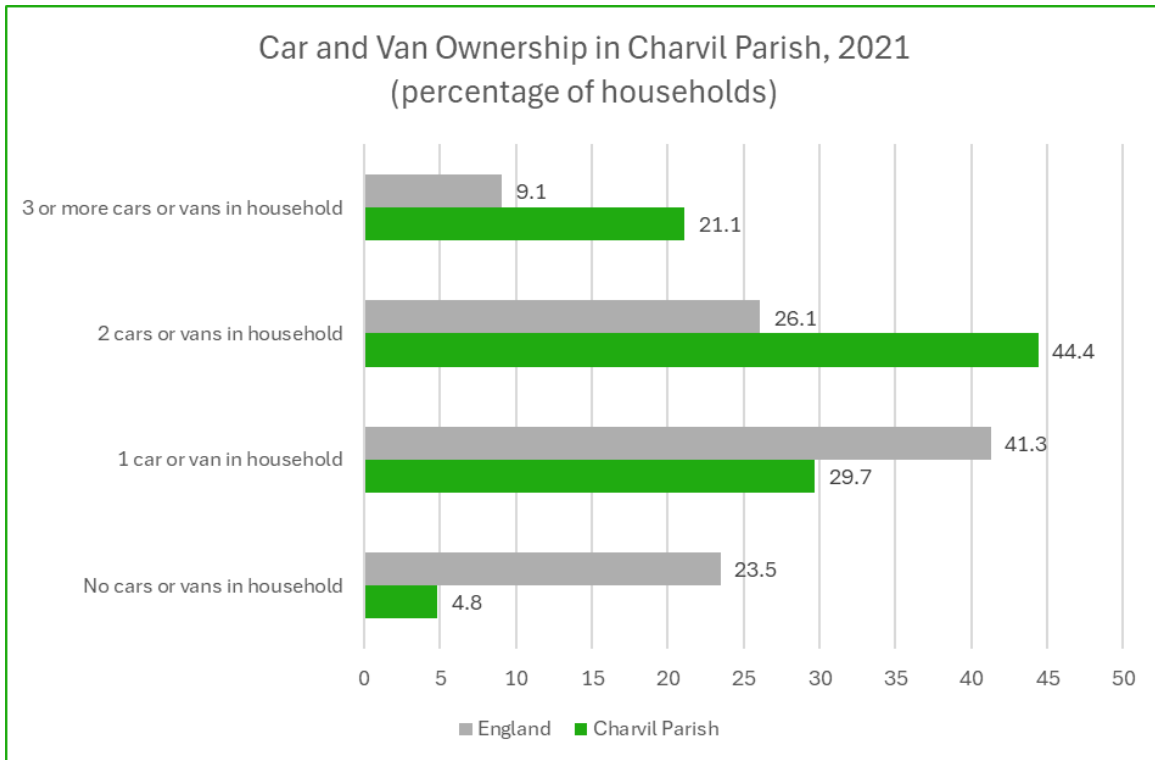
Note: 53.5% of all workers not shown on this graph worked mainly from home and so did not regularly travel away from home.

Figure 34 – Method of Travel by those working away from home



Source: Office for National Statistics, 2021 Census

Figure 35 – Car and Van Ownership in Charvil Parish



Source: Office for National Statistics, 2021 Census

- 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.

The need to address traffic volumes and speeds

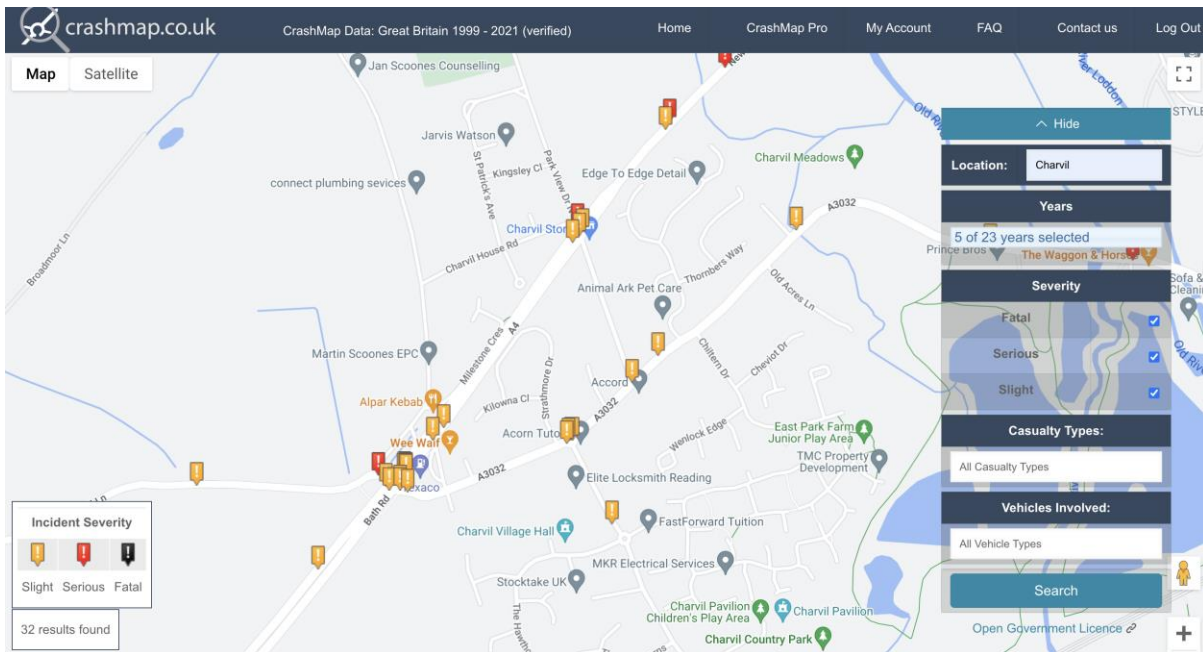
- 9.12. Charvil is cut-through east to west by major transport features which create severance of one part of the parish from another. In the south, the embanked Great Western Railway forms a major barrier between the south of Charvil village and areas of the parish to the south, including access to educational and other facilities on the outskirts of Woodley (outside the parish), relied upon by residents. Traffic to and from the south is funnelled under the railway bridge leading into Charvil past the primary school.
- 9.13. The Old Bath Road (A3032) and the Great West Road (A4) slice through Charvil in an east to west direction. The Old Bath Road creates some pedestrian safety considerations within Charvil south of the A4. The A4 itself is a very busy road which makes interaction difficult for pedestrians between housing areas to the north with the limited amenities available in the village to the south.
- 9.14. These major routes have significant effects on the local community in terms of accidents and perceived safety. Figure 36 shows Crashmap data (<https://www.crashmap.co.uk/>) for all road traffic accidents in Charvil where the Thames Valley police attended the scene and provides the below accident statistics for Charvil. Whilst this will be an underestimate of the actual number of incidents (with incidents either not reported or dealt with by the police), it does provide valuable data on where the more serious incidents have occurred since 1999.

9.15. Unsurprisingly, most accidents recorded occur on the two major roads in the village – the A4 and A3032 Old Bath Road. The Crashmap data also shows that major junctions on these roads have been more likely to see an accident, these locations are:

- The Sonning (Wee Waif) Roundabout on the A4
- A4 Park View Drive South & North Junction
- Old Bath Road- Park Lane Mini Roundabout

9.16. Additionally, areas of significant road safety concern are highlighted by residents at the pedestrian crossing on the A4 and the A4 dual cycleway/footpath which form part of the main route for Wargrave Piggott School pupils.

Figure 36 – Crashmap Statistics for Charvil, 2017-2021



Source: <https://www.crashmap.co.uk/>

9.17. Charvil Parish Council have used a speed indicator device to record traffic volumes and speed since 2019. The device has been deployed at 6 locations across the village, recording traffic volumes in one direction only and also recording average speed of traffic, the maximum speed recorded and the V85 figure which is the speed all traffic in the 85th percentile recorded. Summaries of the data from these sites have been overlain on the Crashmap MOT accident statistics. This data is presented in Figure 37.

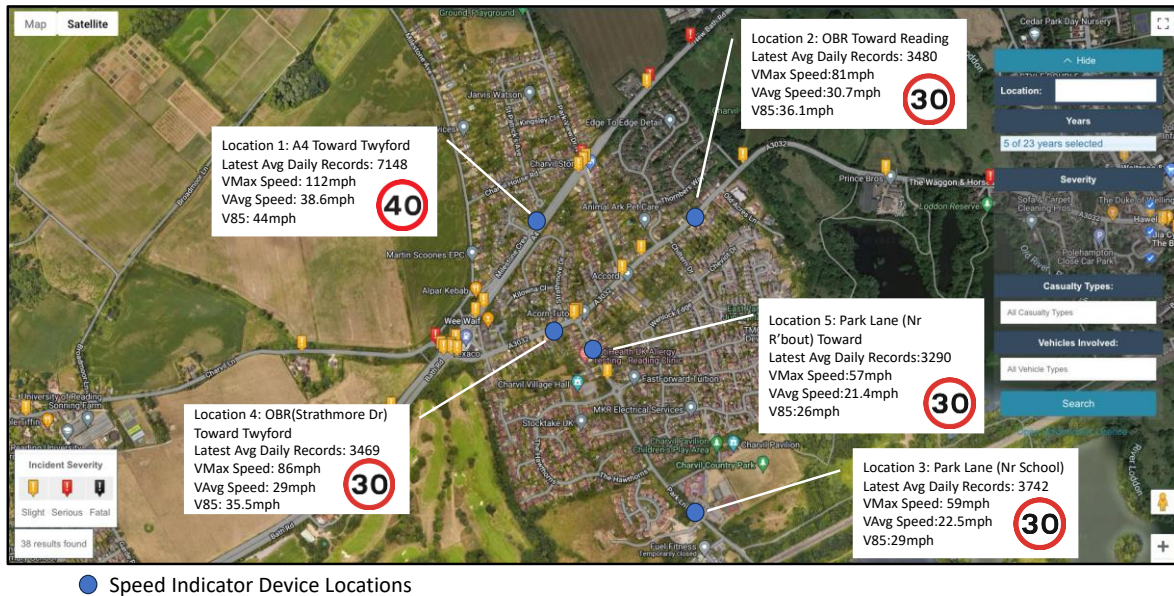
9.18. It is clear that the A4 is the busiest road and sees the highest road speeds reached (Vmax 112mph) the accident statistics also point to the Sonning round about and Park View Drive Road junctions as being the most unsafe road safety locations in Charvil. A V85 of 44 (speed limit 40mph) also infers speeding is an issue at this location. Additionally, the Old Bath Road sees significant maximum speeds of 81mph and 86 mph at both recording locations (the speed limit is 30mph). A V85 of 35mph and 36 mph was recorded, again showing speeding issues. Six accidents have been recorded in the last 5 years.

9.19. Park Lane, on which data has been recorded at two locations, sees a much more benign road traffic environment with Vmax of 57 and 59mph recorded average speeds of about 22 mph and

V85 below 30 mph recorded at 26 and 29mph. This shows little issue with speeding. There has been one road traffic accident recorded on Park Lane in the last 5 years.

Figure 37 – Recorded Traffic Volumes and Speeds on Charvil roads

Charvil Traffic: Five Year Accident Statistics and SID Records



Source: Charvil Parish Council

- 9.20. The existing community of Charvil has a clear objective to reduce the effects of traffic volumes and speeds on key routes, so that they can walk and cycle with confidence to key amenities within the villages, and to nearby centres. If new areas are developed, strong consideration must be given to ensure that future residents can undertake active travel with confidence to meet their daily needs.

Walking Routes

- 9.21. A strategy for active travel in Charvil must address the safety and convenience of key pedestrian routes used by local people daily. Road safety is the starting point in that people must feel safe if they are to be encouraged to walk more for their daily needs, as far as this is possible in Charvil. Using the principles set out in national guidance LTN1/20, the Neighbourhood Plan Transport Working Group has identified and assessed the quality, convenience and safety of important walking routes in Charvil and these are set out in Table 11.

The Charvil Safe School Route

- 9.22. The Neighbourhood plan identifies a Charvil Safe School Route Plan which aims to provide improved safety for all road users on the routes to Charvil Piggott Primary School and Piggott Senior School in Wargrave. This should aim to address the pedestrian approach to the Charvil Primary School which lacks a footpath on the east side of Park Lane from the Hawthorns roundabout southwards. Young children must cross over Park Lane at its busiest periods without the aid of a pedestrian crossing or a crossing attendant.
- 9.23. In October 2022 the Piggott Senior School in Wargrave confirmed the following “we have 240 students in years 7-13 who live in Charvil so must travel along the A4 in some capacity. A further

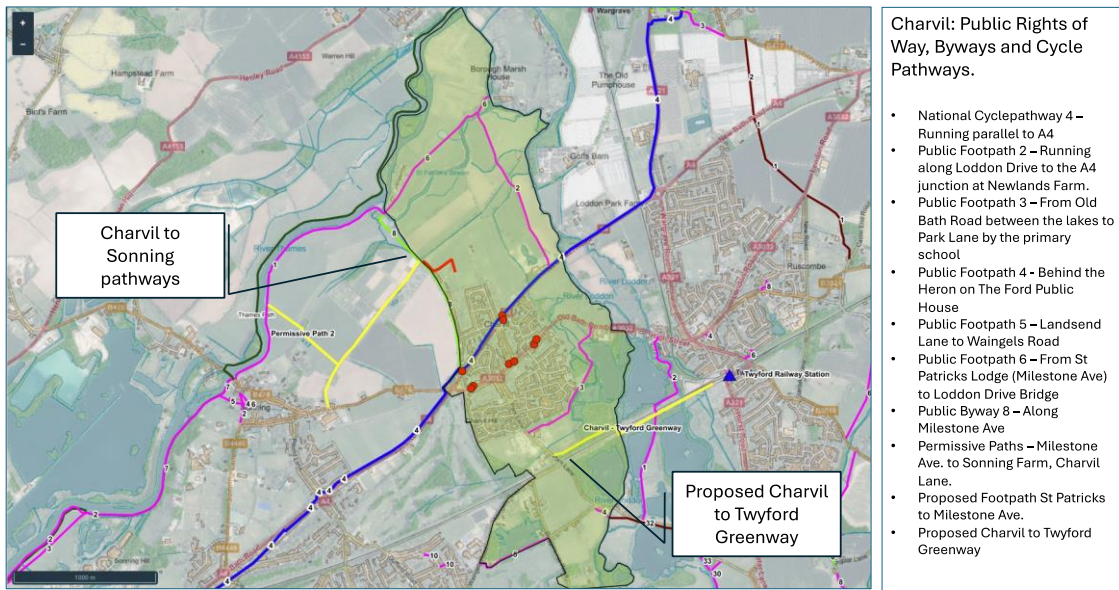
49 students in years 7-13 live in Sonning so again, must travel down the A4.” That’s a total of 289 students who travelling through or from Charvil to the school.

Cycling Routes

- 9.24. An assessment of the quality of local cycle routes has been undertaken by the Neighbourhood Plan Transport Working Group to support the neighbourhood plan and this is set out in Table 11. The assessment draws on national guidance LTN1/20 to comment on the coherence, directness, safety, comfort and attractiveness of local cycle routes to key destinations. The table also identifies priorities for improvement to these routes that would encourage greater use, more cycling and less use of cars for trips to meet daily needs.
- 9.25. Charvil is a commuter village with few services. Convenient and sustainable access to Twyford for onward rail travel or jobs and services in the town is an important need for the residents of Charvil. Figure 38 shows the available walking and cycling routes in Charvil along with a proposed direct cycle route to connect Charvil to Twyford to create significant savings in journey distance and times for active travel access to Twyford transport and other services. The route would be a mixed-use path running alongside the existing railway track. This pathway has been included by WBC within its Active Travel Infrastructure Plan, although funding has yet to be secured.

Figure 38 – Active Travel Routes in Charvil - Cycle Paths, Footpaths & Public Rights Of Way

Charvil: Public & Active Transport



Source: Charvil Parish Council

Table 11 – Assessment of Key Walking and Cycling Routes in Charvil

Charvil to Twyford via Old Bath Road A3032	Cycling	Walking
Description of route and infrastructure	'A' road forming direct route between Charvil and Twyford no provision at all for cyclists. Limited narrow single pavement but only on one side. Road has significant long blind bend which provides significant risks to cyclists	'A' road forming direct route between Charvil and Twyford. Limited narrow single pavement but only on one side and requires users to move into the road to let others pass.
Coherent?	No specific cycle lane design or designation.	Narrow pavement only one side
Direct?	Yes road is direct. No other direct route exists.	Yes road is direct. No other direct route exists.
Safe?	No, road is fast and a blind bend (double white lines) provides significant hazard for cyclists. High safety risk means some cyclists use the pavement and mix with pedestrians on single pavement causing further hazard.	No, road is fast and a blind bend (double white lines) provides significant traffic very close to pedestrians on narrow pavement. High safety risk means some cyclists use the pavement and mix with pedestrians on single pavement causing further hazard.
Comfortable?	Potential conflict with faster moving cars, vans and lorries.	Close to faster moving cars, vans and lorries. Often pavement is overgrown by fringing hedgerow providing obstruction.
Attractive?	The environmental route is attractive through countryside including the Charvil Meadows nature reserve. Heavily trafficked road with challenging road conditions	The environmental route is attractive through countryside including the Charvil Meadows nature reserve. Heavily trafficked road with challenging road conditions noise and proximity to traffic is a problem.
Suitable protection from traffic?	No the road is busy and provides no protection for cyclists.	Narrow pathway next too busy road with no protection for pedestrians
What are the Priorities for improvement?	Provision of safe cyclist routes between Charvil and Twyford.	Provision of safe pedestrian routes between Charvil and Twyford.
Charvil to Wargrave (Piggott High School)	Cycling	Walking
Description of route and infrastructure	The A4 runs directly between Charvil and Wargrave. Access to the A4 can be challenging by bike for most of population requiring cycling along Park Lane, Old Bath Road (A3032 and Park Lane to access the A4 cycling route this includes two major pedestrian crossings on OBR and A4 to get to north side of A4. From here a wide mixed pedestrian cycle pathway runs to Twyford roundabout and school. This section of the route is National Cycle Route 4 is wide although several exit junctions cut across it.	The A4 runs directly between Charvil and Wargrave. Access to the A4 can be challenging for pedestrians requiring walking and crossing Park Lane, Old Bath Road (A3032 and Park Lane to access the A4 pedestrian route this includes two major pedestrian crossings on OBR and A4 to get to north side of A4. From here a wide mixed pedestrian cycle path way runs to Twyford roundabout and school. This section of the route is National Cycle Route 4 is wide although several exit junctions cut across it mixing road traffic and, cyclists and pedestrians

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Coherent?	Once on the cycle pathway the route is very coherent and clear access to the route for most residents is the challenge many users will be put off having to cross several busy roads to access this infrastructure.	Once on the cycle/pedestrian pathway the route is very coherent and clear access to the route for most residents is the challenge many users will be put off having to cross several busy roads to access this infrastructure.
Direct?	For most residents the route is not direct it require a challenging route to access the infrastructure. Children living south of the A4 are required to cross Old Bath Roas (A3032) and A4	For most residents the route is not direct it require a challenging route to access the infrastructure
Safe?	Access to the national cycle route is challenging with two major A roads needing to be crossed (2x pedestrian crossings provide some help) The national cycle path along the A4 is reasonable safe but multiple access junction does provide hazard of road traffic emerging. Additionally the parallel A4 is a very fast and busy road with frequent RTA's	Access to the national cycle-pedestrian route is challenging with two major A roads needing to be crossed (2x pedestrian crossings provide some help) The national cycle path along the A4 is reasonably safe but multiple access junction does provide hazard of road traffic emerging. Additionally the parallel A4 is a very fast and busy road with frequent RTA's
Comfortable?	The initial part of the route for many users is not comfortable requiring A roads to be traversed and with no specific cycle provision. National cycle route is made uncomfortable due to proximity of A4 and traffic emerging across the pathway.	The initial part of the route for many users is not comfortable requiring A roads to be traversed National cycle route is made uncomfortable due to proximity of A4 and traffic emerging across the pathway.
Attractive?	The setting is attractive environmentally much of it through farmland and countryside but the busyness, noise and speed of traffic on A3032 and A4 mean cycling along or alongside the route is unattractive to users. Accessibility to the cycle route requires the Sonning roundabout to be crossed and the A4 crossed (no pedestrian crossing). This road is fast moving and potentially dangerous with frequent accidents at the roundabout (see Crashmap Stats) in this chapter). This would deter many potential users in Charvil. The cycle path is poorly used.	The setting is attractive environmentally much of it through farmland and countryside but the busyness, noise and speed of traffic on A3032 and A4 mean walking alongside the route is unattractive to many users.
Suitable protection from traffic?	No on initial part of route somewhat on national highway	No on initial part of route somewhat on national highway. Exit junction provide uncontrolled traffic.
What are the Priorities for improvement?	Improve safe access to this important cycle route to majority of residents	Improve safe access to this important pedestrian route to majority of residents
Charvil to Woodley Centre Reading via A4 Bath Road/Butts Hill Rd/Headley Road	Cycling	Walking

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Description of route and infrastructure	Exiting Charvil onto A4 past Sonning roundabout along mixed pedestrian/cycle way northside of the A4. Then exit cycle pathway on to Butts Hill Road and via a complex multi junction to the Headley Road.	Exiting Charvil onto A4 past Sonning roundabout along mixed pedestrian/cycle way northside of the A4. Then exit pathway on to Butts Hill Road and via a complex multi junction to the Headley Road.
Coherent?	No, Requires access to national cycle route 4 on northside of A4 then at Woodley roundabout requires going back across A4 and then onto Butts Hill Road and the Headley Road	No, Requires access to pavement on northside of A4 then at Woodley roundabout requires going back across A4 and then onto Butts Hill Road and the Headley Road
Direct?	No need to cycle away from Woodley to access national cycle route 4.	No requires crossing A4 to access pavement then back across at Woodley roundabout to access
Safe?	No, crossing of A4 is hazardous at Sonning Roundabout and back again. Road is very busy and fast. The A4 pedestrian crossing would require most people to cycle away from Woodley	No, crossing of A4 is hazardous at Sonning Roundabout and back again. Road is very busy and fast. The A4 pedestrian crossing would require most people to walk away from Woodley initially
Comfortable?	No lots of breaks in route changing not just road but type of road,	No lots of breaks in route changing roads and crossings
Attractive?	Initial part on countryside but along busy, noisy dangerous A4 dual carriage road against flow of traffic,	No, along busy, noisy dangerous A4 dual carriage road against flow of traffic,
Suitable protection from traffic?	National cycle route 4 is relatively safe although shared with pedestrians. Butts Hill Road and Headley Road have no cycling provision narrow busy urban B roads	National cycle -pedestrian route 4 is relatively safe although shared with cyclists.
What are the Priorities for improvement?		Given the distance and busyness of roads. Unavailability of direct route option is to create direct pedestrian dedicated routes into Woodley/
To Charvil Piggott Primary and Charvil Village Hall via Park Lane from Charvil and outside	Cycling	Walking
Description of route and infrastructure	N/A	Routes to both the Primary School and Village Hall are via Park Lane From the north A4 side of Charvil the facilities can be accessed on foot along pavements. Depending on point of origin both A4 and A3032 Old Bath Road would need to be crossed. As you proceed down Park Lane approaching the school only one side has a pavement on opposite side from school site. There is no pedestrian crossing. From The south (Waingels road) pedestrians would need to walk under railway bridge and find themselves on paved side of road across from school.

Made Version Neighbourhood Plan for Charvil (May 2026)

Coherent?	N/A	In part, lack of pavement or crossing makes access to primary school less easy or attractive.
Direct?	N/A	To village hall yes, but not school given absence of adjoining pavement.
Safe?	N/A	Pedestrians crossing Park Lane would be at risk, traffic calming measures are in place but speeding is recorded
Comfortable?	N/A	Where facilities exist yes. Lack of pavement connecting school is issue.
Attractive?	N/A	Busy road in relatively built-up area, some attractive views and countryside and green space as we move out of the village centre.
Suitable protection from traffic?	N/A	No pedestrian crossing on Park Lane. Speed warning sign outside school does not work.
What are the Priorities for improvement?	N/A	Pedestrian crossing across Park Lane. New pavement outside school. Make speed warning sign work.

Source: Charvil Parish Council

Public Rights of Way – new paths and links

9.26. A wide variety of public rights of way, byways and permissive paths can be found across the parish of Charvil. Whilst these provide attractive and easy access routes into the surrounding countryside, the network is limited and fragmented, Figure 38 highlights these routes. Future development in the area with support and action from Charvil Parish Council could facilitate the further development and connectivity of this infrastructure. Possible options would include the following:

- Create a new public footpath between the St Patrick Recreation ground and Milestone Ave byway this is already used informally along the edge of an agricultural field by walkers. This would also enable connection to the permissive path to Sonning and the Thameside path.
- Provide new and improve existing pedestrian crossings across the A4, including into the public footpaths across Charvil Meadows Country Park and from there the existing pedestrian route into Twyford along the Old Bath Road.
- Wokingham Borough Council's Rights of Way Improvement Plan, 2020 – 2030. Appendix 5 Greenways Strategy and Implementation Plan, River Loddon Long Distance Path, includes section known as the Charvil-Twyford Greenway - as outlined in the previous section this pathway could be transformative in linking Charvil to Twyford and by further extension to Woodley.

Policy support

9.27. NPPF (para 109 (e)) urges plans and proposals to consider opportunities to promote walking and cycling. Para 111 (d) says planning policies should provide for attractive and well-designed walking and cycling networks. Para 115 (b) says that site allocations should have safe and suitable access for all users. Para 117 (c) says that applications for development should create places that are safe, secure and attractive. Policy CP06 of the Wokingham Borough Core Strategy seeks to manage travel demand including through improvements to the infrastructure network for pedestrians and cyclists and to enhance road safety.

POLICY CHARVIL 11 – PEDESTRIAN AND CYCLING ENVIRONMENT

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.

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.

Important walking, cycling and school routes:

- a) Road crossings on the A4 Great West Road.
- b) Road Crossings on the A3032 Old Bath Road.

- c) Charvil to Twyford via Old Bath Road A3032 Provision of safe cyclist routes between Charvil and Twyford.
- d) Charvil to Wargrave (Piggott High School) Improve safe access to this important cycle route to majority of residents
- e) Charvil to Woodley Centre Reading via A4 Bath Road/Butts Hill Rd/Headley Road
- f) To Charvil Piggott Primary and Charvil Village Hall via Park Lane from Charvil and outside
- g) Park Lane
- h) Old Bath Road, A3032
- i) Park View Drive South
- j) Bath Road, A4
- k) A new public footpath between St Patrick Recreation Ground and Milestone Avenue
- l) A pedestrian crossing from new housing developments north of Charvil to connect to Charvil Meadows Country Park
- m) A Charvil to Twyford Greenway

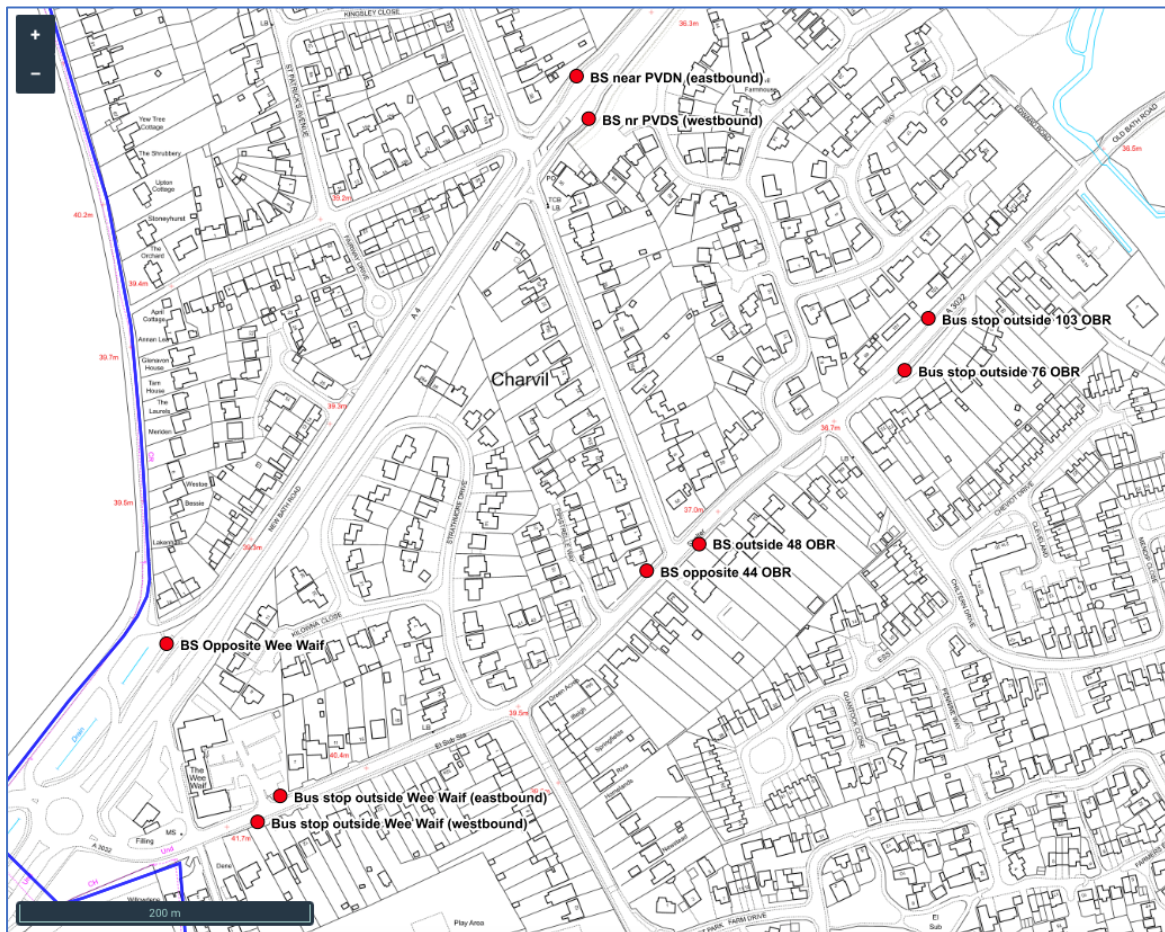
Public transport

- 9.28. The eastern edge of Charvil is about 1.5km from Twyford Railway Station along the Old Bath Road and the western edge is a further 0.8km. Parts of north Charvil and south Charvil are further still. It is a long walk to Twyford, and the pedestrian and cycles route require improvements to make them attractive for daily use. Even then, this length of walk is considered beyond a reasonable distance to access services in the centre of Twyford and the railway station for commuting. A more direct route using the old railway line across Charvil Country Park might change this.
- 9.29. Many people will drive, but there is a strong desire to provide options for more sustainable travel in the form of Bus Services. Four services run through Charvil to provide Monday to Saturday (broadly) hourly services, with no services on Sundays and public holidays. No buses run from Charvil after 19:16 hours and so evening use of public transport is not possible. Routes are currently limited to the A3032 Old Bath Road only. Bus Shelters are situated on the Old Bath Road and on the A4 (not in use) – see Figure 39. Provision of evening bus services would be supported.
- 9.30. The usability of bus services as a realistic daily option needs to improve. Current bus stop locations were placed in what used to be the centre of a small settlement. Charvil has experienced significant expansion since the mid-20th Century with the completion of the Hawthorns Estate in 1992 and the East Park Farm Estate in 1997. Some areas of the village are a significant walk from the bus stops. The furthest reaches of St Patrick's Avenue in the north, East Park Farm Drive in the east, The Hawthorns in the west and Park Lane in the south are all between 720-770 metres walk from their nearest stop on the Old Bath Road.
- 9.31. Even with changes in working practices, there are significant daily commuter flows into London from Charvil from Twyford Station. A direct walk is around 30 minutes whereas to use the bus might require a brisk ten-minutes' walk, a wait for the bus, a seven-minutes journey and then a

further seven-minutes' walk from the stop in Twyford to the station, and you want to be a bit early for the train.

- 9.32. A shuttle bus service to Twyford with a route around Charvil Village to provide closer pick-up and drop-off points, running every 30-minutes from 06:00 to 08:30 and from 17:00 to 19:30 hours on weekdays, would provide a clear benefit over current arrangements. Charvil Parish Council would support plans for this provision if it should come forward and will explore options.
- 9.33. Other current services would serve shoppers and evening leisure travellers. However, as the community grows older and reflecting on the dispersed nature of the limited community facilities that exist in Charvil, the community would support provision of a demand responsive transport service to provide options for people who do not drive, or who have mobility constraints such that they cannot access regular bus services running along the Old Bath Road.

Figure 39 – Bus Shelter Locations in Charvil



Source: Charvil Neighbourhood Plan Working Group

POLICY CHARVIL 12 – BUS SERVICES

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.

10. Flood Risk

- 10.1. Flooding from rivers but also from the ground when rivers are in flood, has become a regular occurrence in Charvil Parish. It occurs when rivers overtop their banks and flood the adjacent land. The River Loddon flows into the River Thames and when the Thames is in flood, River Loddon is affected also. Charvil Meadows fulfils an important function as floodplain with riverside meadows formed under annual flooding over many years. In 2023 WBC have published an updated Level 1 and 2 SFRA as part of the LPU evidence base.
- 10.2. Storm events have become more frequent in recent times and these increased create flood risk from storm run-off, with standing waters in the fields around Charvil. Another danger results from sewage systems overloaded with storm water. Much of the eastern and northern parts of Charvil have experienced significant flooding three times in the last ten years. Figure 40 shows the flooding which occurred in January 2024, affecting the eastern part of Charvil Village which broadly reflects the extent of the functional floodplain.

Figure 40 – January 2024 Flooding along the eastern edge of Charvil Village



Source: Charvil Parish Council

- 10.3. Residents look at the fields around Charvil, and the flood waters standing there. They see flood water reaching their back gardens and this creates some concern about what might happen in future to threaten local homes. New development is being planned by Wokingham Borough and one site has been identified on the edge of Charvil as a potential allocation site for new Housing.
- 10.4. Local communities are on the ground when floods occur and they can document events. It is important for local information of documented flood events to be considered in Flood Risk Assessments which are undertaken to support site allocations in local plans and planning applications. This is because the models are often not based on detailed site surveys until later in the process. There has been some local concern in Charvil over the accuracy of information documenting flood risk zones in the Parish.

Charvil Flood Working Group

- 10.5. Charvil Residents formed a Flood Working Group to investigate local flood risk management issues and recommend actions to improve flood risk mitigation. A supporting document to the Neighbourhood Plan has been prepared which records the group's work and recommendations.
- 10.6. A key finding from the working group was that earlier assumptions about flood contours in the parish were inaccurate – a 35m AOD contour has proven to be a significant level in that prior to 2014 flooding to this level had not been recorded. Since 2014, flooding has occurred at this level three times – in February 2014, in 2019/2020 and in January 2024.
- 10.7. Fluvial flooding from the Thames and Loddon at higher levels is likely to have a causal effect with surface water flooding given the proximity of land in the parish to these rivers. It will stand deeper for longer and over a wider area in times of flood, as the surface water has nowhere to go.
- 10.8. This combination of effects alongside the increased intensity of storms heightens the chances of sewage system overflows, which have been observed in the area more frequently in recent years. In this context, it is important that new development takes account of specific local flood risk factors and specific local information which may not be evident so clearly in the models.

Policy Support

- 10.9. The NPPF and Planning Practice Guidance set the planning framework for the development of planning policies for flood risk and decision making on development proposals in the light of flood risk. The Environment Agency produces models and maps showing the extent and level of flood risk for the present and the future based on climate change scenarios – these evolve over time. The Lead Local Flood Authority (LLFA) is the responsible authority for ensuring that new development is placed in areas with a low risk of flooding, and for ensuring that development does not worsen flood risk for existing development. Applicants for development may need to 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.
- 10.10. In this context of strategic policies, thresholds or limits on where development can and cannot take place cannot be applied by the Neighbourhood Plan. Nevertheless, there are important community insights into flood risk from observed storm/flood events that can make an important contribution prior to decision making on planning applications. Documentary evidence to demonstrate the effects of real-life effects should be considered alongside modelling outputs in Flood Risk Assessments and Drainage Strategies, particularly if these lack supporting ground surveys.
- 10.11. NPPF paragraphs 170-182 set out national planning policies for planning and flood risk. Annex 3 of the NPPF provides a flood risk vulnerability classification. Planning practice Guidance sets out detailed guidance on the sequential test and the exceptions test. Wokingham Core Strategy Policy CP1 supports Sustainable Development and the avoidance of flooding through new development. Policy CP3 provides policy to support general principles for new development and these include ensuring that new development is safe, secure and accessible.
- 10.12. Policy CC09 of the Wokingham Managing Development Delivery document provides the detailed policy framework for the consideration of flood risk within the specific development proposals. This requires a sequential approach to development with reference to flood risk

zones, and demonstration of exceptions where this is justified and safe. It sets out requirements for applications to be supported by Flood Risk Assessments.

POLICY CHARVIL 13 – LOCAL FLOOD RISK INFORMATION

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 should be taken into account in determining flood risk and any necessary mitigation.

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.

Opportunities to improve Flood Resilience through nature-based measures

- 10.13. Charvil Parish experiences significantly higher flood risk than many other areas. Work undertaken to support green and blue infrastructure policies in the Neighbourhood Plan indicate the key areas of potential habitat expansion and connectivity. These may become a focus for Local Nature Recovery Strategy priorities linked to the River Thames and River Loddon corridors. Restoration of wetland and woodland core habitats along the rivers in the parish could be a key feature of this. There may be an opportunity to develop an integrated approach to restore wetland habitats whilst improving flood resilience through land management and nature-based approaches.
- 10.14. The Neighbourhood Plan is supportive of development required to bring about improved habitats combined with better public access to nature and improved resilience to flooding in the area.

POLICY CHARVIL 14 – DEVELOPMENT TO SUPPORT INTEGRATED DELIVERY OF IMPROVED FLOOD RESILIENCE AND NATURE RECOVERY

Proposals for development will be supported where they:

- a) Directly or indirectly enable the restoration, expansion and creation of wetland and woodland habitats in Charvil Parish
- b) Improve resilience to flooding in Charvil Parish

Development proposals must have regard to the Berkshire Local Nature Recovery Strategy.

11. Monitoring, Delivery and Review

11.1. The Neighbourhood Plan seeks to achieve several outcomes which will require further actions, active monitoring and periodic review to determine whether objectives and policies are being achieved and observed. Charvil Parish Council will act on matters related to the achievement of broader community aspirations. Policies in the Neighbourhood Plan will be monitored as follows:

- For their use by the Parish Council in commenting on planning applications.
- For evidence that applications for planning permission have had regard to policies in the Neighbourhood Plan.
- For their use by officers of Wokingham Borough Council in making recommendations for the determination of planning applications.
- For their reference to and use by members of Wokingham Borough Council in decisions on planning applications.