

THE NEIGHBOURHOOD PLAN FOR CHARVIL

CONSULTATION REPORT

May 2025

(Version of APL.Charvil.101.B May 2025)

Introduction

1. The Neighbourhood Development Plan for Charvil formally began with an application by Charvil Parish Council for designation of a Neighbourhood Area based on the Parish boundary on 21st August 2020. This was approved by Wokingham Borough Council (hereafter referred to as WBC on 23rd September 2020.
2. A Neighbourhood Plan Steering Committee was established by the Parish Council, consisting of Councillors and volunteers from the community. It co-ordinated a number of activities to raise awareness about the Neighbourhood Development Plan and to develop an understanding of local community priorities and concerns that it should address.
3. The Regulation 14 Draft was published for consultation between 3rd March and 15th April 2025, a period of not less than six weeks.

Structure of the Consultation Report

4. The first part of this report details **engagement undertaken prior publication of the Regulation 14** Draft Neighbourhood Development Plan.
5. The second part of the consultation report provides details of the **consultation arrangements provided for the Regulation 14 consultations**.
6. The final part of the consultation report provides an **assessment of consultation responses** including clarifications to address comments, references to plan amendments to address comments, and other points in response to comments.

Consultation and Engagement Activities Prior to Regulation 14 Draft Plan Consultation

7. Engagement of the local community is regarded as essential in the 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.
8. Following designation of the Charvil Neighbourhood Area in September 2020 a Steering Committee was established to oversee the development of the Neighbourhood Development Plan (NDP). At the inaugural meeting of the steering committee a Terms of Reference and a dedicated Neighbourhood Plan website were initiated.
(<https://neighbourhoodplan.charvil.com/>)
9. The Charvil Neighbourhood Plan has been supported by engagement and consultation in a variety of forms. These are summarised below to show the development of approaches now set out in the neighbourhood plan.

Acknowledgements

10. Charvil Parish Council acknowledges and thanks the large number of people have given up their time and expertise in the preparation of this report and are listed below;
 - Charvil Neighbourhood Plan Steering Committee: Claire Andersen, Jim Gillett, Ann Berne, David Oppong, Tom McKie, Jane Harvey, Pat Sutcliffe, Duncan McGregor, Mike Heath, Rob Jones.
 - Theme Working Groups: Green Space: Jane Harvey, Sarah Swatridge, Angela Silvey. Traffic & Transport: Rob Jones, Yann Le Coz, Louise Timms Sue Flynn Flooding: Duncan McGregor, John James, Gordon Boyd, Sandra Woodward, Nick Thorne, Peter Tull, David Armstrong. Housing: Mike Heath, Danny Murphy, Sarah Stonhold, Anne Lindsay Butcher, Rob Jones.
 - Parish Council Staff: Neil Durrant, Miranda Parker
 - Wokingham Borough Council: James McCabe, Ian Church
 - Andrea Pellegrini Planning Ltd: Lee Searles

Summary of face-to-face community engagement events

11. A summary list of events held to encourage input to and feedback on the draft Neighbourhood Plan are set out below:
 - Residents Survey Summer 2021
 - Charvil Summer Fete 2021 Information and Feedback Session
 - Neighbourhood Plan Open Day February 5th 2022
 - Residents Survey Results Presentation Annual Parish Meeting May 2022

- Neighbourhood Plan Theme Working Groups Formed Summer/Autumn 2022 (including Plan on a Page)
- Charvil Summer Fete Theme Posters & Feedback Summer 2022
- TVERC Green Corridor Workshop November 2023
- Plan Update Annual Parish Meeting May 2024
- Charvil Summer Fete 2024 Plan Update Session
- Regulation 14 2x drop in sessions April 2025

12. Other community engagement activities are listed below:

- Neighbourhood Plan Website
- Social Media Posts (Facebook/IG)
- Local Media – Newspaper Articles
- Charvil Village News Update Articles
- Banners and Noticeboards

Residents Survey

13. The steering committee immediately undertook the process of understanding the process of neighbourhood planning and the opportunities presented to Charvil. A residents survey was prepared and circulated in hard copy to all households in the village during July 2021 and access to an online version including for younger residents was also provided. The response was positive with 382 surveys completed representing approximately 25-30% of village households.

RESIDENTS SURVEY AND COVERING LETTER HANDED DELIVERED TO EVERY HOME IN CHARVIL JULY 2021.



Neighbourhood Plan: Residents Survey Response

Survey Ran from 8th June to 13th September 2021

177 Survey Responses were received by post

170 responses completed online (not all sections completed)

17 Responses were completed at Charvil Village Party

Out of a total of 382 Survey Responses, 18 were completed by young people.

Charvil Summer Fete, 2021

14. The steering committee launched the plan face to face with local residents at this annual event. Soliciting feedback on issues on concern and areas of opportunity. Post-it notes on maps were used to collate information that informed the plan.

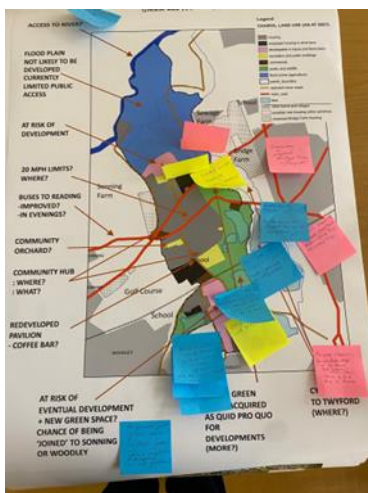
CHARVIL NEIGHBOURHOOD PLAN RESIDENT ENGAGEMENT AT CHARVIL SUMMER FAIR JULY 2021



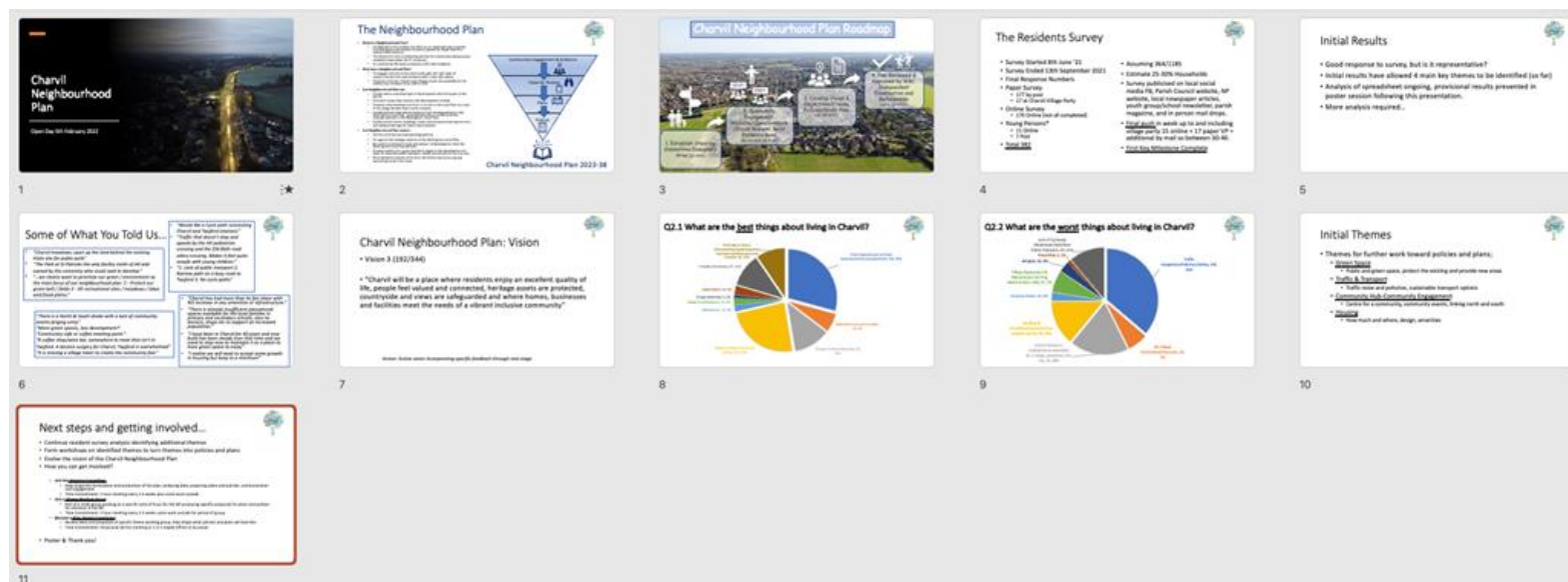
Neighbourhood Plan Open Day, February 2022

15. A dedicated session at the Village Hall involving a presentation on neighbourhood planning some feedback on the residents survey, identification of key themes and next steps. The slides presented are shown below. A number of posters were also produced for people to view highlighting results and identified themes with the opportunity for residents to provide feedback.

FEEDBACK FROM NEIGHBOURHOOD PLAN OPEN DAY FEB 2022



SLIDES PRESENTED AT NEIGHBOURHOOD PLAN OPEN DAY FEB 2022



Residents Survey Results Presentation Annual Parish Meeting May 2022

16. At the annual parish meeting the analysis and results of the residents survey were produced, digital copies of the results were also made available on the plan website. These results are a supporting document to the plan. Analysis of the survey was subsequently undertaken by members of the steering group and combined with other sources of relevant data e.g. 2021 census results. A clear picture emerged of residents views over a wide range of topics that could be addressed by the plan. These results were shared with the local community at face to face sessions and by posting a presentation of the analysis on the group website.

ANSWER WORD CLOUD TO RESIDENTS SURVEY Q2.1 ‘WHAT IS THE BEST THING TO YOU ABOUT LIVING IN CHARVIL?’ FIGURE XX. ANSWER WORD CLOUD TO RESIDENTS SURVEY Q2.2 ‘WHAT IS THE WORST THING TO YOU ABOUT LIVING IN CHARVIL?’



Neighbourhood Plan Theme Working Groups Summer/Autumn 2022

17. Review of the survey analysis and feedback from further direct consultation with residents led the steering committee to identify four key themes of importance to the village, it was decided to form working groups drawing on a wider pool of residents to understand with more detail the issues and challenges recognised and to consider how the neighbourhood plan could be used to address them the names of residents involved is presented at the earlier in this document. The four working group themes are listed below community was also recognized as an area to address but ultimately through its influence on policies suggested throughout the plan;

- Housing
- Green Space & Countryside
- Traffic & Transport
- Flooding

18. The working groups reported back via a “Plan on a Page” format presenting a summarised view of the issues of importance to Charvil and these were subsequently shared with residents at the 2022 Summer Fair.

EXAMPLE OF WORKING GROUP THEME TOPIC PLAN ON A PAGE

Plan on a Page: Green Space & Countryside	
Working Group Theme: Green & Blue Space • Issues Identified/Highlighted (from initial consultation): Preserving and increasing accessible green space and countryside • Preserving rural/semi rural feel of village; green space protection • Protecting nature (flora & fauna), trees, hedgerows (increased biodiversity)	Evidence Base: Existing: Green Spaces and key WBC policies (CP7, C8, DH10, N1, N3, N6). Residents' responses. Further Required: info on natural corridors/ green routes, other NPs, WBC Managing Development & Delivery Local Plan Don't know yet!
Potential Policies: • More provision & enhancement of green space as part of further development – Maintaining semi rural feel • Aim for net biodiversity gain - flora & fauna, variety of habitats. Waterway protection/enhancement Potential Plans • Protection/Enhancement existing green spaces • Acquire new greenspace - Tree & Hedgerow planting Stakeholders/Consultees: Natural England, Environment Agency, Tree Wardens, impacted residents	Way forward: 1. Identify WG members (3-5) (May 22) 2. Compile and assess evidence base (June 22) 3. Research other NP plan approach to green space policies and plans (July 22) 4. Consult widely (Sep 22) 5. Integrate with highways & housing themes (Sep 22) 6. Propose policies to address issues (Nov 22)

Charvil Summer Fete September 2022

19. The steering committee took the opportunity to attend the summer fete and present the output of the theme working groups to residents face to face in an informal setting. Feedback was collated and further input to the emerging plan and policies.

ROB JONES AND JANE HARVEY OF THE STEERING COMMITTEE PROVIDE LOCAL MP THERESA MAY AN UPDATE ON THE PLAN SUMMER FETE 2022



20. In early 2023 the steering group began drafting its first pass draft of the neighbourhood plan directed by the output of the working groups. The philosophy for the Charvil neighbourhood plan is that it produces a concise and accessible document that enables the aspirations of the community to be recorded and to act as a roadmap for the coming years, it should support the Wokingham Local Plan providing local perspective and knowledge.

Charvil Annual Parish Meeting May 2023

21. An update of the Neighbourhood Plan was provided at the annual meeting as preparation of the first draft based on the various inputs from residents began and outlined the next steps for the plan. The slides presented are shown below.

SLIDES PRESENTED AT 2023 ANNUAL PARISH MEETING



Projects - Neighbourhood Plan

Councillor Rob Jones

- What is a Neighbourhood plan?
- Why it is needed?
- Charvil Plan Progress 2021-22
 - Steering Committee Formed Area Defined
 - Residence survey issued
 - Face to face engagement undertaken
 - Residents survey analysis completed
 - Focus themes identified (Resident Working Groups Formed)
 - Potential policies and plans identified
 - Draft Plan now in progress









Projects - Neighbourhood Plan Themes

Councillor Rob Jones



Greenspace & Countryside



Community



Flooding



Traffic & Transport



Housing



Projects - Neighbourhood Plan

Councillor Rob Jones

- Charvil Plan 2023 Onwards
 - Draft Plan to be completed
 - Engagement with WBC as local plan owners
 - Engagement of Planning Consultant to guide the submission process
 - Meeting the "Basic Conditions"
 - Pre submission consultation (Regulation 14)
 - Submission
 - Independent Examination
 - Referendum
- Challenges
 - Lack of progress in Wokingham's local plan
 - Local planning policy uncertainty



Charvil 2038?

TVERC Green Corridor Workshop, November 2023

RESIDENTS ATTEND THE GREEN CORRIDOR WORKSHOP WITH TVERC, NOVEMBER 2023



Annual Parish Meeting, May 2024

22. An update was provided again on the progress of the report and included poster of work completed to date TVERC Green Corridor Report and AECOM Design Code reports as well as a number of other. The slide provided and a photo from the night are presented below.

CHARVIL PARISH COUNCIL APM 2024 INCLUDING NEIGHBOURHOOD PLAN ENGAGEMENT.

Charvil Neighbourhood Plan

- Resident led making of the Charvil Neighbourhood Plan began in 2021, it aims to put residents aspirations at the heart of how the village develops over the coming years. As well as providing influence on future planning decision it also increases the CIL recievable directly to the village.
 - Residents survey issued (June 2021)
 - Survey responses analysed and presented
 - Key themes identified (Housing, Green space, Traffic & Transport, Flooding & Community) (Summer 2022)
 - Theme working groups formed to identify issues and possible policies
 - Andrea Pellegram Planning Consultants appointed (September 2023)
 - TVERC Biodiversity report comissioned
 - TVERC Nature Corridor report produced
 - AECOM Desgin Guide and Code produced (March) 2024
 - Policies identified
 - First Draft report completed (May 2024)
 - Submission to Regulation 14 Consultation (Early Summer 2024)



Charvil Summer Fete, September 2024

23. Again the steering committee took the opportunity to share the draft neighbourhood plan and associated reports with residents and seek feedback on the emerging plan and the policies being proposed.

COUNCILLOR STEPHEN LUCAS MANS THE CHARVIL PC STAND INCLUDING NEIGHBOURHOOD PLAN**Informal Consultation with Wokingham Borough Council Officers**

24. Prior to publication of the draft neighbourhood plan for Regulation 14 Consultation, the opportunity was taken to consult informally with officers at Wokingham Borough Council. Detailed comments were provided, set out below. The comments were addressed by the parish Council as far as possible in preparing the draft Neighbourhood Plan.

INFORMAL CONSULTATION WITH WOKINGHAM BOROUGH COUNCIL OFFICERS – COMMENTS ON PRE-REGULATION 14 DRAFT NEIGHBOURHOOD PLAN

Policy / plan section	WBC comment
Section 1 (paras 1.10 and 1.11)	Paragraph 1.5 has been updated to refer to future publication, but wording elsewhere retains references to a published Basic Conditions statement, which adds confusion given this isn't required at Reg 14 stage and our previous concerns about pre-determination.
Para 2.14	Doesn't fully incorporated updated reference to the 2024 VL assessment so the wording lacks clarity.
Figure 3	The age groups in are unclear i.e x axis.
Figures 11, 12, 13	Don't show the full extent of the parish. Policy maps need to cover the whole plan area.
Charvil 1	Understand the broad policy intent here to improve community uses within the parish. On second reading, we'd just flag some potential unintended consequences of the wording of the second part, which is potentially too loosely worded at present. A few questions to consider: - Would a planning application for say 200 homes outside of the settlement be supported if it included a new community facility? - Should the policy refer to 'within the settlement boundary' as per Charvil 2, otherwise is the policy accepting community use in the countryside would be acceptable in principle? Recognising that a lot of the aspirations for community facilities in the Plan will only be achieved by additional development, we wanted to flag the potential for a developer to seek to use this policy to justify a residential proposal in the countryside by including provision of a community use as part of the proposals. If that isn't the intent, then tighter wording would be beneficial.
Table 6	Whilst total income data is now referred to rather than just net income, the table still relies on the latter for calculating the % of income required to be spent on a mortgage, which is conflating datasets. There is also still an argument that lower quartile affordability should be used, given the sought mix of small houses.
Para 5.28	The wording does not support those in social housing (who remain in need of social housing) remaining for long periods. This doesn't recognise other benefits, especially as security of tenure supports social interaction, and stability in education etc.
Para 5.31	Reference can be updated given the Park Lane site now has resolution to grant permission from 11 December planning committee.
Charvil 2	Only refers to development inside the settlement, so is there a conflict with Charvil 1 which has a more flexible approach (as per comments above)?
Charvil 5	Worth spelling out in supporting text what the energy hierarchy is for clarity (can be lifted from the LPU Proposed Submission Plan). The inclusion of this and passive first approach is welcomed in the updated draft.
Charvil 6	Has the owner of the pub been notified for the designation being sought? Identifying the pub as a building of traditional character seems reasonable. Introducing a new AoSC is more complex, and the justification is currently quite light. By the looks of it simply includes part of an unremarkable footbridge and the pub car park, so this will be harder to justify.
Charvil 8	It's not clear from Figure 28 which number / label relates to which LGS, which should be made clearer. Specific comments on each LGS as follows: - 1. St Patrick's Wood – not proposed for designation in the LPU, assessed as a whole with LGS169 - 2. St Patrick's Recreation Ground – proposed for designation in the LPU (LGS168) - 3. Land to the east and north of Park View Drive North – not proposed for designation in the LPU (LGS169) - 4. Charvil Meadows – partly proposed for designation in LPU with lesser extent as per the promoted area (LGS167)

	- 5. Charvil Country Park – partly proposed for designation in LPU, with lesser extent not including land south of the railway as per promoted area (LGS165) - 6. Hawthorns Park – proposed for designation in the LPU (LGS166) - 7. Simmons Wood – greater extent proposed in LPU (LGS164) WBC's assessment is available under the 'Green Spaces' heading of the page here: https://www.wokingham.gov.uk/planning-policy/evidence-studies While maps have now been added in Appendix A, the LGS evidence is still light – yes / no responses rather than explanation of how the tests are met. An examiner would expect to see this explanation and is likely to remove sites that haven't been appropriately justified.
Charvil 9	Where is Charvil village centre? Should this simply be '...within or adjacent to the defined settlement boundary of Charvil should achieve...'? The policy could include reference to tree species (i.e. native wherever possible). There's a lack of justification still for the 10m requirement, and also not clear what types of developments this applies to. Will a development proposal for a rear extension of an existing house that has a 10m frontage be expected to plant a tree at the front? That would be unreasonable and unjustified, so is the intention this applies only to new development that creates a new 10m frontage?
Para 9.5	No evidence that the route isn't 'safe' – refer to desirability instead. Fig 36 doesn't appear to show a hotspot of crashes on the road to Twyford (noting this data shows all vehicles including cyclists)
Figure 34	Would benefit from a comparison with national data to reflect comments in para 9.6
Charvil 11	The key elements of this policy seem to be the A4, A3032 and Park Lane links to primary school – but there are three different ways they are referenced in the policy under the sub-categories. The crux for each type of identified route is effectively to deliver safer and more attractive routes for pedestrians and cyclists and better pedestrian crossings. We'd suggest the policy would be clearer and more concise to simply refer to 'Important walking, cycling and school routes' with a single list of routes / locations rather than the separate 'accident locations', 'walking and cycling routes', and 'Charvil safe school route' categories of routes which add unnecessary complexity. We'd recommend the final part of the policy referring to new public rights of way be separated out into a new policy. This will have the benefit of highlighting the desired new routes more, and adding clarity to the policies. We'd suggest the new routes a) – c) could be introduced with policy wording along the lines of: <i>Development proposals will be supported in principle where they facilitate the delivery of the new active travel connections listed below. Development proposals which would prejudice the delivery of these routes, or their effective operation, will generally be refused:</i> Are you able to clarify what 'new housing developments north of Charvil' are? Is this a legacy reference to the previously proposed LPU development to the north of the A4?
Figure 39	Does this show all bus stops, or just those with shelters? The former would be useful to show to set out the complete picture.
General	Paragraph references to the NPPF will need to be updated to the December 2024 version (for example paragraphs 7.2 – 7.6 which also includes some quotes which aren't verbatim of the NPPF wording)



Andrea Pellegam Ltd.

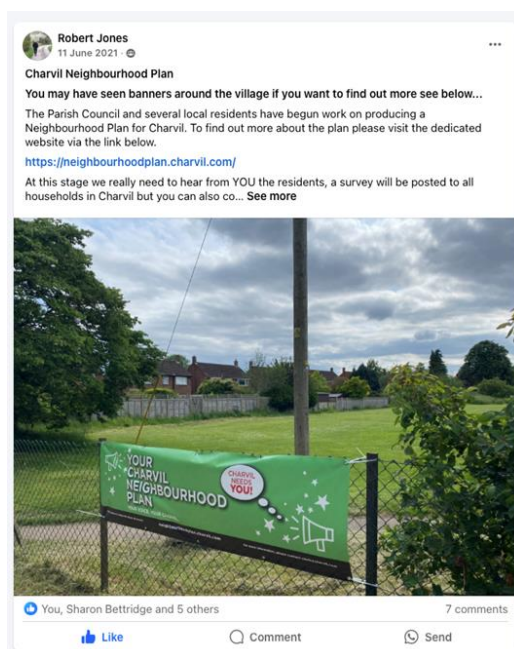
May 2025

Charvil Neighbourhood Plan Consultation Report

Other Community Engagement

25. A Neighbourhood Plan website was established in 2022 as a means of communicating progress of the plan to stakeholders. The website was discontinued at Regulation 14.
26. Social Media posts a number of social media posts have been made highlighting the progress of the plan.
27. Local Media. Local newspaper articles have publicised the Neighbourhood Plan.
28. The parish council published Charvil Village news has had a number of articles describing the progress of the Neighbourhood Plan.
29. Direct publicity of the plan has been provided by banner in the village and posters on parish noticeboards.

EXAMPLE OF NEIGHBOURHOOD PLAN SOCIAL MEDIA POST INCLUDING BANNER & ARTICLE IN WOKINGHAM TODAY PUBLICISING RESIDENT ENGAGEMENT



Regulation 14 Consultation Arrangements

30. The Regulation 14 consultation was undertaken between 3rd March and 15 April 2025, a period of six weeks and one day, which satisfied the statutory requirement to run the consultation for at least six weeks. The following methods of consultation were undertaken:
- a) The draft NDP and supporting documents were published on the Charvil Parish Council website.
 - b) Paper copies of the NDP were available to view at Twyford Library and Woodley Library and at two drop-in events.
 - c) Notices and banners were put up in public places around the parish.
 - d) An online NDP Survey was live throughout the consultation period via the Parish Council website.
 - e) Written responses could be made on the plan via the Parish Council address at the Village Hall.
 - f) Two drop-in events were held at the Charvil Village Hall on 11 March 2025 between 5pm and 8pm and on 6 April between 10am and 2pm. This allowed visitors to inspect the draft Neighbourhood Plan, ask questions and seek any necessary clarifications.
 - g) Social Media was used to promote awareness of the NDP Consultation.
 - h) A consultation list was obtained from Wokingham Borough Council and a range of statutory and other important stakeholders were consulted.

Consultation with Statutory Consultees

31. In accordance with regulations, statutory consultees and other organisations that would have an interest in the development of the Neighbourhood Plan were consulted.

Parish Council Website

32. The Parish Council provided information about the consultation and how to respond to it.



Charvil Neighbourhood Plan
Pre-Submission Public Consultation (Regulation 14)

Neighbourhood (Pre-Submission) Plan: Regulation 14 Consultation

The draft of the Charvil Neighbourhood Plan has now been completed. Its vision, objectives and policies have been formed through extensive engagement with residents and with reference to the Wokingham local plan and national planning policies. Before submitting the plan, it is required that this pre-draft version is made available for review. This provides all residents, businesses and other organisations with an interest the opportunity to comment.

Charvil Neighbourhood Pre-Submission Plan

Charvil Parish Council is giving notice under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 that the Charvil Neighbourhood Plan is out for pre-submission public consultation. The consultation period will run from Monday 3rd March 2025 to Tuesday 15th April 2025 and representations must have been received by 5pm on Tuesday 15th April 2025 in writing to the Parish Council Clerk, by email via the link below or by filling in the online questionnaire.

How Can I View the Neighbourhood Plan Online?

The full draft plan can be viewed below:

[Neighbourhood Plan: Pre-Submission Draft](#)

[VIEW DRAFT PLAN](#)

Where Can I Find a Hard Copy of the Plan?

Hard copies of the draft plan are available at one of our drop in events, or can be viewed at the following locations until 15th April:

Twyford Library

Polehampton Close, Twyford, RG10 9AD

Woodley Library

Headley Road, Woodley, RG5 4JA

Supporting Documents

Supporting documents for the draft Neighbourhood Plan can be viewed below. Please be aware that reports provided by third party consultants may not be in a fully accessible format.

[Neighbourhood Plan: Supporting Documents](#)
11 attachments

[VIEW SUPPORTING DOCUMENTS](#)

Plan Summary

A short summary of the Plan's visions, objectives and policies can be viewed here:

[Neighbourhood Plan: Summary](#)

[VIEW PLAN SUMMARY](#)

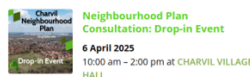
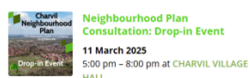
How Can I Comment on the Neighbourhood Plan?

The deadline for submitting comments is 5pm on Tuesday 15th April 2025.

Our preference is that comments are given through our feedback form below. Other ways that you can comment are:

In-person

You can provide feedback, ask questions and view the draft plan and supporting documents at one of our Drop-in Events



Online

You can send your comments to the Parish Council by email by clicking on:

[Neighbourhood Plan Feedback Email](#)

In writing

You can send a written response via post, or hand deliver to:

The Parish Clerk
c/o Charvil Village Hall, The Hawthorns, Charvil.
RG10 9TT

Neighbourhood Plan Survey

33. The Survey details are provided below.

Feedback Form

The consultation is open from 9am on Monday 3rd March to 5pm on Tuesday 15th April 2025.

About You

Details will be stored in line with our privacy policy and only used to validate survey responses

FIRST NAME *

LAST NAME *

EMAIL *

HOME POSTCODE *

Vision & Objectives

TO WHAT EXTENT DO YOU AGREE WITH THE VISION & OBJECTIVES PRESENTED IN THE DRAFT NEIGHBOURHOOD PLAN?

- ☐ STRONGLY AGREE
☐ AGREE
☐ NEUTRAL
☐ DISAGREE
☐ STRONGLY DISAGREE

ANY COMMENTS?

Community Facilities

Policy 1: Provision & protection of community facilities

TO WHAT EXTENT DO YOU AGREE WITH POLICY 1: COMMUNITY FACILITIES?

- ☐ STRONGLY AGREE
- ☐ AGREE
- ☐ NEUTRAL
- ☐ DISAGREE
- ☐ STRONGLY DISAGREE

ANY COMMENTS?

Housing

Policy 2: Meeting local housing needs through provision of affordable housing

TO WHAT EXTENT DO YOU AGREE WITH POLICY 2: HOUSING?

- ☐ STRONGLY AGREE
- ☐ AGREE
- ☐ NEUTRAL
- ☐ DISAGREE
- ☐ STRONGLY DISAGREE

ANY COMMENTS?

Design of New Developments

Policy 3: Design of new developments

TO WHAT EXTENT DO YOU AGREE WITH POLICY 3: DESIGN OF NEW DEVELOPMENTS?

- ☐ STRONGLY AGREE
- ☐ AGREE
- ☐ NEUTRAL
- ☐ DISAGREE
- ☐ STRONGLY DISAGREE

ANY COMMENTS?

Housing Development & Form

Policy 4: Housing Development & Form

TO WHAT EXTENT DO YOU AGREE WITH POLICY 4: HOUSING DEVELOPMENT & FORM?

- ☐ STRONGLY AGREE
- ☐ AGREE
- ☐ NEUTRAL
- ☐ DISAGREE
- ☐ STRONGLY DISAGREE

ANY COMMENTS?

Heritage

Policy 6: Buildings of traditional character and areas of special character

TO WHAT EXTENT DO YOU AGREE WITH POLICY 6: HERITAGE?

- ☐ STRONGLY AGREE
- ☐ AGREE
- ☐ NEUTRAL
- ☐ DISAGREE
- ☐ STRONGLY DISAGREE

ANY COMMENTS?

Green Corridors

Policy 7: Protection and provision of green corridors

TO WHAT EXTENT DO YOU AGREE WITH POLICY 7: GREEN CORRIDORS?

- ☐ STRONGLY AGREE
- ☐ AGREE
- ☐ NEUTRAL
- ☐ DISAGREE
- ☐ STRONGLY DISAGREE

ANY COMMENTS?

Green Spaces

Policy 8: Recognition and protection of local green spaces

TO WHAT EXTENT DO YOU AGREE WITH POLICY 8: GREEN SPACES?

- ☐ STRONGLY AGREE
- ☐ AGREE
- ☐ NEUTRAL
- ☐ DISAGREE
- ☐ STRONGLY DISAGREE

ANY COMMENTS?

Trees

Policy 9: Incorporation and protection of trees in new developments

TO WHAT EXTENT DO YOU AGREE WITH POLICY 9: TREES?

- ☐ STRONGLY AGREE
- ☐ AGREE
- ☐ NEUTRAL
- ☐ DISAGREE
- ☐ STRONGLY DISAGREE

ANY COMMENTS?

Local Views

Polyc 10: Retention of valued local views within new developments

TO WHAT EXTENT DO YOU AGREE WITH POLICY 10: LOCAL VIEWS?

- ☐ STRONGLY AGREE
- ☐ AGREE
- ☐ NEUTRAL
- ☐ DISAGREE
- ☐ STRONGLY DISAGREE

ANY COMMENTS?

Pedestrians & Cycling

Policy 11: Improving the pedestrian and cycling environment as part of any new development

TO WHAT EXTENT DO YOU AGREE WITH POLICY 11: PEDESTRIANS & CYCLING?

- ☐ STRONGLY AGREE
- ☐ AGREE
- ☐ NEUTRAL
- ☐ DISAGREE
- ☐ STRONGLY DISAGREE

ANY COMMENTS?

Bus Services

Policy 12: The provision of new bus services

TO WHAT EXTENT DO YOU AGREE WITH POLICY 11: BUS SERVICES?

- ☐ STRONGLY AGREE
- ☐ AGREE
- ☐ NEUTRAL
- ☐ DISAGREE
- ☐ STRONGLY DISAGREE

ANY COMMENTS?

Flood Information

Policy 12: Utilisation of local flood information in considering future developments

TO WHAT EXTENT DO YOU AGREE WITH POLICY 12: FLOOD INFORMATION?

- ☐ STRONGLY AGREE
- ☐ AGREE
- ☐ NEUTRAL
- ☐ DISAGREE
- ☐ STRONGLY DISAGREE

ANY COMMENTS?

Flood Resilience

Policy 13: Development delivering improved flood resilience and nature recovery

TO WHAT EXTENT DO YOU AGREE WITH POLICY 13: FLOOD RESILIENCE?

- ☐ STRONGLY AGREE
- ☐ AGREE
- ☐ NEUTRAL
- ☐ DISAGREE
- ☐ STRONGLY DISAGREE

ANY COMMENTS?

General Comments

Do you have any comments not covered elsewhere?

ANY COMMENTS?

Submit Feedback

Consultation Drop-in Events

34. As part of the regulation 14 pre submission draft consultation two drop-in sessions were held at the village hall. This gave residents the opportunity to view the draft report and supporting documents and ask any questions on the plan and policies. The events took place at the Charvil Village Hall on 11 March 2025 between 5pm and 8pm and on 6 April between 10am and 2pm.

PHOTOS FROM THE REGULATION 14 DROP-IN EVENTS



Regulation 14 Consultation Results and Comments

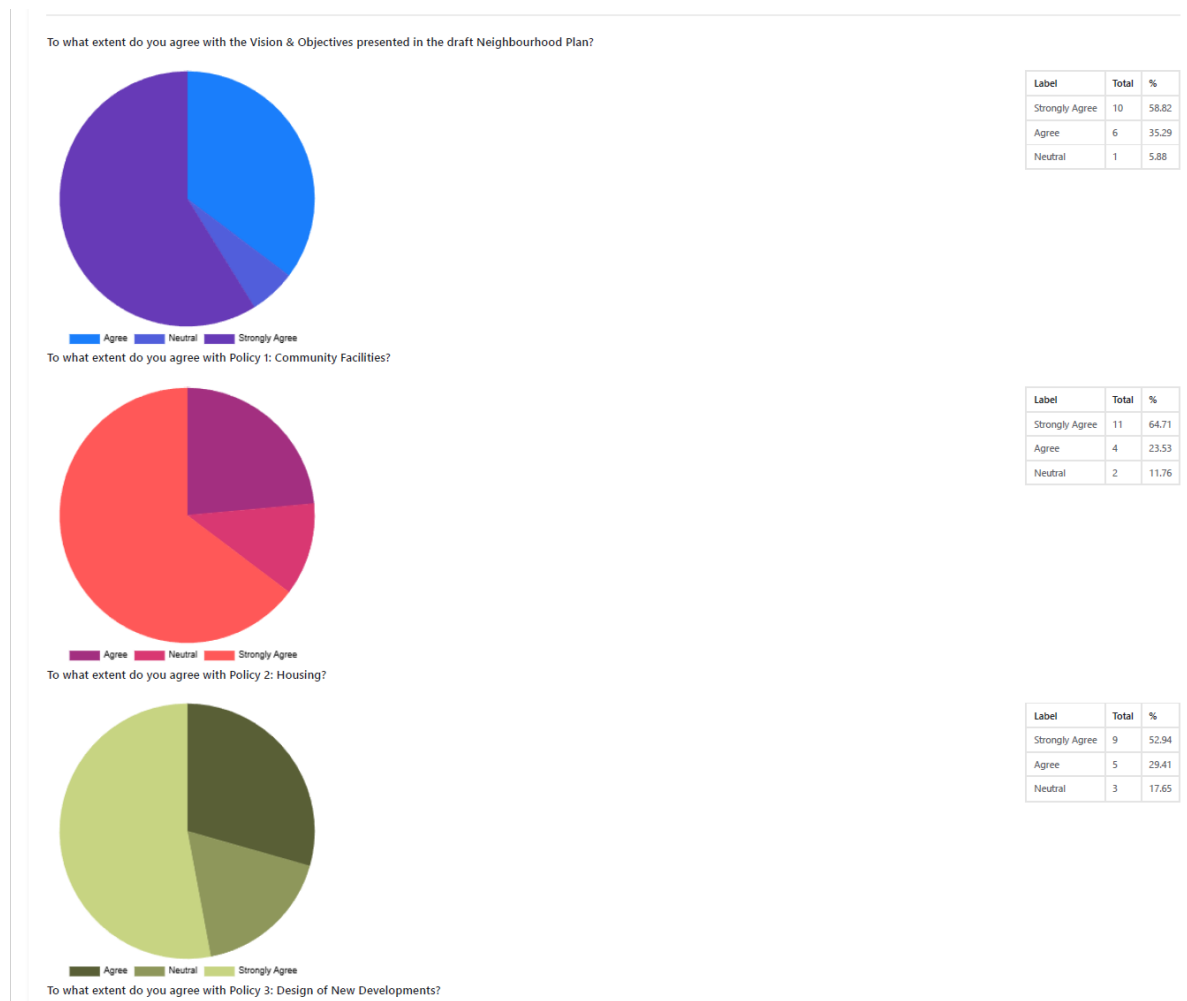
35. This part of the Consultation Report summarises the responses made to the NDP where these raise a criticism and/or request a change to the NDP or its supporting documents. The full responses from consultees are published separately to this Consultation Report.

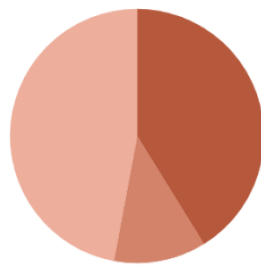
Survey Responses

36. 17 completed survey responses were received on the draft NDP.

37. The main body of the survey questions asked people to indicate their view of proposed NDP Vision, Objectives and Policies. The options were to indicate strength of agreement or disagreement, or a neutral response.

38. The pie charts and tables below shows a breakdown of response levels to each question. In general terms, there was clear support for the Neighbourhood Plan Vision and Objectives and for all policies proposed.





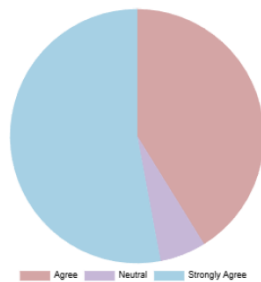
To what extent do you agree with Policy 4: Housing Development & Form?

Label	Total	%
Strongly Agree	8	47.06
Agree	7	41.18
Neutral	2	11.76



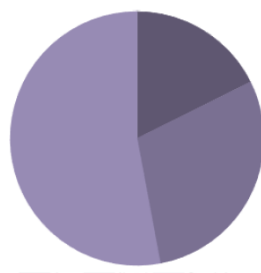
To what extent do you agree with Policy 5: Housing Environmental Performance?

Label	Total	%
Agree	8	47.06
Strongly Agree	5	29.41
Neutral	3	17.65
Disagree	1	5.88



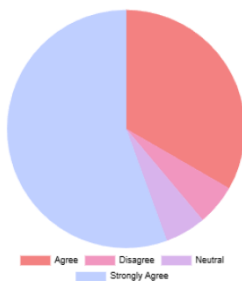
To what extent do you agree with Policy 6: Heritage?

Label	Total	%
Strongly Agree	9	52.94
Agree	7	41.18
Neutral	1	5.88



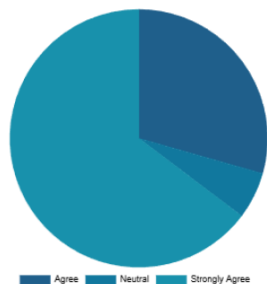
To what extent do you agree with Policy 7: Green Corridors?

Label	Total	%
Strongly Agree	9	52.94
Neutral	5	29.41
Agree	3	17.65



To what extent do you agree with Policy 8: Green Spaces?

Label	Total	%
Strongly Agree	10	55.56
Agree	6	33.33
Neutral	1	5.56
Disagree	1	5.56



Agree Neutral Strongly Agree
To what extent do you agree with Policy 9: Trees?

Label	Total	%
Strongly Agree	11	64.71
Agree	5	29.41
Neutral	1	5.88



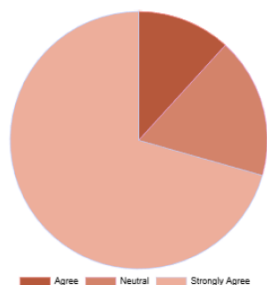
Agree Neutral Strongly Agree
To what extent do you agree with Policy 10: Local Views?

Label	Total	%
Strongly Agree	8	47.06
Agree	7	41.18
Neutral	2	11.76



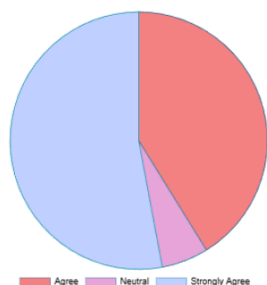
Agree Neutral Strongly Agree
To what extent do you agree with Policy 11: Pedestrians & Cycling?

Label	Total	%
Strongly Agree	7	41.18
Agree	7	41.18
Neutral	3	17.65



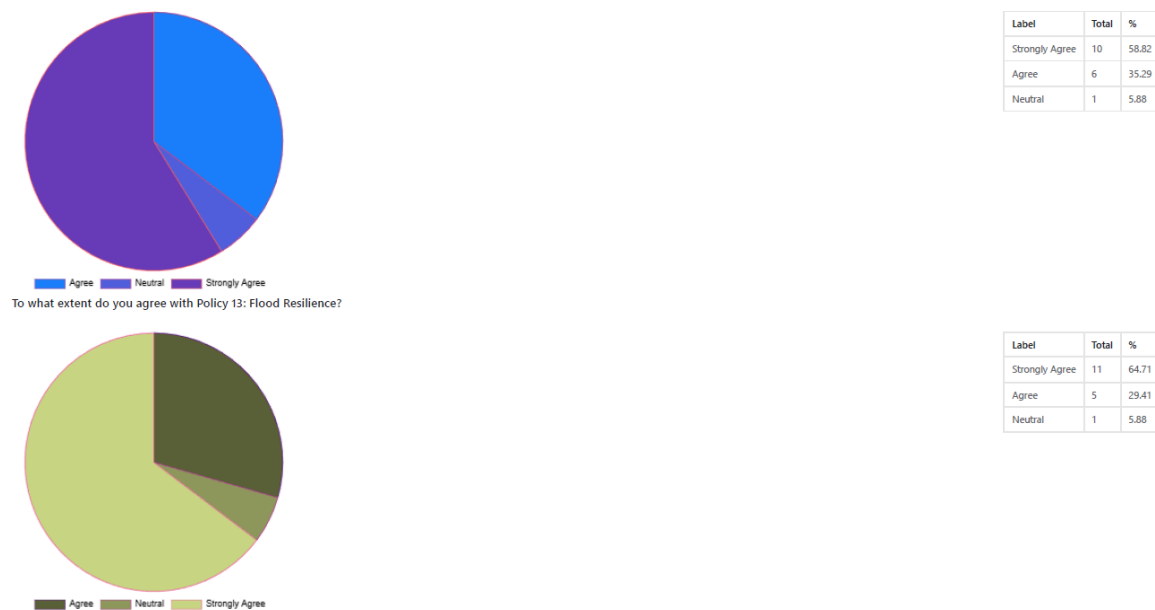
Agree Neutral Strongly Agree
To what extent do you agree with Policy 11: Bus Services?

Label	Total	%
Strongly Agree	12	70.59
Neutral	3	17.65
Agree	2	11.76



Agree Neutral Strongly Agree
To what extent do you agree with Policy 12: Flood Information?

Label	Total	%
Strongly Agree	9	52.94
Agree	7	41.18
Neutral	1	5.88



39. In the survey, space was provided to allow for free comments on the Vision and Objectives, on each policy and in general reaction to the plan. Comments made on the survey are set out verbatim below.

Resident's Survey Specific Comments on Policies	Response
Policy 1 – Sites in local community use and other community infrastructure	
We need to ensure we protect our community and encourage work which will enhance the community.	Noted
Would it be possible to add the Homestead to the list of other important community assets as within the grounds are many small businesses operating in the village - i.e. a printers, a garage etc. etc.	Para 4.5 refers to the Homestead and Table 4 lists business present at the site.
Policy 2 – Meeting Local Housing Needs	
Social housing is required. I believe that the focus should be on providing smaller homes for young people and for down-sizers - these groups have different requirements. Charvil has enough 4-bedroom homes.	Noted. This is addressed in Policy 2 at criteria (a) and (b)
Policy 3 – Design of New Developments	
No specific comments received.	
Policy 4 – Housing Density Development and Form	
Maintaining Charvil's local "character" in architecture is of subordinate importance to providing cheap sustainable housing. More higher density housing would likely be conducive to more sustainable and affordable housing that would consume less land.	Policy 2 acknowledges and address the need for social housing in smaller one bed, two and three bed forms. Policy 4 is seeking to ensure that new developments do not create an overbearing relationship with existing housing so that they village remains a good quality local environment.
Policy 5 – Environmental Performance of Buildings	

Resident's Survey Specific Comments on Policies	Response
This aligns strongly with the WBC Local Plan update. Those sustainability standards, if allowed by the Inspectorate, provide more specific detail. Good for Charvil to reinforce, and potentially apply to smaller developments.	Noted.
Policy 6 – Charvil Parish Buildings of Traditional Local Character and areas of special character	
No specific comments received.	
Policy 7 – Green Corridors	
No specific comments received.	
Policy 8 – Local Green Space Sites	
No specific comments received.	
Policy 9 – Trees	
No specific comments received.	
Policy 10 – Valued Local Views	
No specific comments received.	
Policy 11 – Pedestrian and Cycling Environment	
Charvil can be dangerous at times for pedestrians especially as mother pushing a pram sometimes walking along the narrow pavements is nerve wrecking due to speed cars come alongside you. It also makes me incredibly nervous how cars overtake cyclists and have done on corners	Noted, the policy identifies priorities for improving the safety of the pedestrian environment in Charvil.
Safe routes for children to walk/cycle to school is essential. I have doubts whether enough adults would use cycle routes to Twyford to justify the expense.	Noted. The policy addresses safe routes to school.
Charvil is a very car dependant village, but much of this is because of the poor provision of active travel routes, rather than being too far from shops etc. However, any new paths need to be an attractive alternative to the car, and there is a danger that any route linking Charvil to Twyford Station could be seen as unattractive unless it is well-lit and is not seen as being isolated.	Noted and agreed. The policy seeks to address this situation
This really needs to be a priority. By providing improved solutions for cyclists and pedestrians, there would be a positive impact on several other aspects such as safety, environment, health, etc.	Noted.
Along the A4 there is a cycle path, but it is rarely used except for a few school children. The number of school children using their cycles seems to have reduced. The proposed cycle path connecting Lands End with Twyford train station would probably be of little use to residents living the north side of the village	The poor quality of the pedestrian and cycling environment, combined with the lack of facilities within active travel distance is a focus of NP policies.
Been a few near fatal incidents with cyclist recently. Be good to improve cycling routes.	Noted.
Policy 12 – Bus Services	
As a user of the 850 regularly the new changes have made a huge difference to us. I still think there is room for improvement but we should not let this slip. It's a valuable asset to have.	Noted.
The introduction of the 127 and the more frequent 850 bus routes is greatly appreciated, but perhaps the 850 could make a slight detour and stop outside the Tywford station.	The Parish Council will engage with partners to discuss how bus services can be further improved.
Policy 13 – Local Flood Risk Information	
Mitigating flood risk on a new development is not enough. Areas around will be affected from other areas not flooding so a whole-picture needs viewing not just the site itself.	Noted and acknowledged. There is limited scope for the Neighbourhood Plan to do more

Resident's Survey Specific Comments on Policies	Response
	than it already has in setting out local information and demonstrating support for development that would reduce flood risk.
Policy 14 – Development to support integrated delivery of improved flood resilience and nature recovery	
No specific comments received.	
General Comment	
I would like to congratulate the team for this very comprehensive document and thank them for all their hard work.	Thank you.
An excellent in-depth and clearly readable publication. Well done, Rob and your team	Thank you.
The plan is comprehensive. Great to see something like this that residents can support. Well done to all those involved.	Thank you.
Great work. Appreciate all the work done by our parish councillors to protect our village.	Thank you.

Wokingham Borough Council response

40. No response was received from Wokingham Borough Council. The informal comments received prior to Regulation 14, reflected in the consultation draft are provided earlier in this report.

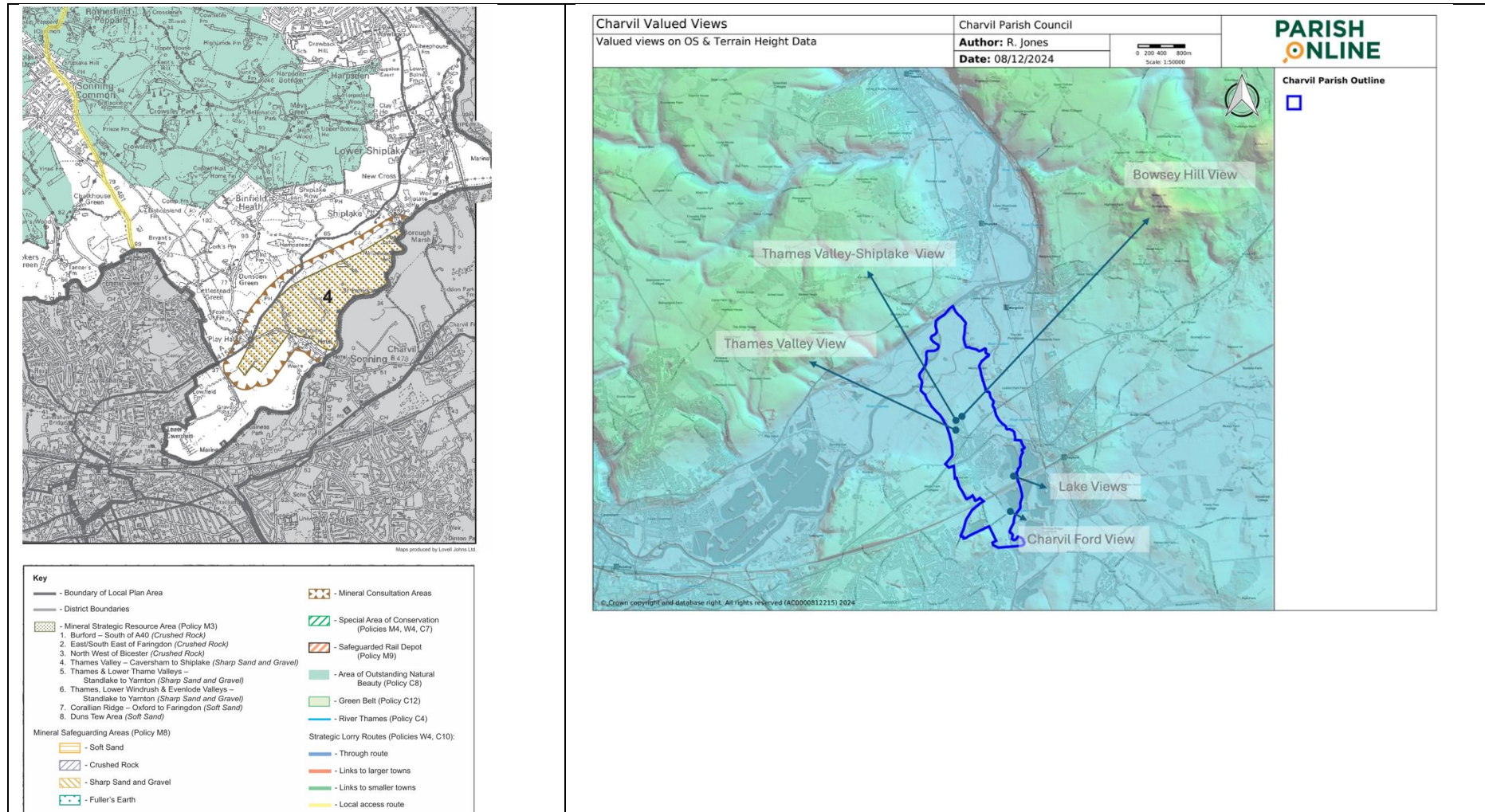
Other Responses

41. Other responses were received from statutory consultees, residents and other stakeholders via email and letter submissions. These are summarised in the table below alongside a response. The full responses are available separately to this report.

Consultee Comment Received by Email and Letter	Response
Canal and River Trust - As the Trust has no waterways within the area, we have no comments to make.	Noted
Oxfordshire County Council (Strategic Planning) - We have reviewed the neighbourhood plan and have no strategic planning comments to give. Our minerals and waste policy team will be sending in a response separately.	Noted
National Highways - National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the M4 motorway. We have reviewed information available on your planning portal and have 'No Comments'.	Noted
Wokingham Without PC - We fully support your plans to develop a Neighbourhood Plan for Charvil Parish Council and	Noted

Consultee Comment Received by Email and Letter	Response
we are engaged in doing the same for Wokingham Without Parish Council	
Twyford PC - Twyford Parish Council has reviewed the draft Charvil Neighbourhood Plan and offers the following comments: We have no adverse observations regarding the draft plan. We are supportive of measures aimed at enhancing active travel links to Twyford, increasing tree canopy cover, improving flood management, and addressing housing mix. We did note a couple of missing diagram references, which we are confident will be corrected. However, we have no further material comments to add. Twyford Parish Council welcomes the progress of the Charvil Neighbourhood Plan and looks forward to its continued development.	Noted
Sport England – Provided standard response with no specific comments on NDP – see full response in responses folder. Standard responses urges NDPs to consider the need for sports provision in accordance with local playing pitch assessments and strategies at LPA level and where this is not specific to a Neighbourhood Plan area, consider needs in the local area proportionately.	Noted.
Oxfordshire County Council (Minerals and Waste) - The Charvil Parish Neighbourhood Plan Area is immediately adjacent to the Oxfordshire County Council boundary, and the north-west boundary of the Neighbourhood Plan Area abuts a	The response refers to the need to avoid compromising the potential to extract minerals within a Minerals Safeguarding Area in Oxfordshire. Firstly, Neighbourhood Plan policies only apply to development within the Parish and cannot be applied to development outside it.

Consultee Comment Received by Email and Letter	Response
Mineral Safeguarding Area, designated under the Oxfordshire Minerals and Waste Local Plan: Core Strategy 20171 (OMWCS), see Policy M8. We note that Policy Charvil 10 – Valued Local Views, seeks to retain views of the landscape from public areas within Charvil. View c ‘from the north of Charvil across Thames Valley to Sonning’ and to a lesser extent View b ‘from the north of Charvil across Thames Valley to Shiplake’ fall across the Mineral Safeguarding Area. Future mineral working in the safeguarding area could cause temporary disruption to the views and may be altered upon restoration. The winning and or working of minerals is a County Matter and is excluded development from Neighbourhood Plans under The Planning and Compulsory Purchase Act 2004. Therefore, we seek the amendment of Policy Charvil 10 and supporting Figure 31 so that the Mineral Safeguarding Area is excluded from the views so as not to prevent or hinder minerals being worked, contrary to Policy M8 of the OMWCS. Below is the MCA 4.	Policy 10 relates to development south of the River Thames in the parish in relation to views into the River Thames corridor. The high ground at Charvil frames (and providing views into) the River Thames Valued Landscape as already acknowledged in WBC’s Valued Landscapes Assessment. Other views are more distant, referring to hilltop horizons over the top of Minerals Consultation Area 4. In summary there is no need to amend policy 10 because the policy applies only within Charvil. Reference to more distant views is in relation to elevated horizons. Below are the Valued Local Views.



Consultee Comment Received by Email and Letter	Response						
Dr Patricia Sutcliffe - Firstly, I am deeply impressed by the detailed description of Charvil's assets and deficiencies. Former Parish Councillor Rob Jones is to be congratulated on pulling all the information together from various sources and, with the aid of others who have helped with obtaining the facts and figures, producing this overview of Charvil as a village community. I support the descriptions contained in this draft but I would like to suggest that specific mention should be made about the difficulties of approaching the Charvil Primary School on foot due to the absence of a footpath on the east side of Park Lane from the Hawthorns roundabout southwards. This entails young children having to cross over Park Lane at its busiest periods without the aid of a pedestrian crossing or a crossing attendant. With the likelihood of further housing development directly opposite the school and the recent increase in large lorry transport at the ABS depot based at the Homestead, there is a serious risk of accidents occurring at this site.	Acknowledged. See text added to 9.21 of neighbourhood plan below. The Charvil Safe School Route 9.21. 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. <u>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.</u>						
John James - page 93 Appendix A site 3 local green space assessment - land north and east park view drive north - needs updating to reflect that this site now has been omitted from the Wokingham LPU following advice from the Environment Agency due to the risk of flooding. Excellent work done in bringing together a wealth of information about Charvil and the issues for consideration in future planning.	See below, change to relevant text <table border="1"> <thead> <tr> <th colspan="2">Development potential and development pressure</th></tr> </thead> <tbody> <tr> <td>Is the site the subject of planning applications for development?</td><td>No</td></tr> <tr> <td>Is the site allocated or safeguarded for development or proposed for allocation?</td><td>No previously proposed as a site as part of WBC local plan call for sites this area was removed from a larger site a smaller contiguous part is in the draft LPU.</td></tr> </tbody> </table>	Development potential and development pressure		Is the site the subject of planning applications for development?	No	Is the site allocated or safeguarded for development or proposed for allocation?	No previously proposed as a site as part of WBC local plan call for sites this area was removed from a larger site a smaller contiguous part is in the draft LPU.
Development potential and development pressure							
Is the site the subject of planning applications for development?	No						
Is the site allocated or safeguarded for development or proposed for allocation?	No previously proposed as a site as part of WBC local plan call for sites this area was removed from a larger site a smaller contiguous part is in the draft LPU.						

Consultee Comment Received by Email and Letter	Response
Gareth Maloney - Thanks for the email, in principle yes, I'm happy to help but can you advise what level of feedback you need? By the way, there are the following errors in the main document 2.27. Error! Reference source not found. 8.7. Error! Reference source not found. 8.8. Error! Reference source not found. 9.23. Error! Reference source not found.	Noted, this is a pdf error that will be checked.
National Gas - Proposed sites crossed or in close proximity to National Gas Transmission assets - An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.	Noted
Network Rail - The Great Western Mainline runs through the NDP area, there are no level crossings in the plan area. Charvil 11 – Pedestrian and Cycling Environment Under this policy the NDP proposes to introduce a new Public Rights of Way connection between Charvil and Twyford. This proposed greenway looks to cross under the mainland railway. Network Rail have no objections in principle to the proposals however consultation with Network Rail will be required when the scheme comes forward.	Noted.

Consultee Comment Received by Email and Letter	Response
Transport for London - As the strategic transport authority for London, we have an interest in the cross-boundary transport implications of development in surrounding areas, including along the Elizabeth line. Chapter 9. Sustainable Travel We strongly support the proposals to create a new greenway that provides safe walking and cycling access to Twyford Station, especially given the safety issues present on Old Bath Road (A3032), however, we encourage further consideration of how this proposed route can be connected to the wider village. For new routes to be effective, they should enable safe, continuous journeys from door to door. We would encourage the Council to consider measures on busier roads, such as Park Lane or Old Bath Road, where additional cycle infrastructure could link the proposed greenway further into the village. These additional considerations will make the route better integrated and more attractive to people living in the northern part of Charvil, who may otherwise view the greenway as a detour in comparison to the existing access route. Furthermore, we encourage the Council to engage with Network Rail to ensure the proposed greenway is designed in a way that works with the existing railway infrastructure. We also recommend reviewing the design of roundabouts, particularly those on Park Lane and Old Bath Road, as junctions tend to be the most dangerous area on the road network for cyclists. We welcome the initiative to design active travel infrastructure in accordance with principles set out in LTN1/20	These comments are welcomed and will be considered and taken forward by the Parish Council working with partners outside the Neighbourhood Plan.

Consultee Comment Received by Email and Letter	Response
and this document provides guidance for prioritising cyclists at a range of junction types. We believe that the introduction of high-quality active travel infrastructure will encourage and enable journeys to be taken by sustainable modes. Finally, in light of the speeding issues present on Old Bath Road, we encourage the council to consider traffic calming measures, such as speed cushions, to alleviate safety concerns for pedestrians and cyclists when crossing the road.	
Historic England – We welcome the production of this neighbourhood plan and are pleased to see that the historic environment of your parish features throughout this draft. Although your neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below, which may be of assistance. The conservation officer at your local Council will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets.	Noted.
University of Reading (Landscape Representations prepared by Nicholas Pearson Associates and further representation from STANTEC) - The University owns land to the north of New Bath Road within Charvil Parish and land to the west of Milestone Avenue within Sonning Parish. The representations relate to land to the north of Charvil which would be affected by proposed designations set out in the draft Neighbourhood Plan.	Response to objection to Policy Charvil 8 on Local Green Space designation of site 3. The representation contends that the proposed LGS designation is not supported by WBC's own assessment which did not take forward designation of this area. Whilst WBC may have reached a conclusion not to proceed with this site as part of its district wide assessment of sites, the Neighbourhood Plan provides a finer-grained, community-led judgment. Also, local evidence and more recent WBC studies

Consultee Comment Received by Email and Letter	Response
Objection to Policy 8: Local Green Space (LGS) Designation (Site 3 – Land to the East and North of Park View Drive North) Main Points of Objection: • Fails NPPF Criteria: The report argues that the proposed LGS designation does not meet the required National Planning Policy Framework (NPPF) criteria, specifically: ○ While it is in close proximity to the community, it lacks evidence of being “demonstrably special”. ○ It is also considered too large (15.5 ha), making it an “extensive tract of land”, which the NPPF advises against for LGS designation. • Insufficient Evidence of Special Value: ○ The plan’s references to landscape, heritage assets, and recreational use are considered vague or unsupported. ○ Scheduled Monuments present on site are not visible and do not contribute significantly to landscape perception. ○ Recreational use is informal and there are no public rights of way. ○ The site’s scenic and perceptual qualities (beauty, tranquillity) are rated as moderate or low due to road noise and lack of wilderness. • Not a ‘Valued Landscape’:	provide updated information not previously available. Designation of LGS is clearly within the scope of Neighbourhood Plans. Is the site close to the community it serves? The representation confirms that the site is in close proximity to the community it serves. This meets NPPF criteria in NPPF para 107a. Is the site demonstrably special? The contention here is that the site lacks interest, is not accessible to local people and is simply arable land close to a main road. This ignores important features, characteristics and roles of this land. First, the site is well-used by local residents. Though there are no public rights of way, the site is widely used informally by local walkers, dog owners, and children, with multiple desire lines and informal access points visible. It is commonly used by residents for informal recreation, and contributes to mental well-being, openness, and escape from urbanisation. The site is an important part of Charvil’s rural edge, on high ground overlooking the River Thames Valued Landscape (see WBC Valued Landscape Assessment, 2024). The site is also important in connecting green corridors to the east and west (see TVERC Green Corridors Report). Important heritage assets are present and noteworthy with respect to historic sense of place/ heritage value. The Reg 14 Draft NDP indicated that this aspect that was of value to the local community. The representation contends that because the schedule monument remains are not visible then they ‘contribute little’ to perceived value. This is rejected. Bearing in mind the extensive nature of scheduled monuments in the area and the resonance of the association of bronze-age cultures with the river environment to the north and the east, there is obvious potential for a strong sense of place and heritage value to be present for the local community.

Consultee Comment Received by Email and Letter	Response
○ The report asserts the site is not representative of or aligned with local Landscape Character Area values. ○ It does not exhibit the ecological or historical features that would elevate its importance. ● Contrary to Local Plan: ○ Wokingham Borough Council had previously rejected the site for LGS designation during its own Local Green Spaces assessment. Requested Change: Remove Site 3 from Policy Charvil 8 (LGS).	WBC's Valued Landscapes Assessment (2024) makes specific reference (page 197) to the aggregation of scheduled monuments in the area and to the importance of maintaining a visual link from this high-ground, in framing the River Thames Valued Landscape. <i>"From the perspective of archaeological heritage, there is an aggregation of scheduled monuments to the south of the valued landscape. They sit on high ground, perched on the northern slopes of the chalk at Charvil, and overlook the valued landscape, which forms their setting and was clearly a foraging and hunting ground for such settlements. However, although it is important to conserve the visual link between any pre-historic settlements on high ground and the river itself, these features have not been included in the valued landscape, it being limited to the landscape of the river and its floodplain at this time."</i> With reference to GLIVIA (Box 5.1), the site contributes to local views, settlement edge character, tranquillity, and time-depth. These are recognised landscape value factors. The combination of roles that the sites plays both in providing local recreational opportunities, contemplation of historic links and wider River Thames Valued Landscape, and a sense of settlement edge to distant views via views together demonstrates how the site is demonstrably special, meeting the requirements of para 107b of the NPPF. The requirement for Local Green Spaces not to form extensive tracts of land is an absolute requirement and not one that needs to be explained in context. Our understanding is that larger areas of land have been designated in Neighbourhood Plans around the country. Does the site form a large tract of land? The proposition in the representation is that the size of the area for designation proposed in the NDP is too large and needs to be better justified. This is rejected. It is instead contended that provided criteria a and b of para 107 are met, the only requirement for para 107c is to be local in character and remain below the threshold at which it would become a large tract of land.

Consultee Comment Received by Email and Letter	Response
	The representation agrees that the parcel of land identified is local in character and forms a sensible area in terms of its enclosure and relationship to built-development, and separateness from other agricultural uses (apart from the south east boundary). Site 3 is perceived as a single, coherent space well-related to adjacent development and contained by tree belts and hedges. The site is visually related to the local settlement and so is not a blanket area of countryside. The site extent relates to the area used informally by local people and extends only so far as enjoyed by local people in with reference to the features which make it demonstrably special – recreational opportunity, green corridor link, historic resonance, connection/on the edge of the wider landscape connected by views. At 15.5 hectares, the site is clearly well within the scope of other successful LGS designations in neighbourhood plans which extend to over 30 hectares in some instances. The proposed LGS meets the requirements of NPPF para 107c.
University of Reading objection to Policy 10: Valued Local Views View A – View to Bowsey Hill • Objection Summary: ○ Viewpoints are limited and mostly intermittent glimpses through tree gaps. ○ Distant hills are only partially visible and not dominant in the landscape. ○ No formal recognition or infrastructure (benches, signs) exists to support claims of value. ○ No evidence of cultural or historical association with the view. View B – View to Shiplake • Objection Summary:	National policy support - The response contends that there is a lack of policy basis within the national planning policy framework for the designation of valued views. Whilst the NPPF does not specifically define valued views, it does address the concept of community landscape value and it is suggested that valued 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: • Paragraph 187(a) – Protection of Valued Landscapes - <i>“Planning policies and decisions should contribute to and enhance the natural and local environment by (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)”</i> This supports the principle that neighbourhood plans can identify and protect locally valued views as part of a broader recognition of valued landscapes. • Paragraph 135 – Creating Places with a Strong Sense of Place - <i>“Plans should ensure that developments: (c) “are sympathetic to local character and history including the surrounding built environment and landscape settings.....” and (d) establish or maintain a strong sense of place.....”</i> Valued views often underpin local distinctiveness and community identity, aligning with this goal.

Consultee Comment Received by Email and Letter	Response
○ View is partially screened and of limited breadth. ○ The river is not visible; foreground dominated by a cropped field. ○ Visual interest is modest, with only limited visibility of distant tree lines. ○ No clear evidence is offered to support its designation as a "valued" view. ● Contrary to Sustainable Development: ○ Designation would undermine delivery of new housing, especially affordable homes. ○ Conflicts with the NP's own evidence (Section 5) showing strong need for housing in Charvil. ○ Wokingham Borough Council (WBC) previously assessed the site and concluded it should not be designated as LGS for the same reasons. ● Potential to Block Growth: ○ When combined with other proposed LGSs and environmental constraints, the policy would over-constrain the parish, leaving little or no land for future sustainable development. Requested Change – Delete Policy CHARVIL 10.	● Paragraph 20(d) – Strategic Policies and the Natural Environment - <i>“Strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for: (d) conservation and enhancement of the natural, built and historic environment, including landscapes...”</i> Neighbourhood Plans may reinforce this at the local scale in accordance with NPPF Paragraph 29 through policies like Charvil 10. ● Paragraph 8(c) – Environmental Objective of Sustainable Development - <i>“To protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity... and mitigating and adapting to climate change...”</i> Recognising and safeguarding valued views contributes to the natural environment and reinforces sustainable development. ● Paragraph 188 – Distinguishing Between Local and National Designations - <i>“Plans should distinguish between the hierarchy of international, national and locally designated sites...”</i> Although "valued views" are not nationally designated, they qualify as locally designated features of importance, valid features of neighbourhood plans. ● Planning Practice Guidance (PPG) – Local Landscape Value - <i>“Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence.”</i> This encourages identification of locally valued visual features within development plans, especially where they contribute to local distinctiveness. This supports Policy Charvil 10, particularly when combined with community engagement, the Valued Landscape Assessment (Sept 2024) and Green Corridors Report (Feb 2024). Local evidence support – The response suggests there is no local evidence to support the identification of valued views. However, there is evidence base support for the views identified in Policy 10 of the Charvil Neighbourhood Plan: Valued Landscapes Assessment (2024) published by WBC confirms the local importance of views and character. Two physical landscape elements reinforce the significance of Charvil's valued views: ● River Thames Corridor - The northern part of Charvil lies adjacent to the River Thames, a nationally significant landscape corridor. Views towards Shiplake and Sonning are part of this layered,

Consultee Comment Received by Email and Letter	Response
	ecologically important landscape and are recognised in Wokingham's 2024 Valued Landscapes Assessment. • High Ground at Charvil - Elevated areas within the parish afford views toward key features such as Bowsey Hill. These visual connections reinforce the identity of Charvil as a riverside village with an open rural setting. This high ground is referenced in the 2024 landscape study as contributing to perceptual value (framing the River Thames Valued Landscape). The Green Corridors Report (2024) prepared by the Thames Valley Environmental Records Centres (TVERC) for Charvil Parish Council to support the Neighbourhood Plan, supports ecological alignment and visual connectivity. View Quality – The response suggests that the views identified are of limited value and are unremarkable. This is not accepted when the full range of view qualities are considered. GLIVIA Box 5.1 factors included perceptual, associative, visual and community value. The Valued Landscapes Assessments confirms also refers to the importance of cultural and perceptual qualities. In the case of the views identified in Charvil, it is the 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. View A (Bowsey Hill) – The response says this view is partially screened and distant. Despite partial screening, Bowsey Hill is a prominent landscape feature and forms part of the wider rural setting of Charvil. Its recognition reflects the cumulative character and openness valued by residents. Landscape Character Assessment (WBC 2019); NPPF 187(b); Valued Landscapes guidance (2024). View B (Shiplake) – The response says the view lacks distinctiveness and breadth. The view is part of a tranquil rural corridor, offering visual relief and a sense of depth across the floodplain. Its value lies in

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	contrast to urbanised edges and connection to the Thames corridor. Green Corridors Report (2024); local knowledge; perceptual value cited in Valued Landscapes Assessment (2024). View C (Sonning) – No comment is made on this view. Development context - There is a national policy basis and a local evidence basis to support the identification of valued views in the Charvil Neighbourhood Plan. It has been shown that the views identified have a clear value to the local community and the nature of this is acknowledged in the evidence base. The response suggests that the value of the views to the community should be put aside so that barriers to housing development are reduced. Instead, it is suggested that 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.
University of Reading objection to statement on housing capacity - The NP claims Charvil is not suitable for significant housing development. - Stantec disputes this: Charvil has access to services, is near Twyford rail station, and is recognised as a sustainable “minor settlement” in WBC’s Local Plan Update. - The NP acknowledges a clear local housing need, especially for smaller and affordable homes.	Sustainable Location - The response says that Charvil is a sustainable location and should accommodate more housing. While Charvil benefits from some local services, it remains a small settlement with limited infrastructure and public transport. The local plan classifies Charvil as a "minor settlement," acknowledging its limited capacity to support significant new development. The Neighbourhood Plan reflects this classification and correctly identifies the community infrastructure and environmental constraints that limit opportunities for growth. The Plan therefore takes a measured approach, encouraging development within the settlement boundary where it can be sustainably accommodated. Housing Allocations - The response says the Charvil Neighbourhood Plan fails to allocate housing sites despite local need. The CNP supports housing delivery within the defined settlement boundary and focuses on addressing local needs, namely, the delivery of smaller homes and affordable housing.

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	There is no requirement in national policy for neighbourhood plans to allocate sites. Moreover, the Wokingham Local Plan Update proposes to allocate land for 61 dwellings at Land West of Park Lane, Charvil. This strategic allocation addresses the Borough's housing needs and ensures that Charvil contributes proportionately. The Neighbourhood Plan complements the LPU by supporting infill development and windfall sites within the settlement boundary, Promoting an appropriate housing mix, including social and affordable homes and addressing specific demographic needs, including downsizers and younger residents.