



Charvil Neighbourhood Plan

Pre-Submission Public Consultation (Regulation 14)

Summary, Vision, Objectives and Proposed Policies



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Introduction

This document presents a summary of the vision, objectives and proposed policies found within the draft Charvil Neighbourhood Plan. All referenced figures, graphs, data and other evidence can be found within the full draft plan document.

The full draft plan can be downloaded at <https://charvilparishcouncil.gov.uk/cnp>

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.

Policies

Charvil 1: Sites in local community use and other community infrastructure

Applications for new development that would place increased demand on the use of existing community facilities and other community assets in Charvil should include proposals to support and improve them where viable.

Sites in Local Community Use:

Planning applications which propose to provide new community facilities in Charvil will be welcomed in principle. The loss of Sites in Local Community Use in the parish will only be supported where detailed and robust evidence has been provided to demonstrate one or more of the following requirements are met:

- a) Equivalent alternative provision exists within reasonable walking distance, or is proposed; or
- b) It can be clearly demonstrated that a site in local community use is no longer needed or suitable from alternative community uses.

Other Community Assets

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. The loss of commercial or institutional facilities will only be supported where detailed and robust evidence is presented to demonstrate that alternative commercial or institutional uses of the site are no longer economically viable

The sites listed below, shown on Figure 13 and described in Table 4 in the full plan, are identified as sites in local community use and other important community assets in Charvil:

Sites in Local Community Use:

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

Other important community assets:

1. Charvil Piggott Primary School
2. Heron On The Ford Public House, Park Lane (Commercial Enterprise)
3. Wee Waif Public House & Hotel, Old Bath Road. (Commercial Enterprise)
4. Texaco Service Station (Commercial Enterprise)

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:

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

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 3: Design of new development

Development proposals should demonstrate the way in which they have responded positively to the character features of the area (see the full plan Figure 1 – Charvil Parish Neighbourhood Area Boundary and Table 8 – Summary of Charvil Character Area Features) and should demonstrate how they respond to the design principles set out in the Charvil Design Guidance and Codes document.

Proposals which comply with the design guidance and codes to protect and enhance the following positive character attributes, and/or address the following issues and potential threats to the character of Charvil, will be supported in principle.

- a) Protect green and blue infrastructure and enhance connections to the countryside. Incorporate adequate green verges and hedges into new development. (Codes MC03, MC04, MC05)
- b) Preserve long and short distance views towards landscape backdrops and green spaces (Code MC02)
- c) Maintain a sympathetic relationship to existing development in terms of scale, building orientation, building line, setback and use of materials and colours (Code MS02)
- d) Connect walking and cycling routes to existing networks and provide adequate pavements to improve pedestrian safety. (Code AM02)
- e) Propose adequate and suitable traffic calming measures. Provide well-connected development for walking and cycling. (Code AM03)
- f) Design car parking arrangements to avoid public realm visual impacts and congestion. (Code AM01)
- g) Provide community facilities to improve quality of life and sense of community (Code MC01)
- h) Ensure the design of infill development and extensions are sympathetic to surrounding properties. (Codes IE01, IE02)

- i) Incorporate eco design elements (Codes SE01, SE02, AM01)
- j) Mitigate flood risk to the north and east of Charvil Parish

Charvil 4: Housing density and development form

New housing development in Charvil should be designed having strong regard to important character features of the settlement set out in Table 7 in the full plan.

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 be justified in the context of existing housing densities in Charvil as set out in Figure 23 in the full plan.

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 through improved energy efficiency, better heat management (using passive design techniques) and lower operating costs with new heating and energy generation 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.

Charvil 6: Charvil Parish buildings of traditional local character and areas of special character

The following sites which are described in Table 9 in the full plan 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: Heron on the Ford Public House.

Area of Special Character: Heron on the Ford Public House, The Giddy Bridge and the Ford Crossing.

Charvil 7: Green corridors

The Green Corridors shown in Figure 27 in the full plan 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.

Charvil 8: Local green space sites

The following sites, shown on Figure 28 and detailed in Appendix A in the full plan, are designated as Local Green Spaces, and other than in very special circumstances, no inappropriate development will be permitted within them that would harm their green character and reason for designation.

- a) St Patrick's Wood
- b) St Patrick's Recreation Ground
- c) Land to the east and north of Park View Drive North
- d) Charvil Meadows
- e) Charvil Country Park
- f) Hawthorns Park
- g) Simmons Wood (East Park Farm Greenspace)

Charvil 9: Trees

Development proposals on sites of 0.5 ha or more within or adjacent to the settlement boundary of Charvil Village Centre should achieve a future canopy 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 should be used where they can offer similar benefits to trees.

Planning proposals that affect existing trees or introduce new trees will be accompanied by a tree management plan which will include provision for the like for like replacement of any trees lost within the first five years from the completion of the development.

All planning proposals that have more than 10 metres of road frontage will be required to provide at least one roadside 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.

Charvil 10: Valued local views

Proposals for development should seek to retain views from public areas within Charvil to the surrounding landscape (as identified in Figure 31 in the full plan) and maintain a positive relationship with local landscape features of value to local people as identified in Table 10 in the full plan.

Locally important views include the following:

- a) From Charvil to the Bowsey Hill
- b) From the north of Charvil across Thames Valley to Shiplake
- c) From the north of Charvil across Thames Valley to Sonning
- d) Local Views of Charvil Country Park Lakes
- e) Local Views of Charvil Ford

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:

Accident Locations

Identified in Figure 36 in the full plan as requiring improvements to the pedestrian and cycling environment:

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

Walking and Cycling Routes detailed in Table 11 in the full plan

- a) Charvil to Twyford via Old Bath Road A3032 Provision of safe cyclist routes between Charvil and Twyford.
- b) Charvil to Wargrave (Piggott High School) Improve safe access to this important cycle route to majority of residents
- c) Charvil to Woodley Centre Reading via A4 Bath Road/Butts Hill Rd/Headley Road
- d) To Charvil Piggott Primary and Charvil Village Hall via Park Lane from Charvil and outside

Charvil Safe School Route

Based on the following roads between the Charvil Piggott Primary School and The Piggott Senior School:

- a) Park Lane
- b) Old Bath Road, A3032
- c) Park View Drive South
- d) Bath Road, A4

New Public Rights of Way connections

- a) A new public footpath between St Patrick Recreation Ground and Milestone Avenue
- b) A pedestrian crossing from new housing developments north of Charvil to connect to Charvil Meadows Country Park
- c) A Charvil to Twyford Greenway

Charvil 12: Bus services

Support in principle will be provided to proposals for development which include support for daytime and evening bus services to Twyford and local demand responsive transport within Charvil Parish.

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 will be a material consideration.

Where relevant, applicants are encouraged to engage with Charvil Parish Council prior to submission of planning applications to review and discuss local information on flood events.

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.