Charvil
Parish Council
Chairman: Matthew Walker

Clerk to the Council
Miranda Parker
Charvil Village Hall
Charvil
Reading
RG10 9TT

www.charvilparishcouncil.gov.uk

For the attention of all members of Charvil Parish Council

You are hereby summoned to attend a Meeting of the Parish Council on

Monday 19th October 2026 at 8pm in Charvil Village Hall

for the purpose of transacting the following business.

Apologies for absence should be forwarded to the Clerk.

Miranda Parker, Parish Clerk

1. Apologies for absence

2. Declarations of interest and any written requests for pecuniary interests in items on the agenda to be considered by the Clerk (1 Min)

3. Open Forum

A public session for residents to bring any issues to the attention of the council (5 Min)

To welcome representatives from Twyford Parish Council and a resident who is observing

To welcome Mark Ashwell and Andy Glecross of Wokingham Borough Council to discuss the process of approving path improvements at Ashenbury Park and the proposal to introduce parking charges to pay for this and other possible improvements (10 Mins)

4. To approve the minutes of the Full Council meeting held on 21st September (1 Min) *

5. To note the Clerk's Report (1 Min) *

6. Finance

6.1 To receive and approve the financial reports (1 Min) *

6.2 To authorise payments of invoices (1 Min) *

6.3 To note the receipt of a rates bill for East Park Farm, and to approve the clerk advice for the Council to seek professional guidance from an independent business rates specialist regarding the rateable value calculations on both buildings (3 Mins) *

6.4 To note the recent completions of smaller items on the strategic plan, and to look to develop it further to inform the forthcoming budget discussions (3 Mins) *

Any other finance business at the discretion of the Chairman

7. Planning

7.1 To consider the following planning application:

261948 Permission in principle application for the phased application for up to 4 serviced plots/dwellings on land rear of Huckleberry, Waingels Road (5 Mins)

262214 Application for the proposed single storey side and rear extension at 9, Gingells Farm Road (2 Mins)

*Copies attached and/or forwarded

7.2 To note the following planning approvals

261865 Application for a certificate of lawfulness for the proposed erection of a single storey rear and side extension along with changes to fenestration at 30, Chiltern Drive (1Min)

261616 Householder application for the proposed demolition of the existing single storey rear extension, erection of a replacement single storey rear extension, alterations to the front porch including the installation of an access ramp, alterations to the driveway, and associated external alterations to facilitate disabled access at 56, Park View Drive North (1 Min)

261754 APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 1137/2006, T3 and T4 T1, Beech (T3 on TPO) - Crown lift to approx. 4.5-5m over the garden of no. 64 Park View Drive North; crown reduction on south side only by 1-1.5m, leaving a finished crown spread on this side of approx. 4.5-5.5m. T2, Cedar (T4 on TPO) - Crown lift to approx. 4.5-5m over the garden of no. 64 Park View Drive North; crown reduction on north side only by 1-1.25m, leaving a finished crown spread on this side of approx. 4-4.5m at 64-66, Park View Drive North (1 Min)

262226 REGULATION 14(2) NOTIFICATION FOR WORKS TO PROTECTED TREE(S) TPO 1137/2006, T4 T1, Cedar (T4 on TPO) - Remove failed limb back to source at 64, Park View Drive North - Dead/Dangerous - 5 Day Notice (1 Min)

261326 Householder application for the proposed erection of a garage, first floor front and side extension, porch canopy, replacement outbuilding, plus changes to fenestration and render to external walls at Homelands, Park Lane (1 Min)

7.3 To consider the Wokingham Borough Local Plan 2045 Scoping Consultation (10 Mins) *

8. Environment

8.1 To hear an update on the Twyford to Charvil cycleway scheme (2 Mins)

9. Highways

9.1 To consider a response to the informal consultation on the Safer Streets programme year one (5 Mins) *

10. Amenities Committee

10.1 To consider a proposal for a community energy retrofit feasibility study at Charvil Village Hall and to decide whether to support this (5 Mins) *

10.2 To note a complaint about loud drums at the village hall and to consider whether the Council wishes to tighten up its policies as a result (2 Mins)

11. To hear the Borough Councillors Report (5 Mins)

12. Items for Consideration

12.1 To hear a report on social media over the past three months (3 Mins)

12.2 To hear any updates from the Community Hub Working Group (2 Mins)

12.3 To note an update on the progress of the defibrillator project (2 Mins)

12.4 To note any progress in preparing for the Christmas party (2 Mins)

12.5 To note the “outstanding actions” report and hear any updates (3 Mins) *

12.6 To hear an update from the Northern Parish and the Borough Liaison Meeting (3 Mins)

13. To note any agenda items for the next meeting (1 Min)

14. To decide on any items to be advertised on social media from this meeting (3 Mins)

The next meeting of the Council will be on 16th Nov 2026

*Copies attached and/or forwarded

Charvil Parish Council
Chairman: Matt Walker

Clerk to the Council
Miranda Parker
Charvil Village Hall
The Hawthorns
Charvil, Reading
Berks RG10 9TT

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Minutes of the Meeting of the Council held on 21st September 2026 in Charvil Village Hall at 8pm

Present Matt Walker, Lee Cripps, Jane Hartley, Pat Sutlieff, and Mark A'Bear. Borough Councillor Akhtar attended

Apologies for Absence Katrin Harding

Absent Alan Simpson

26/8945 Declarations of Interest

Councillor Hartley is part of the Fete Committee, and Councillor Cripps lives next to the land west of Park Lane that is the subject of application 262120

26/8946 Open Forum

One resident attended as did Jackie Jagger, a member of Twyford Parish Council, as part of an effort at better co-operation with our neighbouring parishes.

26/8947 To approve the Minutes of the Full Council Meeting of 20th July and the Minutes of the Finance and Planning Meeting on 10th August 2026

The Minutes were approved and signed.

26/8948 To note the Clerk's report

This was noted.

Finance

26/8949 To receive and approve the financial reports

It was resolved to approve these which was passed unanimously.

26/8950 Authorisation of Payments

It was resolved to recommend approval of the payments of invoices, which was carried unanimously.

£73.29 to the Assistant Clerk
£2196.06 to Berkshire Pension Fund
£357.76 to Computer Risk Management (Printerland)
£19.80 to Elite Security
£193.29 to Everflow
£117.58 to Grundon
£5222.21 to HMRC Cumbernauld
£36 to the social media assistant
£2464.80 to Infinity Playgrounds
£1501.20 to Loddon Doors
£274.94 to the clerk
£36.78 to Networld Sports
£810 to Perry Edwards
£1008 to PKF Littlejohn

Chairman's Initials..... Date.....

£353.09 to Prime Water Solutions
£424.80 to RES Systems Ltd
£116.40 to SLCC Enterprises Ltd
£210 to SLR Environmental Ltd
£289.92 to Smartest Energy
£253 to Society of Local Council Clerks
£78.38 to SSE Contracting Ltd
£1394.56 to Sunshine Commercial Services Ltd
£1302.91 to Tactical Cleaning & Hygiene Services Ltd
£191.78 to Tactical Facilities Management Ltd
£1299.80 to The Blue Moose Graphic Company
£15.40 to Unity Bank
£132.65 to Viking Payments
£5851.67 in Payroll

26/8951 To note the external auditor's Report

This was noted.

26/8952 To note the changes to a digital Annual Governance Review

These were noted. The clerk informed the Council that one area to be highlighted in future is to ensure Councils have a large enough general fund to cover unanticipated disasters.

26/8953 To note the pay settlement agreed by central government and the unions and to approve its implementation, backdated to April

It was noted that the increase is 3.3% across all grades, and it was resolved to approve the increase, which was passed unanimously.

26/8954 To consider possible items to be included in the Parish Council budget for further costings and discussion at the November meeting

Councillor A'Bear would like to have the idea of a further Speed Indicator Device considered to help provide comparable data, and he would like one on Old Bath Road permanently. It was suggested that the police anti-social behaviour fund may be a possible source of grant funding for this. Councillor A'Bear also suggested it would be a good idea to think about building up funds for a Community Hub and for a pump track. It was agreed that other topics from Amenities need to be included, including whether the hall floor will be able to cope with one more re-seal, and what the cricket team is suggesting for East Park Farm as this will influence the fencing requirements.

26/8955 To approve exceeding the office equipment budget as it has been identified that the administration and social media assistant needs a new laptop.

It was resolved to approve this, which was passed unanimously.

26/8956 To note that the parish will be asked to pay rates on the pavilion this year, and that the whole rates picture will be talked through because the council will also lose its small business rate relief, which leaves a substantial hole in the finances

This was noted. The clerk believes there will be no back-dated claims but is waiting to hear back from property services.

Planning

26/8957 To consider the following planning applications

261616 - Application for the proposed demolition of the existing single storey rear extension, erection of a replacement single storey rear extension, alterations to the front porch including the installation of an access ramp, alterations to the driveway, and associated external alterations

to facilitate disabled access at 56, Park View Drive North – no Parish Council comment

262065 - Application to vary condition 2 of planning consent 192077 for the erection of single storey front, side and rear extensions to dwelling, following demolition of existing bay window. Variation is to allow changes to extension layout, roof alterations and changes to fenestration at 38, Park View Drive North – no Parish Council comment

262120 Application for submission of details to comply with the following conditions of planning consent 232704 dated 12/05/25. Condition 4 relates to ground stability; 9 to water consumption rates; 16 to a Construction Method Statement; 18 to a Walking Strategy; 34 to a Landscape Management Plan; 38 to a Communications Plan, and 40 to a Landscape Ecological Management Plan (LEMP) on land west of Park Lane

The clerk was asked to comment as follows:

Condition 4, ground stability. The Parish Council trusts that the discharge of this condition will allay any fears as to possible effects of this development on the wider area, particularly Park Lane, and the area under its management to the east of Park Lane, and that the Borough will ensure that there is some indemnity if there are any adverse effects in the next few years.
Condition 16, Construction Method Statement. We are concerned that there are no restrictions on the timings of HGVS entering and exiting the site when the school day is starting and finishing. The school have told us that the times they are concerned about are 8-930am and 2.45-3.45pm. For the safety of the families going to and from the school, these times need to be avoided. We are also concerned about the location of the work compound, as this is not only very close to existing dwellings, but also in the vicinity of many retained trees. We feel it would make more sense to be further south, where the play area will eventually be.

Condition 18, walking strategy. The council feels that this is a particularly weak document, and that it is misleading to include mention of a proposed route from Park Lane to Twyford Station, as this far from certain to ever materialise. While we aware that much of this plan relates to the internal pathways of the development, some of the commitments to encouraging people to walk or cycle ignore the fact that Park Lane itself is not very conducive to walking or cycling due to the single, poorly maintained pavement and narrowness of the carriageway. In the list of facilities that are designated as easy to walk to, it is significantly out of date, in that the shop has not been a post office for seven years and stopped being a One Stop last year,

Condition 38, Communications Plan. The Council appreciates that a Communications Plan is an unusual condition but feels that there should be more commitment to open up a two-way dialogue with the parish council sooner rather than later, as it can help to disseminate information to residents, and can help to forestall any issues if they arise. We feel that the school is a significant stakeholder, as are the businesses based at The Homestead, not just nearby residents. The information boards are proposed to be on-site; given that only designated people can access the site, this is not acceptable and needs to be external to the site. There also needs to be a requirement for the communications officer to respond in a timely fashion in the case of complaints because of the potential disruption to many people.

Condition 40, Landscape and Ecology Management Plan. The council is concerned about the constant references to a management company; currently, it is possible that either the Borough or the parish council could take over the management of the site, but this reference implies that it is a done deal to employ a management company. The council also feels that the commitment to absolutely no chemical use to control weeds is rather unrealistic, given the working practices of most contractors, and there is a danger that weeds will just not be dealt with, rather than the image of everywhere being weed free. A more workable management plan would be more likely to be delivered effectively.

26/8958 To note the following planning approvals

253071 Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale to be considered on land west of Park Lane

261494 APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 640/1994, GROUP 1 T1, Sycamore – Fell. T2, Sycamore – Fell. T3, Sycamore – Fell at 25, Gingells Farm Road

26/8959 To note the changes to the scheme of delegation for planning that will be adopted by Wokingham Borough Council regarding planning

This was noted. The main change for parish councils is that Borough Councillors will no longer be able to request contentious applications to go before planning committee. These changes have been made by central government.

26/8960 To note a meeting with Nick Irvine and Jackie Witney around S106 and CIL funding, and how the parish council can work with the Borough on achieving the best outcomes for the village from these funds

This was noted.

Environment

26/8961 To note the report provided by Councillor Simpson on the discussions held so far with representatives of Twyford Parish Council and the Executive Member for Active Travel, Transport and Highways at the Borough Council, and to consider and approve any forward development of a joint working group with Twyford Parish Council on the topic of improved rights of way to Twyford from Charvil if this becomes a firm proposal. To approve the role of Councillor Simpson as representing the parish in any further meetings and discussions on this topic

The report was noted. It was agreed that Councillor Simpson would formally represent Charvil on any working group formed, and that he should report back each month.

26/8962 To approve replacement tree planting at St Patrick's Recreation ground and at Chiltern Drive

This was approved, and it was agreed the clerk should take advice on what would be able to survive drought conditions best before choosing native trees to plant.

26/8963 To formally thank the volunteers who have worked hard to keep the community orchard trees alive through the drought and heatwaves

The Parish Council agreed to formally thank the volunteers.

26/8964 To consider the River Loddon Charter Invitation

The Council agreed to support this.

Highways

26/8965 To note the report on Speed watch and to consider how to recruit several more volunteers

This was noted. It was requested the report should be put on social media.

26/8966 To note a report on Speed Indicator Devices

This was noted.

Amenities

26/8967 To note the Minutes of a meeting on 14th September

These were noted.

26/8968 Borough Councillor's Report

Councillor Akhtar reported that he was continuing with his litter picks and had raised the issue of weeds growing along the A4 as had Councillor Smith. He noted that there had been a spike in anti-social behaviour over the summer. He is liaising with Reading University over illegal treasure-hunting using metal detectors. He also asked the council to promote an information evening in Sonning about cyber-security. Councillor Smith had sent in a report saying he had been in contact with Councillor Ashwell regarding the proposed parking charges at Ashenbury Park and had been working with Enforcement regarding the vehicle movements from The Homestead and was also working with the officers about the weeds both on the path on the dual carriageway and on the central reservation near the Wee Waif on the A4.

Items for Consideration

26/8969 To consider and approve the draft Terms of Reference for the Community Hub Working group

There was quite a bit of discussion around the draft, and around the checks and balances needed to protect the council from unintended consequences, because non-councillors cannot be asked to abide by the Code of Conduct. As a result, it was agreed that a line should be included about everyone declaring interests before each meeting, so that all parties are protected. The clerk would have preferred something stronger, but it was felt that as the group are currently only considering the feasibility, anything stringer was not required. It was agreed that while initial membership was approved by the Full Council, the working grup had authority to add members as they see fit. the It was agreed that there should be a target date to report initial findings back to the Council of three months. It was also agreed that the quorum should be two. The first meeting should be within the next two weeks. Apart from these changes and a couple of other tweaks, these were approved and would be sent to Councillors A'Bear and Walker for final sign off before being finalised.

26/8970 To approve initial membership of the Community Hub working group, to choose a lead member and arrange an initial date for the first meeting

It was agreed that Councillor A'Bear would be the lead member, and Councillors Cripps and Hartley would also be members. Councillors Hartley and Simpson can also join if they wish. The first meeting would be arranged in the next few days.

26/8971 To note the need to get papers to the clerk earlier than has been the custom and for them to be in Word where possible

It was explained that this is consistent with the Standing Orders regarding time periods. It was requested that the author of each paper is clear.

26/8972 To hear any feedback from the fete

It was reported that over £2,000 was made to be distributed among the chosen charities. The gazebo was successful, as were the quoits. It would be better if there were a focus topic. Residents told the councillors how much they

appreciated the benches and table tennis table. The fete committee have a meeting in November and will then pass a formal report to the Council.

26/8973 To note an update on the defibrillator project

There has been a kind donation from the Lions, and the Rotary are considering a donation as well. Accord has pledged something toward the project. Currently the clerk is still working with the Borough to see whether one can be fitted to a streetlight in the north of the village. There is an opportunity for a fully funded machine, but it must be in an unlocked cabinet, and it was decided that this was unsuitable.

26/8974 To note the PULSE survey results, and to consider any possible actions from these

It was noted how few responses there were. It was agreed to put a snapshot on social media, and that more than one post could go out. It was felt that the responses showed enthusiasm for a community hub and a pump track.

26/8975 To consider what the outline plan is for the Christmas party, and what actions should be taken to move this forward by the October meeting

The date for the party is Sunday 13th December from 3-5pm. The school choir will attend, and Suzanne Newman will provide the accompaniment. Councillor A'Bear will check that the Round Table can attend. Otherwise, the format will be like previous years, with games (including quoits), crafts, and a quiz/competition. There needs to a place holder on social media, and a further agenda item in October for details to be firmed up and how to advertise.

26/8976 To note an update on the asset transfer policy being progressed by the Borough officers

This was noted.

To consider whether the Council want to put forward a resolution for the BALC Annual General Meeting

There was no desire to suggest anything.

26/8977 To note the "outstanding actions" report and hear any updates

These were noted. The chair reported that he would look at this in more detail between meetings.

26/8978 To note any agenda items for next month

Mark Ashwell would be invited to discuss the issues at Ashenbury Park. There needs to be a discussion on how the Parish Council intends to spend the CIL from the Park Lane development. The cricket team will be invited, to see what they feel needs to be done at East Park Farm for their long-term commitment. A look at what grants may be available to make funds go further. Cycleway update, and an update on the Community Hub working group.

26/8979 To decide on any items to be advertised on social media from this meeting

Topics to be advertised this month include the cybersecurity event in Sonning, the results of the PULSE survey, the Community Hub working group, Christmas, save the date, and ticketing, and try to find a post on the changes to pavement parking rules to share.

There being no further business the meeting closed at 10.10pm

Chairman's Signature .....

Clerk's Report October 2026

1. Sent in Planning comments for the conditions on the Land west of Park Lane.
2. Carried out the end of probation interview with the Admin and Social Media Assistant – confirmed that we were both happy with the first three months and have passed this on to the Chair and Social Media Lead.
3. Inspected the vegetable plots, contacted the people who needed to do something as they were not up to standard, and have had two given up. One has been assigned to the next person on the waiting list, and I am awaiting a response from the next one along.
4. Arranged for a replacement rope to be installed on the East Park Farm climbing frame to replace the defective new one (no cost), and for a replacement slat on the fence where it has been broken. These repairs should happen soon.
5. Ordered spare parts for the MUGA so that the missing bolts etc can be replaced. These will not come until November.
6. Set up a trade account with Toolstation and hope to complete setting one up for Screwfix. We end up buying quite a lot of relatively low value items from these stores, but having a trade account has the double benefit of reducing use of expenses and meaning we can claim back VAT.
7. Completed the annual waste transfer note for the Grundon waste. This reminded me to investigate what we need to do to comply with the Simpler Recycling regulations that come in at the end of March for small organisations such as ours. We met with a Grundon representative, and essentially, we must have four bins at each building; one for glass, one for food waste, one for general waste, and one for mixed recyclables. This will have quite a lot of ramifications for us because we will need some kind of bin store in each building. I am awaiting costs and sizes of bin from Grundon, but they can be collected on an ad hoc basis, and she understood that, particularly in the pavilion, hardly any glass waste is produced. On top of this, it has become clear that we cannot ask hirers to take their own rubbish away – we need to accept whatever it is they leave. This is not a problem generally, but it is for the big parties, and there will be an item on the nest Amenities agenda to consider a surcharge for evening parties to pay for the removal of excess waste. All this will have budget implications.
8. Met with Amanda and Grounds Maintenance head, and discussed fencing, replacing drop-down bollards and a few other bits – all of which will feed into budget and long-term spending plans. Bollards are due to be replaced imminently as a relatively low-cost item.
9. Dealing with the fall-out of the imposition of business rates on the pavilion. Trying to find a suitable adviser to see whether we have a case for a reduction in the valuation.

Financial Summary - Cashbook

Summary of receipts and payments between 01/04/26 and 30/09/26 inclusive. This may include transactions with ledger dates outside this period.

Balances at the start of the year

Ordinary Accounts

Instant Access Account 1 Unity	£42,405.64
Instant Access Account 2 Unity	£4,528.15
National Savings Account	£373.95
Nationwide 1 year saver/35 Day Saver	£33,603.26
Redwood Bank one year bond/35 day saver	£20,608.48
Unity Current Account	£12,697.32
Total	**£114,216.80**

RECEIPTS	**Net**	**Vat**	**Gross**
Council	£147,050.80	£0.00	£147,050.80
Village Hall	£23,976.47	£0.00	£23,976.47
East Park Farm	£19,458.93	£0.00	£19,458.93
Total Receipts	**£190,486.20**	**£0.00**	**£190,486.20**

PAYMENTS	**Net**	**Vat**	**Gross**
Council	£76,342.16	£3,530.08	£79,872.24
Village Hall	£11,086.13	£1,543.02	£12,629.15
East Park Farm	£15,292.57	£2,615.67	£17,908.24
Total Payments	**£102,720.86**	**£7,688.77**	**£110,409.63**

Closing Balances at 30/09/26

Ordinary Accounts

Instant Access Account 1 Unity	£122,862.02
Instant Access Account 2 Unity	£4,572.52
National Savings Account	£373.95
Nationwide 1 year saver/35 Day Saver	£34,009.64
Redwood Bank one year bond/35 day saver	£20,957.15
Unity Current Account	£11,518.09
Total	**£194,293.37**

Signed

Chair

Clerk / Responsible Financial Officer

Financial Budget Comparison

Comparison between 01/04/26 and 30/09/26 inclusive. Includes due and unpaid transactions.
Excludes transactions with an invoice date prior to 01/04/26

		Budget 2026/2027	Actual Net	Variance	Var%age remaining
Council Income					
1200	Precept	£143,603.00	£143,603.00	£0.00	0.00%
1201	Grants Received	£0.00	£1,200.00	£1,200.00	0.00%
1202	Other Income	£0.00	£25.00	£25.00	0.00%
1203	CIL	£0.00	£0.00	£0.00	0.00%
1204	Neighbourhood Plan incl grant	£0.00	£0.00	£0.00	0.00%
1205	Community Orchard	£0.00	£0.00	£0.00	0.00%
1210	Income on Nationwide Account	£616.00	£406.38	-£209.62	-34.03%
1212	Income on National Savings Account	£3.70	£0.00	-£3.70	-100.00%
1215	Interest on Instant Access 1Unity	£500.00	£853.38	£353.38	70.68%
1216	Interest On Instant Access 2 Unity	£100.00	£44.37	-£55.63	-55.63%
1219	Redwood 35 day saver	£530.30	£348.67	-£181.63	-34.25%
1220	Insurance Claims	£0.00	£0.00	£0.00	0.00%
1240	Sale of Assets	£0.00	£0.00	£0.00	0.00%
1250	Allotment Income	£450.00	£0.00	-£450.00	-100.00%
1260	Damage/Key Deposits	£0.00	-£150.00	-£150.00	0.00%
3200	VS Newsletter & Printing	£800.00	£170.00	-£630.00	-78.75%
3201	VS Events	£0.00	£0.00	£0.00	0.00%
Total Income		**£146,603.00**	**£146,500.80**	**-£102.20**	**-0.07%**
Expenditure					
1310	S137	£0.00	£0.00	£0.00	0.00%
1311	Donations	£3,000.00	£1,500.00	£1,500.00	50.00%
1312	Sports Sponsorship	£300.00	£0.00	£300.00	100.00%
1314	Neighbourhood Plan	£1,500.00	£425.00	£1,075.00	71.67%
1315	Community Orchard	£100.00	£50.03	£49.97	49.97%
1316	CIL Expenditure	£2,000.00	£3,466.00	-£1,466.00	-73.30%
1321	Undistributed Reserves	£0.00	£0.00	£0.00	0.00%
1322	Earmarked Reserves	£0.00	£0.00	£0.00	0.00%
1323	MUGA Maintenance	£2,500.00	£2,500.00	£0.00	0.00%
1331	Home as Office - Clerk	£312.00	£156.00	£156.00	50.00%
1332	Home as Office - Assistant Clerk	£312.00	£156.00	£156.00	50.00%
1333	Member's Expenditure	£5,600.00	£2.99	£5,597.01	99.95%
1334	EXP Travel	£150.00	£18.68	£131.32	87.55%
1335	EXP Postage & Telephone	£450.00	£171.00	£279.00	62.00%
1337	Home as Office Media Assistant	£312.00	£130.00	£182.00	58.33%
1340	Training	£800.00	£754.50	£45.50	5.69%
1350	VAT Paid	£0.00	£0.00	£0.00	0.00%
2300	Pensions	£22,500.00	£10,562.08	£11,937.92	53.06%
2301	Salaries	£65,800.00	£ 31,076.07	£ 34,723.93	52.77%
2306	National Insurance & PAYE	£18,500.00	£8,740.66	£9,759.34	52.75%
2307	Admin and Media Assistant	£6,500.00	£2,205.55	£4,294.45	66.07%
2310	Subsriptions incl BALC	£1,800.00	£1,198.63	£601.37	33.41%
2311	Insurance	£1,600.00	£1,419.08	£180.92	11.31%

2314	Legal & Professional Fees inc. audit	£4,500.00	£1,676.07	£2,823.93	62.75%
2320	Office Equipment and Supplies	£800.00	£452.72	£347.28	43.41%
3300	Newsletter/Printing	£3,500.00	£1,276.00	£2,224.00	63.54%
3311	Election & Contingency	£7,667.00	£0.00	£7,667.00	100.00%
3313	Youth Support	£1,500.00	£0.00	£1,500.00	100.00%
3330	Event Costs	£1,000.00	£152.86	£847.14	84.71%
3340	Youth Fund	£0.00	£0.00	£0.00	0.00%
4300	GrassCutting VH and St Patrick's	£3,900.00	£1,694.05	£2,205.95	56.56%
4310	Play Equipment	£1,000.00	£0.00	£1,000.00	100.00%
4311	Play Maintenance & Repair	£1,000.00	£310.00	£690.00	69.00%
4312	ROSPA Inspection	£280.00	£166.00	£114.00	40.71%
5300	AM Lights Energy	£1,300.00	£440.19	£859.81	66.14%
5301	AM Lights Maintenance & Repair	£500.00	£0.00	£500.00	100.00%
5310	AM Village Improvements	£12,200.00	£1,952.77	£10,247.23	83.99%
5311	EPF Amenity Maintenance	£9,000.00	£3,173.90	£5,826.10	64.73%
5312	Bins at St Pats	£900.00	£467.15	£432.85	48.09%
5320	Allotment Expenditure	£200.00	£165.93	£34.07	17.04%
Total Expenditure		**£176,783.00**	**£74,254.36**	**£102,528.64**	**58.00%**

Financial Budget Comparison

Comparison between 01/04/26 and 30/09/26 inclusive. Includes due and unpaid transactions.
Excludes transactions with an invoice date prior to 01/04/26

		2026/2027	Actual Net	Balance	Bal %age Remaining
Village Hall					
Income					
6200	VH Casual - Standard	£500.00	£614.95	£114.95	22.99%
6201	VH Casual - Community	£12,000.00	£7,802.57	-£4,197.43	-34.98%
6202	VH Regular - Standard	£2,500.00	£744.70	-£1,755.30	-70.21%
6203	VH Regular - Community	£35,000.00	£12,414.35	-£22,585.65	-64.53%
Total Income		**£50,000.00**	**£21,576.57**	**-£28,423.43**	**-56.85%**
Expenditure					
6300	VH Cleaning Materials	£30.00	£0.00	£30.00	100.00%
6301	VH Cleaners	£7,400.00	£3,659.20	£3,740.80	50.55%
6302	VH Electricity	£2,200.00	£743.45	£1,456.55	66.21%
6303	VH Gas	£1,600.00	£334.09	£1,265.91	79.12%
6304	VH Insurance	£1,800.00	£1,800.00	£0.00	0.00%
6305	VH Maintenance and Repairs	£5,000.00	£3,573.16	£1,426.84	28.54%
6307	VH Rates	£2,200.00	£0.00	£2,200.00	100.00%
6308	VH Security System	£160.00	£0.00	£160.00	100.00%
6309	VH Staff Telephone and Broadband	£300.00	£120.00	£180.00	60.00%
6310	VH Travel Costs	£50.00	£12.44	£37.56	75.12%
6311	VH Waste Service	£700.00	£292.49	£407.51	58.22%
6312	VH Water	£1,300.00	£551.37	£748.63	57.59%
Total Expenditure		**£22,740.00**	**£11,086.20**	**£11,653.80**	**51.25%**
East Park Farm					
Income					
7200	Pavilion - Casual Standard	£0.00	£144.00	£144.00	0.00%
7201	Pavilion - Casual Community	£1,200.00	£2,003.93	£803.93	66.99%
7202	Pavilion - Regular Standard	£0.00	£84.00	£84.00	0.00%
7203	Pavilion - Regular Community	£10,000.00	£3,011.29	-£6,988.71	-69.89%
7210	Cricket - Playing Field & Toilets	£3,500.00	£4,566.80	£1,066.80	30.48%
7211	Football - Playing Fields * Changing	£6,500.00	£814.00	-£5,686.00	-87.48%
7220	Tennis - Coach	£2,000.00	£687.40	-£1,312.60	-65.63%
7221	Tennis - Annual Resident Membership	£2,500.00	£2,227.40	-£272.60	-10.90%
7222	Annual Non-Resident Membership	£1,000.00	£1,457.25	£457.25	45.73%
Total Income		**£26,700.00**	**£14,996.07**	**-£11,703.93**	**-43.83%**
Expenditure					
7300	EPF Cleaning Materials	£30.00	£12.64	£17.36	57.87%
7301	EPF Cleaners	£6,000.00	£2,897.52	£3,102.48	51.71%
7302	EPF Electricity	£2,000.00	£451.44	£1,548.56	77.43%
7303	EPF Gas	£750.00	£325.03	£424.97	56.66%
7305	EPF Maintenance and Repair	£10,000.00	£7,254.44	£2,745.56	27.46%
7306	EPF Rates	£0.00	£5,370.49	-£5,370.49	0.00%
7308	EPF Waste Services	£500.00	£227.70	£272.30	54.46%
7309	EPF Water	£1,000.00	£737.99	£262.01	26.20%
7310	EPF Sports Maintenance	£8,500.00	£4,882.97	£3,617.03	42.55%
7320	EPF Marketing	£1,000.00	£0.00	£1,000.00	100.00%
Total Expenditure		**£29,780.00**	**£22,160.22**	**£7,619.78**	**25.59%**

Expenditure between 01/09/26 and 30/09/26

Tn no	Net	Vat	Gross	Invoice date	Supplier	Details
3594	£2,054.00	£410.80	£2,464.80	01/09/26	Infinity Playgrounds Ltd	Work at EPF - September 2026
3599	£284.82	£56.96	£341.78	01/09/26	Sunshine Commercial	Grass Cutting VH and St Pats
3610	£877.32	£175.46	£1,052.78	01/09/26	Sunshine Commercial	EPF Grounds Maintenance August 2026
3609	£38.50	£7.70	£46.20	03/09/26	SLCC Enterprises Ltd	Training - Community engagement
3619	£65.28	£3.26	£68.54	03/09/26	Smartest Energy (was dual	EPF - Gas August 2026
3620	£9.50	£0.48	£9.98	03/09/26	Smartest Energy (was dual	VH - Gas August 2026
3622	£75.24	£3.76	£79.00	03/09/26	Smartest Energy (was dual	EPF Electricity - August 2026 Invoice was for £87.01
3623	£118.47	£5.92	£124.39	03/09/26	Smartest Energy (was dual	CVH Electricity - August 2026
3608	£58.50	£11.70	£70.20	04/09/26	SLCC Enterprises Ltd	Training - Social media
3611	£175.00	£35.00	£210.00	04/09/26	SLR Environmental Limited	Asbesos Reinspection Survey - CVH
3615	£74.65	£3.73	£78.38	07/09/26	SSE Contracting Limited	Streetlight Energy August 2026
3612	£107.50	£21.50	£129.00	08/09/26	Loddon Door Services Ltd	Roller shutter door maintenance - EPF
3617	£227.50	£45.50	£273.00	08/09/26	Loddon Door Services Ltd	Roller Shutter Service - EPF
3621	£153.29	£0.00	£153.29	11/09/26	Everflow	Water - September 2026
3616	£73.29	£0.00	£73.29	17/09/26	Amanda Burton	Expenses September 2026
3618	£253.00	£0.00	£253.00	18/09/26	Society of Local Council	Membership 2026-27
3624	£298.13	£59.63	£357.76	18/09/26	Computer Risk	
3642	£60.00	£12.00	£72.00	20/09/26	Sunshine Commercial	EPF Goal Posts updates
3625	£2,119.79	£0.00	£2,119.79	21/09/26	Berkshire Pension Fund	Pension Contribution September 2026 including pack-pay and change of contribution rate for the clerk
3634	£237.69	£37.25	£274.94	21/09/26	Miranda Parker	Expenses September 2026
3635	£36.00	£0.00	£36.00	21/09/26	Holly Kearn	Expenses September 2026
3639	£25.00	£5.00	£30.00	21/09/26	EE Ltd	VH - Broadband Sept 2026
3641	£5,370.49	£0.00	£5,370.49	24/09/26	Wokingham Borough	Rates - EPF Pavilion 2026-27
3649	£1,085.76	£217.15	£1,302.91	24/09/26	Tactical Cleaning &	Cleaning services September 2026
3655	£159.82	£31.96	£191.78	24/09/26	Tactical Facilities	Bin Emptying Sept 2026
3646	£750.00	£150.00	£900.00	27/09/26	Paul Thomas	EPF - Cricket pitch (drilling holes)
3640	£32.63	£6.53	£39.16	28/09/26	British Gas Services Ltd	VH - Boiler Maintenance September 2026
3643	£699.34	£139.87	£839.21	29/09/26	Prime Water Solutions	EPF remedial works - new thermostatic valves and shower repairs
3626	£ 5,851.67	£0.00	£ 5,851.67	30/09/26	Payroll	Payroll including back pay, April-August 2026
3633	£15.40	£0.00	£15.40	30/09/26	Unity Bank	Service Charge for August 2026
3645	£16.50	£3.30	£19.80	30/09/26	Elite Secuirty Group	VH - Lock servies
3647	£45.92	£9.18	£55.10	30/09/26	Grundon Waste	EPF - Waste removal charges
3648	£61.61	£12.32	£73.93	30/09/26	Grundon Waste	VH - waste removal services
	Total	£21,511.61	£1,465.96	£22,977.57		

Rateable Value Calculations for Village Hall and East Park Farm Pavilion and sports areas

Village Hall floor areas

Description	**Area m^2/unit**	**£ per m^2/unit**
Ground floor hall	29.2	£42.50
Ground floor hall	16.3	£42.50
Ground floor hall	145.6	£42.50
Ground floor hall	35.6	£42.50
Total	**226.7**	

Valuation

Total value	**£9,635**

Pavilion Sports ground floor areas

Description	**Area m^2/unit**	**£ per m^2/unit**
Ground floor hall	102.52	£54.63
Ground floor hall	18.13	£54.63
Ground floor hall	12.63	£54.63
Ground floor hall	102.79	£54.63
Ground floor public toilets	45.58	£36.42

Pavilion Sports ground floor areas

Description	Area m^2/unit	£ per m^2/unit
Total	**281.65**	

Additional details

Description	Area m^2/unit	£ per m^2/unit
Hard surface tennis court	2	£800.00
Playing field	2	£1,500.00
Total		

Valuation

Total value

Rateable value (rounded down)

Charvil
Parish Council
Chairman: Matthew Walker

Clerk to the Council
Miranda Parker
Charvil Village Hall
The Hawthorns, Charvil
Reading Berks
RG10 9TT

www.charvilparishcouncil.gov.uk

Item 6.4

Five-year Plan /Strategic Plan
See Separate Spreadsheet

Charvil
Parish Council
Chairman: Matthew Walker

Clerk to the Council
Miranda Parker
Charvil Village Hall
The Hawthorns, Charvil
Reading Berks
RG10 9TT

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Item 7.3

To consider the Wokingham Borough Local Plan 2045 Scoping Consultation

Wokingham Borough Local Plan 2045

Scoping Consultation

October 2026

WOKINGHAM
BOROUGH COUNCIL

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The Local Plan 2045 – Have your say

What is a local plan?

Local plans set out policies to guide how places should grow and change in the future. They help decide where new homes, jobs and services should be located and supported by infrastructure. In directing growth and change, they also consider where development should not occur to conserve the important natural and historic qualities of the environment.

Why is another local plan being prepared now?

Over recent years, we have been working to put in place new policies through a local plan called the Local Plan Update (LPU). This plan is currently in the final stages of being examined by government appointed planning inspectors, with adoption anticipated in the first half of 2027.

While the Local Plan Update will put in place new policies, changes nationally to the planning system require us now to prepare another new local plan which will be referred to as the Local Plan 2045. This is driven by the government's ambition to increase the number of new homes built in England from 300,000 a year to 370,000 a year.

What happens to the Local Plan Update?

The Local Plan Update will guide our decisions over the next few years, while we work on preparing the Local Plan 2045. Sites already allocated for development under the Local Plan Update will help meet a large proportion of our expected housing need in the new local plan.

What is this consultation about?

This is the first stage of preparing the Local Plan 2045. We want to understand:

- Views on key issues;
- Whether there are other key issues we should be considering;
- What evidence or local information we should consider;
- Whether any matters require a locally specific planning approach; and
- How people and organisations would like to be involved.

No decisions have been made about where development should take place. We are seeking views before options are defined and assessed.

Consultation dates

The Scoping Consultation is open from **Monday 5 October 2026 to 11:59pm on Monday 16 November 2026.**

How to respond

We recommend you start by reading this consultation.

As you read, you will see the topics we are seeking views on. At the end of the consultation, you will have the opportunity to respond by completing an online survey. At the end of the survey you have the option to upload up to five supporting documents, if you wish.

If you are unable to use the online survey, you can let us know your views by writing to us at:

- LP2045@wokingham.gov.uk; or
- Planning Policy & Infrastructure Team, Wokingham Borough Council offices, Shute End, Wokingham, RG40 1BN

What will happen to responses

Following the Scoping Consultation, we will review every response and publish a summary, which will include:

- the main issues raised in responses; and
- how we will have regard to those responses at the point of publication.

In addition, we will also continue to gather baseline information about the borough, including social, economic and environmental characteristics.

What is the timetable for preparing the Local Plan 2045?

We have published on our website a timetable setting out key stages for the preparation of the Local Plan 2045. The timetable reflects the new national process for preparing local plans, which is set out in more detail in the following section.

Should amendments to the timetable be necessary, the website will be updated and changes recorded.

The next steps in the plan-making process include the publication of a proposed content and evidence document. This will set out the different options that we could consider for the Local Plan 2045.

Scope, period and the new plan-making process

The government has introduced significant reforms to the planning system that change the nature of local plans and the process through which they must be prepared.

Scope of the plan

National policy for plan-making and for making decisions on development proposals is set out in the National Planning Policy Framework 2026.

Local plans should not include policies which duplicate, substantively restate or are inconsistent with the content of the national decision-making policies. This means that the Local Plan 2045 will be a more focused document than previous local plans, containing fewer detailed policies.

Plan-making policies set out in national planning policy must be taken into account when preparing a local plan. Consistency with national policy is a specific test of whether a local plan is sound.

Period of the plan

In June 2026 we gave notice of commencing the preparation of the Local Plan 2045, and we proposed that it covered the period to 2045. This would provide a 15-year period from the anticipated date of adoption, the minimum requirement of the national policy at that time.

National planning policy has since been updated and now advises that the minimum period from adoption is 10 years. We will need to consider whether 2045 remains the most appropriate end date for the plan.

Q1. Do you have any comment on what the end date of the Local Plan 2045 should be? Please explain your answer.

The new plan-making process

Overview of the plan-making process

The reforms to the planning system have introduced a 30-month process for preparing local plans. An overview of the process is illustrated in Figure 1 below. The process is guided by the government's ambition for plan-making to be faster and more accessible to communities and stakeholders.

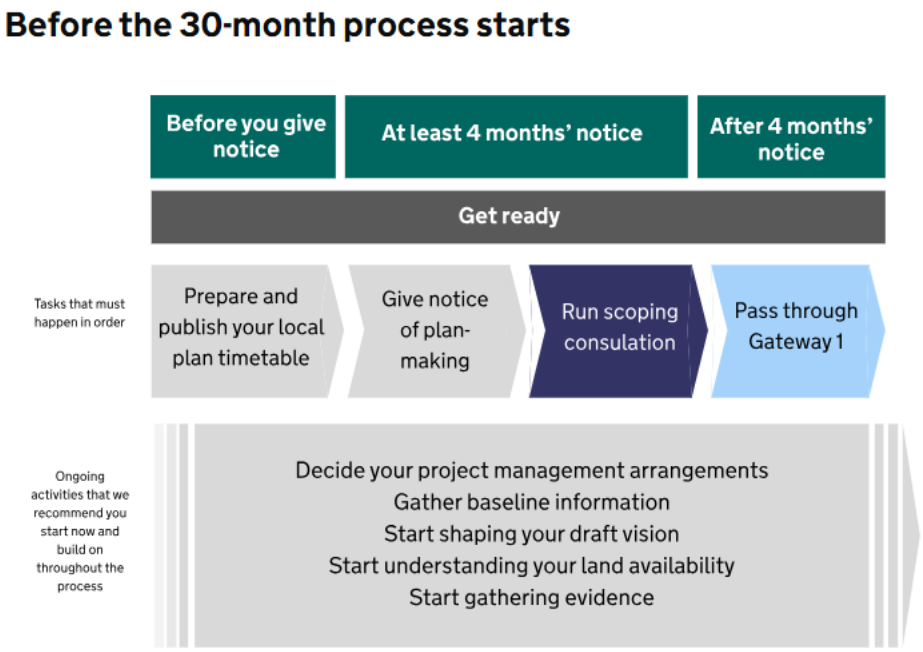
Figure 1: Diagram showing an overview of the process for preparing a local plan



Work before the 30-month period begins

There are some tasks that must be completed to get ready to prepare a local plan. These are illustrated in Figure 2 below. One task is to undertake a scoping consultation to seek views on what the local plan should cover and how engagement is undertaken. This is the stage we are at.

Figure 2: Diagram illustrates the main tasks to complete when 'getting ready' to prepare a new plan.



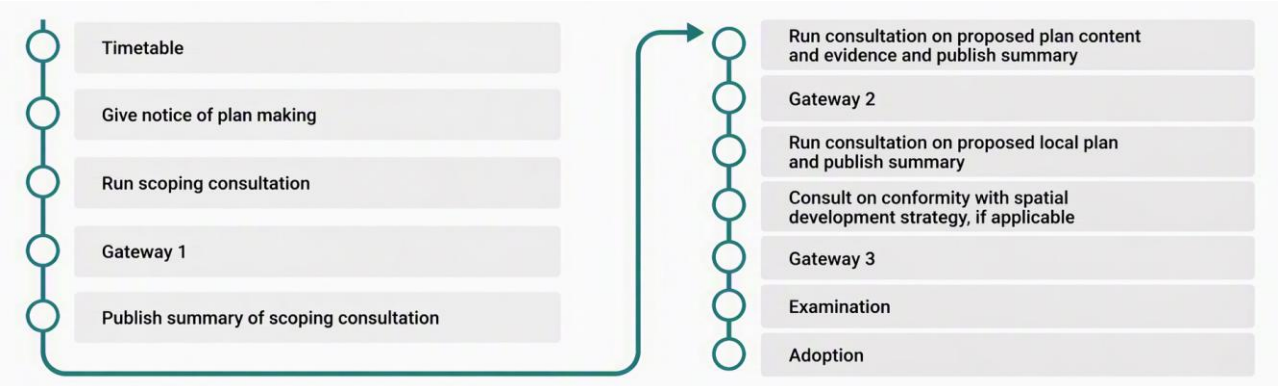
Consultations within the 30-month period

The process for preparing a local plan includes the key tasks illustrated in Figure 3 below. The key tasks include two defined periods of consultation:

- Consultation on proposed content and evidence.
- Consultation on the proposed plan.

Following consultation on the proposed plan, the plan will be subject to an initial review by a planning inspector who will determine whether it is ready to be submitted for examination. Once submitted, a full examination by a different planning inspector will be undertaken to test whether the plan is sound and can be adopted.

Figure 3: Tasks for preparing a local plan



Key issues, challenges and opportunities

At this early stage, it is important for us to collect opinions on key issues that will need to be considered as we prepare the Local Plan 2045. We are also inviting opinions on any other matter you believe should be considered as we move forward.

The following sets out information on several key areas, followed by questions that we would like views on. This is followed by an opportunity to raise other matters.

Housing need

The level of housing need for each local authority is set through a national standard method. The methodology is based on a proportional increase to existing housing stock, with an extra uplift in areas where homes are less affordable. The government ambition to increase the number of homes being built means most areas, including Wokingham Borough, now have higher housing need.

The standard method calculation suggests the scale of housing need for Wokingham Borough is around 1,300 new houses each year. This is almost double previous calculations. This figure is the starting point for setting the housing requirement for the Local Plan 2045 and as such we must robustly consider how this figure can be met, or should this not be possible, how the greatest proportion of this figure can be met.

In addition to the general housing need, national planning policy requires us to assess the housing needs of different groups. These groups include the following:

- Those who require affordable housing
- Older people
- Disabled people
- People who rent their homes
- Families with children
- Looked after children
- Students
- Travellers
- People wishing to commission or build their own homes.

This list is not exhaustive, and there may be other groups who have a housing need. We will produce evidence to assess the size, type and tenure of housing to meet the needs of different groups within the borough.

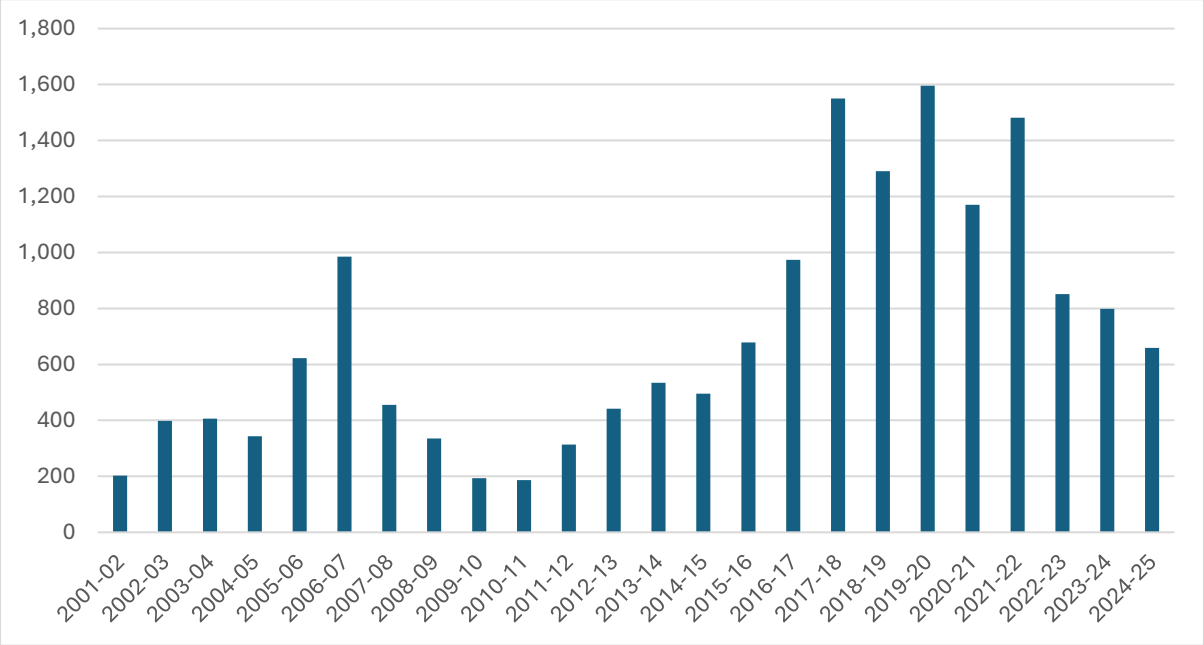
Q2. Are there any housing needs for particular groups that we should be considering or is there any evidence of need you wish to draw our attention to?

Housing and development density

A key consideration for the Local Plan 2045 will be how and where to deliver housing.

Changes to the national standard method have significantly increased the housing need for Wokingham Borough to around 1,300 new dwellings per year. This figure significantly exceeds past calculations of housing need and the scale of housing actually delivered.

Figure 4: Housing completions in Wokingham Borough since 2001-02



The figure of around 1,300 new dwellings per year is the starting point for setting the housing requirement for the Local Plan 2045 and as such we must robustly consider how this figure can be met, or should this not be possible, how the greatest proportion of this figure can be met.

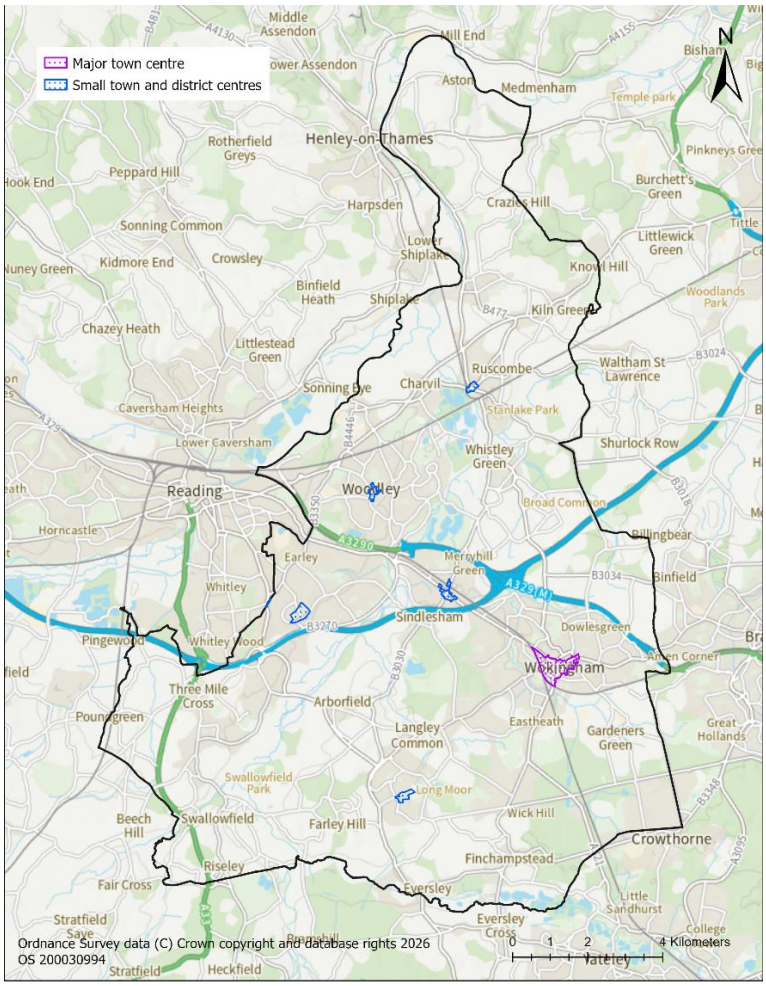
The Local Plan Update already prioritises the development of land within settlements and the re-use of previously developed (brownfield) land to provide housing. However, there has not been enough of this type of land to meet housing needs in the past and there won't be going forward. This has required new homes to be built on undeveloped or greenfield sites.

The choices that are available are also influenced by factors such as flood risk, heritage, nature conservation, the Green Belt, and emergency planning in proximity to the Atomic Weapons Establishment.

We will need to explore innovative ways of using land to deliver housing. This means considering different approaches and patterns of development to what has been delivered in the past.

Using land more efficiently through higher development densities has the potential to increase housing delivery, provide opportunities for less expensive housing, support local shops and services and improve the viability of public transport. Ways to achieve higher development densities include the use of taller buildings, reduced levels of onsite open space, and reduced levels of car parking. It is important therefore that higher density development is in the right place, where people can access open space and have the opportunity to walk, cycle or use public transport to access shops and services locally or travel onwards to key destinations, rather than use a car.

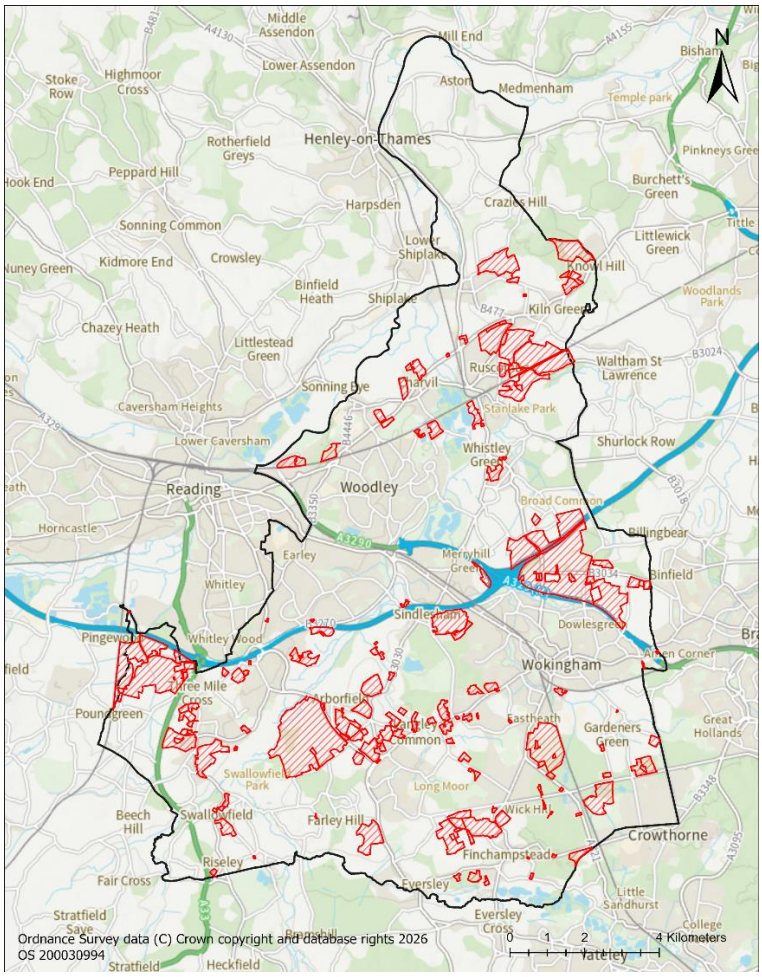
Figure 5: Town and district centres



To help understand where land may be available for development, we have recently undertaken a call for sites, where people have had opportunity to suggest land for consideration. The map below shows where sites have been suggested. A more detailed, interactive map is available on our website.

At this time, we have not assessed the suggested sites for their suitability, but will do so as we move forward. You are welcome to comment or provide information on any of the suggested sites. All comments will be taken into account when site assessments are undertaken.

Figure 6: Map showing sites suggested as suitable for development



If you would like to suggest a site which has not been promoted and you think could be suitable for new development, please let us know.

Q3. How far would you support the use of higher development densities in the following locations?

- Within town and district centres
- Within 400m of town and district centres (5 min walk)
- Within 800m of town and district centres (10 min walk)
- Within 400m of a bus route (5 min walk)
- Within 800m of a bus route (10 min walk)
- Within 400m of a train station (5 min walk)
- Within 800m of a train station (10 min walk)

Q4. Please rank the following locations in terms of their suitability to support higher density development.

- Within town and district centres
- Within 400m of town and district centres (5 min walk)
- Within 800m of town and district centres (10 min walk)

- Within 400m of a bus route (5 min walk)
- Within 800m of a bus route (10 min walk)
- Within 400m of a train station (5 min walk)
- Within 800m of a train station (10 min walk)

Q5. How far would you support flexibility of the following factors to achieve higher density development?

- Increased building height
- Fewer car parking spaces
- Less onsite green space

Q6. Please rank the factors in terms of their suitability in supporting higher density development.

- Increased building height
- Fewer car parking spaces
- Less onsite green space

Q7. Are there specific parts of the borough where you would particularly support higher density development? Please specify where and how sites in the area should be developed.

Q8. Do you have any comment or information on the sites that have been suggested as suitable for development through the call for sites process? Please refer to a site's reference number.

Q9. Do you know of any other sites that could be redeveloped for housing? If so, please provide details including how the site should be developed?

Settlement growth and local identity

Wokingham Borough includes a range of settlements, varying in nature, size and character. These range from small rural villages to regionally significant towns.

National planning policy specifically supports development within all types and scale of settlement, unless benefits are substantially outweighed by any adverse effects.

The Local Plan Update already prioritises the development of land within settlements and the re-use of previously developed land to provide housing. It also enables a proportionate scale of development on the edge of our smaller settlements.

The scale of the housing challenge means we need to explore again the opportunities for sustainable development on the edge of settlements across the borough and the potential for the creation of new settlements.

The Local Plan Update defined a settlement hierarchy based on access to local services and facilities, such as schools, public transport and sports facilities.

- Major settlements: consist of towns and large settlements which have a large number of services and facilities: Earley, Green Park, Shinfield North, Twyford, Winnersh, Wokingham and Woodley.
- Modest settlements: typically have a population of over 1,000 people and have access to a reasonable number of key services and facilities: Arborfield Green, Finchampstead North, Pinewood (Crowthorne), Ruscombe, Shinfield (south of M4), Spencers Wood, Three Mile Cross and Wargrave.
- Minor settlements: are less well served by other services and by employment provision and have limited access to public transport: Arborfield Cross, Barkham Hill, Charvil, Finchampstead, Hurst, Riseley, Sindlesham, Sonning and Swallowfield.

We will need to consider whether the settlement hierarchy remains appropriate and whether opportunity exists to elevate a settlement in the hierarchy by delivering supporting infrastructure alongside growth.

Building on the edges of towns and villages can gradually reduce the open land that separates neighbouring settlements. As new buildings extend towards one another, the physical separation between communities becomes smaller, which can make them appear less distinct and increase the perception that they are merging into a single built-up area. While maintaining separation between settlements can help preserve local identity and character, it can also limit opportunities for new homes and infrastructure where people have greater opportunity to walk and cycle rather than use a car.

The Local Plan Update includes a sustainable development principle that development proposals should maintain the separate identity of settlements and places. One aspect to consider is whether planning policies continue to maintain clear separation of towns and villages, even where this may restrict future development options and mean more development is directed to smaller settlements.

Q10. How important is easy access to the following services and amenities in supporting development?

- Primary school
- Supermarket
- GP surgery

- Public transport
- Walking and cycling routes to larger towns
- Pub
- Village/community hall
- Recreation ground / playing fields

Q11. Where are the best opportunities to expand and/or evolve an existing settlement or settlements? Please set out details including why you consider this to be the case and what infrastructure would need to be provided.

Q12. Where are the best opportunities to establish new communities (including new settlements)? Please set out details including why you consider this to be the case and what would need to be provided.

Q13. How important is distributing development across the borough?

Q14. How important is maintaining the separate identity of towns and villages when we consider different growth options? Please explain any locations where this is particularly important and why.

Growth and infrastructure

Planning new development ahead gives us the best chance of providing all the necessary associated physical, community and environmental infrastructure. We can also make sure that the cumulative effects of different developments are addressed and incorporated in the plans of infrastructure providers such as the utility companies.

New infrastructure can be provided and partly or fully funded by new development. However, developers generally only need to cover the infrastructure requirements for the needs arising from their proposal, and do not generally address existing shortcomings; these need public funding or utility provider investment. This means choices and priorities will need to be considered when deciding how available funding should be invested.

We will engage with infrastructure providers to consider how future growth can be supported and identify where improvements may be required. We will also consider how we can support travel, including walking, cycling and the necessary use of cars.

Through this consultation, we would like to understand which infrastructure improvements matter most to residents and businesses.

Q15. How important are the following factors in supporting development?

- Road improvements
- Walking and cycling routes
- Public transport
- Schools
- Parks and open spaces
- Sports facilities
- GP surgeries
- Utilities
- Digital networks (broadband, internet and mobile phone connections)

Q16. Please rank the following factors in terms of their importance in supporting development.

- Road improvements
- Walking and cycling routes
- Public transport
- Schools
- Parks and open spaces
- Sports facilities
- GP surgeries
- Utilities
- Digital networks (broadband, internet and mobile phone connections)

Q17. How important are the following factors in helping you use the car less?

- Improved walking and cycling routes
- Improved bus services
- Covered bus stop shelters
- Real time bus information
- Covered secure cycle parking
- Access to a car club (where members can hire a vehicle when needed without owning one)

Q18. Are there any local infrastructure constraints or issues that you think we should be aware of?

Economic need

Wokingham Borough is in the heart of the Thames Valley and plays an important role in the economic strength of the region. The borough is home to many multinational corporations with expertise across the key sectors of digital technology, life sciences and healthcare, and energy and environment, alongside a highly skilled workforce. This is supplemented by thousands of smaller businesses.

We need to plan for new economic development to provide jobs for existing residents and the occupiers of new housing. We also need to continue to support existing businesses that wish to grow. Sufficient appropriate local jobs will help to ensure residents can enjoy a good quality of life and will help to reduce the need for people to commute out of the area for work.

The Local Plan Update seeks to protect key employment locations known as Core Employment Areas. Here planning policy seeks to resist change to non-employment uses, except where a proposal would support the continued attraction for employment– such as nurseries, or modest recreation uses which can help support the local workforce.

The Local Plan Update also recognises the role of town and other centres in accommodating appropriate scales of employment development.

Alongside Core Employment Areas and town centres, we need to consider the types of businesses that are appropriate in countryside locations where sustainable transport is generally less available and where impact on the character of the area from larger scale business uses will typically be greater.

Q19. Are there any types of employment needs that we should be considering or is there any evidence you wish to draw our attention to?

Q20. Are there any locations within the borough which could be more intensively used for employment uses?

Q21. Are there any locations in the borough which are currently used for employment but would be better suited for other uses, such as housing?

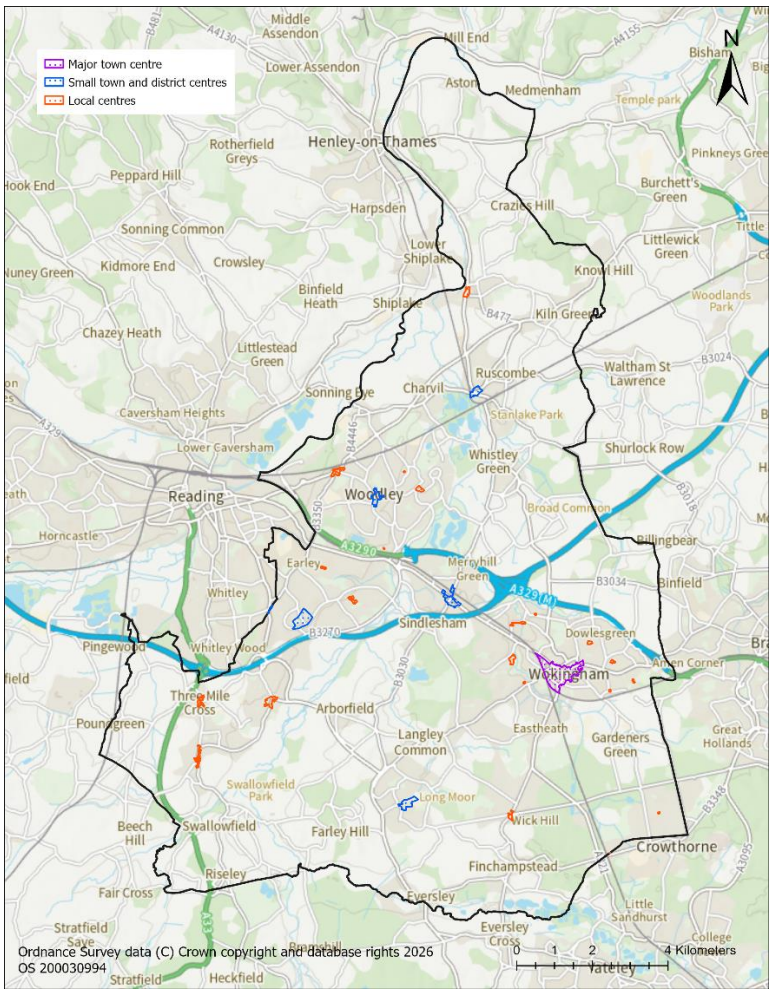
Q22. What type of business uses do you consider are appropriate in countryside locations?

Town, district and local centres

Town, district, and local centres play an important role as focal points for communities, providing a variety of shops, services and facilities to meet residents' day to day needs. They also offer employment opportunities.

The Local Plan Update defined a hierarchy of centres recognising their role and function. National policy continues to expect plans to set out a hierarchy of centres and consider policies setting out the nature and scale of development expected within them.

Figure 7: Map showing town, district and local centres



The Local Plan Update was supported by retail evidence which identified a modest need for convenience floorspace (food stores) but no need for additional comparison goods (non-food items such as clothing and electronics). Whilst this evidence took account of the impact of the Covid-19 pandemic and the continued trend towards online shopping, we will need to consider whether these needs remain relevant and how we can support centres to continue to provide essential services for residents.

Q23. How do you think the new local plan could support efforts to sustain and improve the vitality and viability of our towns, district and local centres?

Q24. Are there any centres you think we should be considering specifically for improvement and/or redevelopment? If so, what are the issues and what changes do you think need to be made?

Natural and built environment

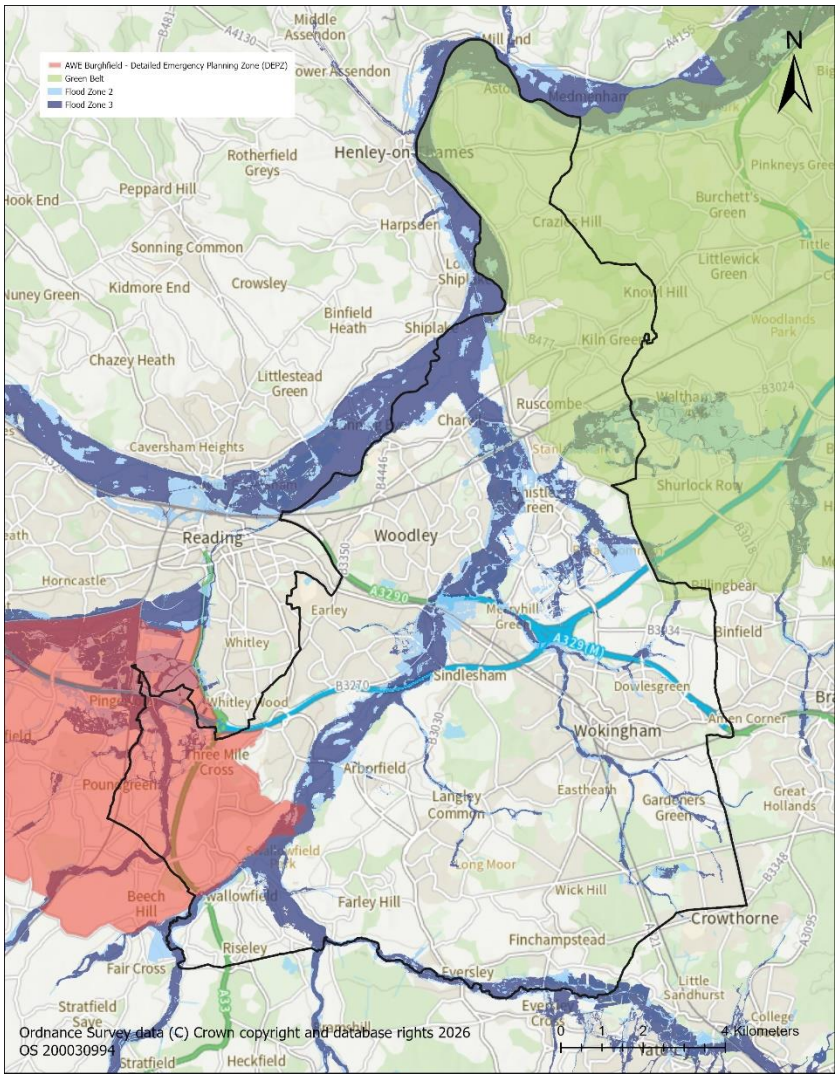
The quality of the natural and built environment is essential as it supports the health, wellbeing and quality of life of residents as well as helping to understand our past, improve air quality, mitigate the impacts of climate change, and support biodiversity.

Wokingham Borough contains significant areas of countryside, Green Belt, and a range of sites of ecological importance. This includes sites of national importance as well as a range of sites of local importance.

Flood risk is a key part of considering the location of new development, with national policy directing development to areas of low risk, accounting for vulnerability. All developments are expected to be safe without increasing flood risk elsewhere.

The proximity of the Atomic Weapons Establishment strongly influences how development is managed in the west of the borough. Current advice from the Office for Nuclear Regulation is that growth within the Detailed Emergency Planning Zone (DEPZ), which includes the villages Three Mile Cross and Spencers Wood, cannot be accommodated.

Figure 8: Map showing DEPZ, Green Belt, and Flood Zones 2 and 3



Q25. How should the local plan protect and enhance the built and natural environment?

Q26. Are there parts of the borough where development should not be located? Please set out details of why you consider this to be the case.

Climate change

We declared a Climate Emergency in July 2019. The declaration set out the commitment to play as full a role as possible in achieving a carbon neutral Wokingham Borough by 2030. In order to achieve this goal, the Climate Emergency Action Plan (CEAP) sets out the activities that the council intend to take towards the aim of carbon neutrality.

There is still much to do to reduce greenhouse gas emissions that are causing climate change. It is also increasingly urgent that we make sure that we can live safely and comfortably when facing extreme weather events, and that the infrastructure we rely on continues to work effectively.

The Local Plan Update proposed a suite of ambitious policies on climate change and energy. This included energy efficiency requirements for buildings which go beyond current and planned building regulations standards.

Q27. How far do you agree that it is important to have ambitious energy efficiency requirements for new developments?

Q28. Would you support the delivery of new renewable and low-carbon energy development (for example, wind, solar, hydroelectric) and if so, where in the borough would be suitable?

Q29. Are there any barriers to delivery of renewable and low-carbon energy generation (for example grid capacity)? Please set out whether this is a general or location specific constraint.

Other matters

As a starting point, we will look to national planning policy and the Local Plan Update to understand the potential scope of the Local Plan 2045.

We will also have regard to issues that cross local authority boundaries, as well as strategies by other organisations.

If you have any other thoughts regarding what the plan should contain, then please let us know.

Q30. Are there any matters that require local policy, to supplement national policy? Please explain the local circumstances and any supporting evidence.

Q31. Are there any strategic cross boundary issues or other strategies that we should be aware of?

Q32. Do you wish to raise any other matters you feel are relevant to the preparation of the Local Plan 2045?

Preparing a vision

An initial step in preparing the Local Plan 2045 will be to establish a vision.

The Local Plan Update included the high-level vision that Wokingham Borough would be:

- A borough that focuses on the needs of our communities.
- A borough that will be sustainable for generations to come.
- A borough where people choose to live, learn and work because both the places we build and the places we protect are valued and enriching.

This high-level vision is expanded upon in the Local Plan Update, with objectives and sustainable development principles set out in planning policy.

We want to ensure our vision is not to simply about building new homes and other developments, but about creating communities where consideration has been given to both existing and future residents. We want everyone to have the opportunity to thrive, have a sense of belonging and live well.

To help develop a vision that genuinely reflects Wokingham Borough whilst responding to the changed challenges, we want your feedback on what matters most to you and what characteristics of Wokingham Borough you think should be reflected in a vision.

Q33. What change would improve the borough, or a place within it?

Q34. What aspects of the borough or a place within it, do you value and want to see conserved?

Q35. What aspirations do you have for the future of the borough, or a place within it?

Future engagement

We want to understand how best we can communicate and engage throughout the preparation of the Local Plan 2045, including which communication methods, events and materials are most useful.

We have previously engaged with the local community and other important stakeholders on plan-making, the creation of guidance and planning applications, in accordance with our Statement of Community Involvement.

Your feedback on approaches that might be most effective will help to shape our engagement strategy.

Guiding principles for our engagement strategy may include:

1. Ensuring equal opportunity – Everyone will be treated fairly and without discrimination.
2. Keeping everyone informed – Clear, balanced information will be provided about when consultations take place and how the process works.
3. Ensuring accessibility – Engagement will be easy to access, with documents available online and in public places, and digital communication used.
4. Ensuring relevance – Engagement will focus on groups and individuals for whom the subject matter is relevant, including non-statutory consultees.
5. Providing feedback – All responses will be analysed and outcomes shared through consultation statements summarising the main issues raised and how we have considered them.

Q36. How would you prefer to receive information and participate in future consultations?

Q37. If you represent a statutory consultee, when in the process can we best engage with you and how might this best be undertaken?

Q38. Are there any barriers that could prevent you taking part in future consultations?

Charvil
Parish Council
Chairman: Matthew Walker

Clerk to the Council
Miranda Parker
Charvil Village Hall
The Hawthorns, Charvil
Reading Berks
RG10 9TT

www.charvilparishcouncil.gov.uk

Item 9.1

To consider a response to the informal consultation on the Safer Streets programme year one

Tel: 0118 974 6000
Email: edward.day@wokingham.gov.uk
Date: 9th October 2026

Place and Growth
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Clerk Miranda Parker
Charvil Parish Council
PO Box 8250
Reading
Wokingham
RG6 9SZ

Dear Miranda,

INFORMAL CONSULTATION: PUTTING PEOPLE FIRST ON OUR STREETS PROGRAMME (YEAR ONE)

As you will be aware from previous engagement between March and May this year, Wokingham Borough Council is currently developing a highway improvement scheme aimed at improving road safety and reducing vehicular speeds in areas across the Borough, particularly in places where pedestrians, cyclists and children may be at greater risk. The scheme proposes the wider use of 20mph limits in town and village centres, residential neighbourhoods and around schools – as well as reviewing limits on rural roads where people walk, cycle and ride horses.

Reviewing suggestions received from town and parish councils and from the public, the Council developed a multi-criteria assessment matrix based on road safety impacts, encouragement for active travel modes, anticipated compliance and levels of local support, to inform the shortlisting of locations for inclusion in the Year One programme. As the first-phase proposals will be pilot schemes, a mix of locations has been selected: a town centre, village centres, residential areas and rural roads. These locations are:

- Twyford
- Wokingham Town Centre
- Norreys Avenue, Wokingham
- Finchampstead Village
- Hare Hatch
- Silverdale Road, Earley

Please find enclosed a plan illustrating the proposed area coverage for revised speed limits within Charvil Parish Council's boundaries.

Continuing our commitment to ongoing stakeholder engagement, an **informal pre-statutory public consultation** will be held between Monday 12th October and Monday 9th November to gather initial feedback on the draft area plans before progressing to detailed design and a formal Traffic Regulation Order (TRO). We would be grateful if you could bring this matter to the attention of your Elected Members and would

welcome your consensus comments or expressions of support/concern as part of the above public consultation to be launched via Engage. However, should you wish to discuss the proposals directly with the WBC officer team please contact me via my email address – we would be happy to arrange a Teams meeting if necessary.

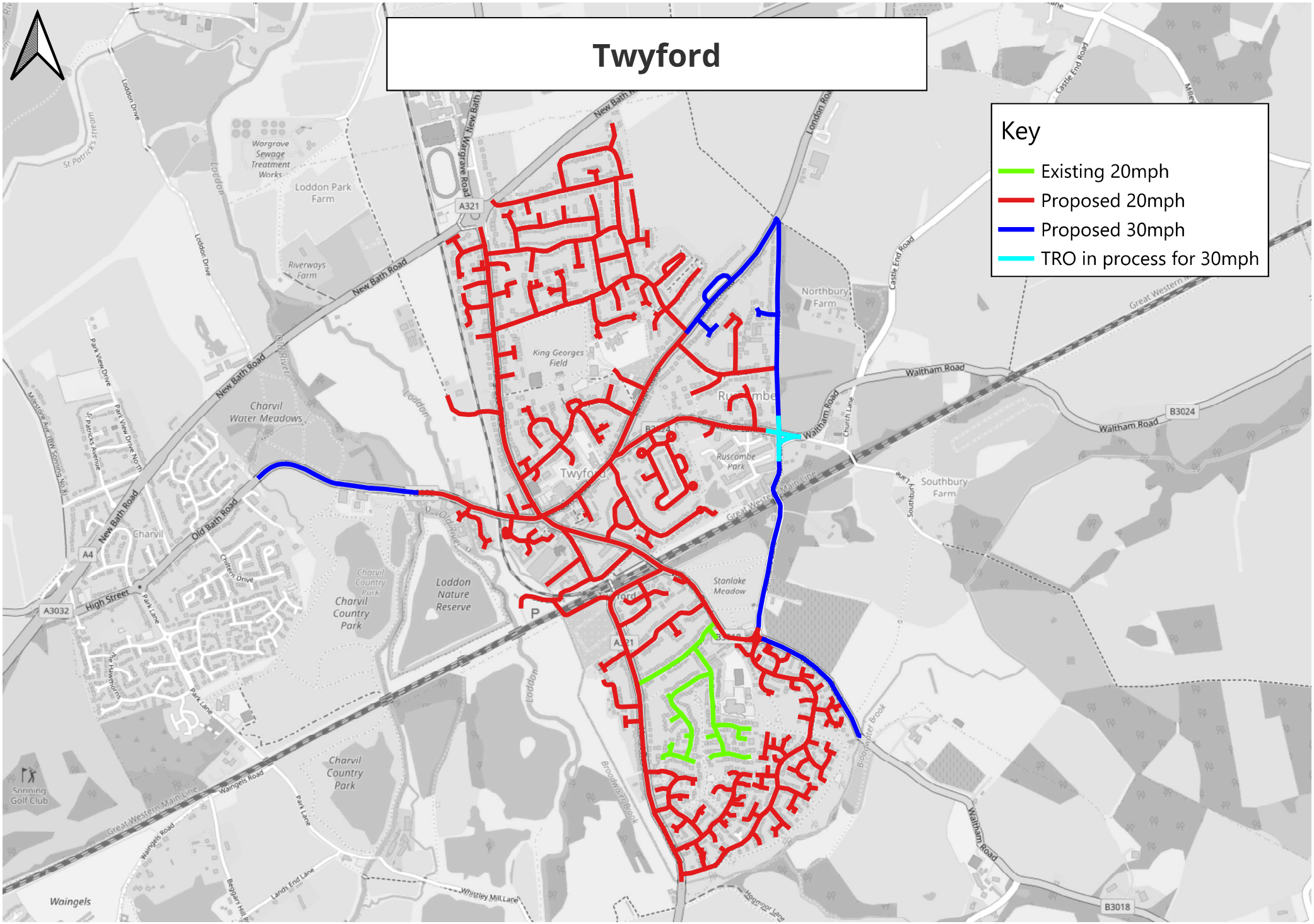
Should the scheme progress following our analysis of responses and production of a public consultation report, a formal statutory consultation will commence later in the autumn, providing a further 21-day period for official advertisements and legal objections.

Yours sincerely



Ed Day
Traffic Manager – Network Management Team

Enclosures – proposed extent of revised speed limits, Twyford


Twyford
Key
Existing 20mph
Proposed 20mph
Proposed 30mph
TRO in process for 30mph
A321
A4
A3032
B3024
B3018
New Bath Road
Old Bath Road
Waltham Road
High Street
Castle End Road
Great Western Main Line
Loddon
Charvil Water Meadows
Charvil Country Park
Loddon Nature Reserve
Stanlake Meadow
Ruscombe Park
Northbury Farm
Southbury Farm
Loddon Park Farm
Riverways Farm
King Georges Field
Wargrave Sewage Treatment Works
Sonning Golf Club
Waingels
Charvil
Twyford

Town/Parish	Location	Location Type	SUMMARY	TOTAL SCORE	Q1 Safety Score	Q2 vulnerable road user Score	Q3 Encouragement Score	Q4 Impact Score	Q5 Support Score	Q6 Deliverability Score	SCORER COMMENTS
Arborfield and Newland	Arborfield Cross, Arborfield	Village Centre	Proposal to cover the centre of Arborfield Cross, encompassing existing traffic calming, schools, amenities etc as well as established walking and cycling routes	23	3	5	4	4	3	4	Recommend inclusion in second tranche pending completion of traffic calming review for the village. Parish request supports officer opinion that a speed limit drop would meet the objectives of the project, as well as supporting other priorities around traffic calming and encouraging use of Observer Way.
Finchampstead	California Crossroads	Village Centre	Village centre used by all vehicle types as well as pedestrians. Near to schools and shops.	23	3	5	5	4	3	3	Recommend inclusion in second tranche. A 20 mph limit in this area would support the objectives of the California Crossroads scheme and could be extended out to incorporate other routes and schools - like Gorse Ride estate.
Wokingham	Wokingham Town Centre	Town Centre	Town centre with high numbers of people walking, cycling or horse riding, lots of shops, cafes, restaurants etc. High number of vehicle trips and key route through the town.	23	4	5	4	4	3	3	Shortlist - Strong evidence from number of PICs and level of engagement from residents. Large scheme coving entire town centre, benefits increased if combined with Norreys Avenue area as combined town centre/suburban residential pilot scheme.
Wokingham	Norreys Avenue	Residential	Large residential area proposed to become 20mph zone, with people walking, cycling or horse riding around schools, church, shops, doctors etc.	23	4	5	4	5	2	3	Shortlist - large residential area with strong evidence for intervention based on the number of vulnerable road user trip attractors and PICs recorded. Benefits increased if combined with Wokingham Town Centre area as combined town centre/suburban residential pilot scheme.
Twyford	All roads	All roads	Entire residential village speed of 20mph, with two schools and other places that attract pedestrians and other people walking, cycling or horse riding	23	4	3	4	5	5	2	Shortlist - large entire parish scheme, will improve (perceptions of) safety for vulnerable road users and help enhance the attractiveness of the area. Thought required on start and end points considering nearby Hare Hatch scheme proposals and linkage to Charvil.
Earley	Silverdale road and wider area	Residential/ village centre	Residential area with existing 20mph present outside a school, with two schools and other key places that attract people walking, cycling or horse riding with high numbers during school peak times	22	2	5	4	4	4	3	Shortlist - recommend as joins to existing 20mph limit, clear evidence of vulnerable road user activity with two large schools within area. Implement as pilot scheme for suburban residential area.
Finchampstead	The Village (in part)	Village centre, rural environment	Part of the village centre is proposed to reduce from 30mph to 20mph to improve safety around a primary school, park, sports facilities and regular pedestrian crossings by children and other users.	20	1	5	3	4	3	4	Shortlist - Village centre area that provides connection to a variety of facilities for different users. Relatively straightforward to implement as a pilot scheme for a rural village centre.
Earley	Whitegates	Residential/ village centre	Large area comprising of a number of residential roads in north Earley with a school, allotments, parks, churches and other religious centres	18	3	3	3	3	3	3	
Wokingham	Woosehill Spine Road	Residential	Dual carriageway with 40mph limit narrowing down to single lane 30mph, provides access to shops, schools and green space but not a through route.	17	2	3	3	4	3	2	
Earley	Hawkedon Way	Residential	Residential roads with no through route, providing access to homes and Hawkedon School.	16	1	5	3	3	0	4	
Earley	Church Road	Residential	Residential road used as a through-route, with a school, allotments, parks and churches in the area. Proposed to make 20mph all the time rather than only school times	16	3	5	2	2	0	4	
Hurst	Church Hill	Rural Road	This village route is used by walkers, cyclists and horse riders. There is no footway, but there is a church, public house and community orchard located on it	16	3	4	1	1	4	3	
Hurst	Broadcommon Road	Rural Road	This route is used by walkers, cyclists and horse riders. It is a narrow single track route with residential properties and no footway.	16	3	3	1	2	3	4	
Ruscombe	All roads	All roads	Entire parish area, residential area with rural roads. All proposed to have consistent lower speed	16	2	2	3	3	3	3	
Twyford	Wargrave Road	Rural Road	Rural A road that connects a residential parish with a school. Currently 40mph wide road with one signalised crossing before the school	16	0	5	1	2	3	5	
Finchampstead	Commonfield Lane (part)	Rural Road	Rural road used by pedestrians, cyclists and horse riders, with a nearby school, park and dedicated crossing point. Limited visibility, direct property access and use as a cut-through route create safety concerns, particularly on the narrow single-track sections.	16	1	4	3	3	2	3	
Wargrave	Hare Hatch	Rural Road	Rural roads used as a through-route, some residential properties, no footway and very narrow in sections. Currently 60mph	16	0	1	3	3	5	4	Shortlist - strong engagement from local residents, reduced speed limit would encourage active travel modes and relatively straighforward to implement as a pilot scheme for rural roads.
Earley	Betchworth Avenue/ Silverdale Road	Village Centre	Residential road connecting to school and shops, located in the centre of the town.	15	3	4	1	1	3	3	

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Ruscombe	Crossroad between Stanlake Lane, New Road and Waltham road	Crossroads	This is a busy crossroads with four arms used as through-routes, there is some visibility with a section of footway on one side. The junction has a 60mph speed change just before the crossroads, but this is proposed to be changed to 30mph.	15	2	3	1	1	3	5	
Wokingham	Wescott Road	Residential	Multiple road residential scheme. Key location with close to a school and playing fields	15	0	4	3	3	1	4	
Earley	Gipsy Lane	Village Centre	Residential through-route located near the centre of the town, with a school and park etc nearby	14	3	4	1	1	2	3	
Finchampstead	White Horse Lane	Rural Road	Rural road used by people walking, cycling and horse riding for everyday journeys and recreation. It is also used as a through-route by traffic, with residential properties accessed directly from the road.	14	3	2	2	1	3	3	
Earley	Redhatch Drive	Residential	Wide residential road used as a through-route and located close to a school.	14	1	3	1	1	3	5	
Remenham	A4130	Rural Road	This is an A road that provides a link between towns and passes through a few villages. It is a wide two-way road with little to no footways in sections.	14	4	2	2	1	2	3	
Wargrave	Blakes Road	Rural Road	Rural road that runs adjacent to a residential area, currently national speed limit with little footpaths in areas with narrow sections, currently 60mph national speed limit road	14	0	3	1	2	4	4	
Shinfield	Hyde End Road	Rural Road	Rural and residential road with a 40mph speed limit. It provides a key connection and has footways on both sides.	14	2	2	1	1	4	4	
Finchampstead	Old War Memorial junction	Rural Road	Rural distributor road with footways and informal crossing points. History of damage only accidents and concerns over speed. Forward visibility north to south and vice versa is limited.	13	4	2	1	2	3	1	
Earley	Beech Lane (side roads)	Residential/ village centre	Residential road connecting to school and parks located in the centre of the town, proposal for reduced speed limits on the side roads off of the main road	13	0	3	3	3	2	2	
Hurst	Lodge Road	Rural Road	This is a B road (B3030) and provides a link between Whistley Green and Davis Street. The road is a two way road with no footway	13	3	3	1	2	0	4	
Twyford	A4	Major A road	Major A road link that runs adjacent to the parish, currently national speed limit. Major crossing point for people walking, cycling or horse riding to connect to schools and other facilities.	13	3	4	1	2	1	2	
Wargrave	Dark Lane	Residential	Residential through road, half residential with footpath on one side of the road and the other narrow road with no footway. Majority 30mph with small section to the north 60mph	13	0	3	2	3	1	4	
Wargrave	Crazies Hill Road	Rural Road	Rural road with narrow blind bends. No footway for the majority of the length of the road, small section found to the north east outside of the school. Currently 60mph	13	1	4	1	2	1	4	
Finchampstead	Church Lane	Rural Road	Rural road used by people walking, cycling or horse riding for business and pleasure. Often used as a through-route by traffic. Residential properties access directly onto the road	12	1	2	2	1	3	3	
Hurst	Lines Road	Rural Road	This route is used by walkers, cyclists and horse riders. It is a narrow single track route that is access only with residential properties and no footway.	12	2	3	1	2	0	4	
Wokingham	Evendons Lane	Rural Road	Narrow rural road with some residential properties and footways along only parts of the route.	12	1	3	2	2	0	4	
Wargrave	Bear Lane	Rural Road	Narrow rural road with some residential properties on both sides, no footpath on either side and only space for one car going in one direction	12	0	3	1	1	3	4	
Wargrave	Blakes Lane	Rural Road	Short section of road with residential properties on either side of the road, 60mph road with no footway on either side of the road. No key person walking, cycling or horse riding attractors in the area	12	0	1	1	1	4	5	
Wargrave	Wargrave Hill	Residential	Residential narrow through road with no footway. Half the road is 30mph and half 60mph. Narrow at sections with many blind spots due to layout and parking on street	12	0	1	2	3	2	4	
Earley	Meadow Road	Village Centre	Residential through-route located near the centre of the town also within close proximity to a school, park etc.	11	2	3	1	1	1	3	
Longwater Road	Longwater Road	Rural Road	This village-centre route is used by pedestrians and cyclists, with access to nearby allotments and residential properties. Direct property access and regular pedestrian activity support the need for a safe road environment.	11	3	2	1	1	1	3	
Hurst	Broadcommon Lane	Rural Road	This route is used by walkers, cyclists and horse riders. It is a narrow single track route used as a through-route and no footway.	11	0	3	1	2	1	4	

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Hurst	Nelsons Lane	Rural Road	This route is used by walkers, cyclists and horse riders. It is a narrow single track route with residential properties and no footway.	11	0	3	1	2	1	4	
Hurst	Islandstone Lane	Rural Road	This route is used by walkers, cyclists and horse riders. It is a narrow single track route with residential properties and no footway.	11	0	3	1	2	1	4	
Hurst	Tape Lane	Residential/ village centre	This route is used by walkers, cyclists and horse riders. It is a narrow single track route that is access only with residential properties and no footway.	11	0	3	1	2	1	4	
Hurst	Dunt Lane	Rural Road	This route is used by walkers, cyclists and horse riders. It is a narrow single track route with residential properties and no footway. This is a dead-end road and only provides access to the residential properties	11	0	3	1	2	1	4	
Remenham	A321	Rural Road	This is an A road that provides a key link between towns and passes through a few villages and by residential properties. It is a two way road with footways on one side of the road.	11	2	2	2	1	1	3	
Remenham	Aston Lane	Rural Road	This is a quiet rural road that only provides access to a small village, there is currently no footway with narrow road widths.	11	2	2	1	2	0	4	
Ruscombe	Northbury Avenue	Residential	Residential road between two larger roads, road likely used as a through-route as well as access to residential properties.	11	0	3	1	2	0	5	
Wargrave	Mumbery Hill	Rural Road	Rural road which is narrow in sections, used as a key through route. Has a footway that runs the length of the road on one side. Currently 60mph	11	1	1	1	2	2	4	
Arborfield and Newland	Princess Marina Drive, Arborfield	Residential Estate	Residential estate that has expanded in recent years. The road runs between playing fields and is a route to a school.	10	1	3	1	1	1	3	
Finchampstead	Cricket Hill	Rural Road	Rural road with residential properties. Requested proposal to reduce from 40mph to 20mph to improve safety for pedestrians, cyclists and horse riders, and to better reflect the road's rural character and use.	10	2	3	1	1	1	2	
Earley	Mill Lane	Rural Road	Residential through-route located near the centre of the town, with a school, park etc nearby	10	0	3	1	1	2	3	
Earley	Wokingham Road	Village Centre	This rural road serves a residential area and is used regularly by pedestrians and cyclists. It is located close to a school and a park, resulting in a mix of local traffic and people walking, cycling or horse riding. The surrounding environment and nearby community facilities increase the need for safe vehicle speeds and movement.	10	5	1	1	1	1	1	
Earley	Toseland Way	Residential	Residential road with a number of cul-de-sacs off of it, there is no through route and only provides access to residential properties and a park.	10	0	3	2	1	1	3	
Hurst	Hogmoor Lane	Rural Road	This route is used by walkers, cyclists and horse riders. It is a narrow single track route with residential properties and no footway.	10	0	3	1	2	0	4	
Hurst	Poplar Lane	Rural Road	This route is used by walkers, cyclists and horse riders. It is a narrow single track route with residential properties and no footway.	10	0	3	1	2	0	4	
Hurst	Dunt Avenue	Rural Road	This route is used by walkers, cyclists and horse riders. It is a narrow single track route with residential properties and no footway.	10	0	3	1	2	0	4	
Hurst	Pound Lane	Rural Road	This route is used by walkers, cyclists and horse riders. It is a narrow single track route with residential properties and no footway.	10	0	3	1	2	0	4	
Wargrave	Scarletts Lane	Rural Road	Rural road with narrow blind bends. No footway along the entire stretch of the road, currently 60mph	10	0	1	1	2	2	4	
Wargrave	Tag Lane	Rural Road	Rural road with a couple of residential properties, narrow in sections and no footway on either side of the road. Currently 60mph	10	0	1	1	2	2	4	
Wargrave	Hatchgate Lane	Rural Road	Narrow rural road with no footway on either side, used as a through-route, with a pub. Currently 60mph	10	0	3	1	2	0	4	
Wargrave	Culham Lane	Rural Road	Rural single track used as a link road, currently 60mph with no footway on either side. Some residential properties located along the road	10	2	1	1	2	0	4	
Arborfield and Newland	Greensward Lane, Arborfield	Rural single track	The proposal would be to change the speed limit for the entire length of Greensward Lane to 30mph. The Lane currently has a limit of 40mph	9	1	1	1	1	1	4	

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Finchampstead	Dell Road	Rural single track	Currently national speed limit, requested change to 20 due to person walking, cycling or horse riding and vehicle conflicts.	9	1	3	1	1	1	2	
Finchampstead	Lower Sandhurst Road	Rural single track	Part-road rural route proposed to reduce from 60mph to 20mph to improve safety for walkers, cyclists and horse riders using a recreational connection towards Moor Green Lakes and the Blackwater Valley.	9	1	3	1	1	1	2	
Earley	Carshalton Way/ Meldreth Way	Residential	Large roundabout in a residential area with 4 arms. Proposed to reduce the speed to 20mph. Visibility at junction is limited.	9	3	2	1	1	0	2	
Remenham	Remenham Lane	Rural Road	Quiet rural road that only provides access to a small village, there is currently no footway with narrow road widths.	9	0	2	1	2	0	4	
Remenham	Remenham Church Lane	Rural Road	This is a quiet rural road that only provides access to a small village, there is currently no footway with narrow road widths.	9	0	2	1	2	0	4	
Wargrave	Milley Lane	Rural Road	Rural road with some residential properties, no footway and very narrow in sections. Currently 60mph	9	0	1	1	2	1	4	
Wargrave	Highfield Lane	Rural Road	Rural road with narrow road width and blind bends. Has no footway on either side of the road and currently 60mph	9	1	1	1	2	0	4	
Wargrave	Kentons Lane	Rural Road	Rural through-route single track with blind bends and no footway on either side. It is currently 60mph and has a cricket field and stables along the road.	9	0	2	1	2	0	4	
Earley	Marefield	Residential	Residential road which provides access to a local park, no through route except for access	8	0	1	1	1	0	5	
Wargrave	Warren Row Road	Rural Road	Rural through route with some residential properties, narrow road with some blind bends and no footways on either side of the road. Currently 60mph	8	0	1	1	2	0	4	
Wargrave	Worleys Lane	Rural Road	Rural narrow single track road with blind bends and no footways on either side, currently 60mph. Only provides access to a couple of residential properties	8	0	1	1	2	0	4	
Shinfield	Shinfield Brookers Hill	Rural Road	Rural road used as a busy through-route, with a shared-use path on one side and speed limits of 30mph and 40mph. There is a pub at one end of the road and a cricket club nearby.	8	0	2	1	1	0	4	
Finchampstead	Park Lane/Biggs Lane	Residential / Rural Road	This rural road serves a residential area and is used regularly by pedestrians and cyclists. It is located close to a school and a park, resulting in a mix of local traffic and people walking, cycling or horse riding. The surrounding environment and nearby community facilities increase the need for safe vehicle speeds and movement, scheme in public consultation phase at time of assessment	6	1	1	1	1	1	1	

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Report for Charvil Parish Council: 19 October 2026
Title: Charvil Village Hall: energy feasibility study
From: Cllr Katrin Harding (interest declared below)
Agenda item:
Purpose: Decision

Declaration of interest: Cllr Harding is the founder and Chair of Wokingham Energy Collective (an unpaid role). She has prepared and will present this paper for information, and will answer councillors' questions. She will not take part in the decision or vote on this item.

Proposal for a community energy retrofit feasibility study at Charvil Village Hall

That Charvil Parish Council supports Charvil Village Hall being included as a site for a free feasibility study into a whole-hall energy retrofit, as part of a grant application to Great British Energy, and provides a letter of support.

Background

Wokingham Energy Collective is a new not-for-profit community energy group based in the Borough. It aims to develop renewable energy projects that are owned by local people, with the benefits kept in the community. The group is in the process of becoming a Community Benefit Society.

Great British Energy's Local Partnerships Grant funds councils working with community energy groups. It can provide up to £40,000 for feasibility studies and for the costs of getting projects set up. The application has to be led by the local authority. Wokingham Borough Council is the lead applicant and Wokingham Energy Collective is its community partner. The deadline is 12 November 2026.

The application proposes feasibility studies on four different types of building, to test different ways of scaling up community-owned renewable energy across the Borough. The other three are a care home, a leisure centre and a sheltered housing scheme, all owned by Wokingham Borough Council. Charvil Village Hall would be the case study for a community hall.

The timing suits the hall well. The gas boiler has already been earmarked for replacement, and the floor also needs replacing. Doing both together is a good opportunity to look seriously at a heat pump. The hall also needs to stay comfortable in increasingly hot summers.

Proposal

The feasibility study would look at a full energy retrofit of the Village Hall, including:

- solar panels and battery storage
- replacing the gas boiler with a heat pump, planned alongside the floor replacement
- improvements to keep the hall cool in hot weather, so it could serve as a community "cool space" during heatwaves

The aim is to produce a technical design, with options, and financial modelling, though exact scope for this 'Stage 1' grant is still being clarified with the Greater South East Net Zero Hub. The key question is whether a relatively small solar installation can be funded through a community share offer, especially when it is combined with a wider energy retrofit. A community share offer is where local people (there is no set locality test or limit. Reading Community Energy Society have priority for RG postcodes in their share offers) invest in the project or a portfolio of projects put forward by Wokingham Energy Collective to provide the capital cost of the installations, receive an interest payment on their investment, and the hall benefits from lower-cost, low-carbon energy. A key element of the financial modelling will be the terms on which Charvil Parish Council would agree to purchase electricity for the Village

Hall from the renewable installation, but it is absolutely understood that overall energy costs should be lower to the Parish Council than the current arrangements in order to go ahead.

This is feasibility work only. Neither the Parish Council nor Wokingham Energy Collective is committed to going ahead with an installation. Any future project would come back to the Parish Council for a full decision.

To support the application, the Parish Council is asked to:

1. confirm its interest in exploring the opportunity by providing a letter of support
2. agree, in principle and on a non-binding basis, that Wokingham Energy Collective has the first opportunity to explore renewable energy at the hall for 12 months from the grant award, or until the feasibility study is complete, whichever is sooner

Budget / resources

There is no cost to the Parish Council. The feasibility work would be paid for by the grant and organised by Wokingham Energy Collective with Wokingham Borough Council. The Parish Council would only be asked for:

- access to the hall for site surveys
- copies of recent energy bills and meter information
- a named contact (the Clerk or a nominated councillor)

Benefits

- **Financial:** professional feasibility work at no cost, arriving just as the boiler and floor need replacing. The installation itself might not need to be paid for by the Parish Council, and the hall's running costs could be lower.
- **Environmental:** moving the hall off gas would cut carbon emissions from heating and powering it, and reduce emissions from electricity consumption.
- **Community:** a hall that is comfortable all year round and could act as a cool space during heatwaves. Residents could also invest in and own their local energy.
- **Wider value:** Charvil could become an example for other community halls across the Borough.
- **Low risk:** this is information-gathering only, with no obligation to proceed.

Summary

The Parish Council is asked to:

1. agree to Charvil Village Hall being included as a feasibility site in the GBE Local Partnerships Grant application
2. authorise the Clerk to issue a letter of support
3. agree in principle to a non-binding period of exclusivity as set out above

References and further information

- Great British Energy Local Partnerships Grant https://www.gbe.gov.uk/funding/gbe-partnerships-grant
- Wokingham Energy Collective - website still in development, but some more details on the facebook page: https://www.facebook.com/wokinghamenergycollective. Councillors and residents are very welcome to join.

Outstanding Actions

Action	When Decision was made	By Whom	By When	Reason for remaining outstanding
Investigating the cost of enabling hybrid meetings for the 2025-26 budget discussions	Minute 25/8623 June 2025		?	
Investigating possibilities for street art for the container	Minute 25/8640 July 2025	?	?	Should this be removed altogether
Creating a list of frequently asked questions for possible long-term users	Minute 25/8640 July 2025	Amenities Committee	April 2026	FAQs info for users complete. Still need FAQs for info we need from users
Deciding what to do with the pavilion in the daytime to boost usage	Minute 25/8640 July 2025	Amenities Committee	April 2026	Marketing strategy
To implement Start, Stop, Continue process	Minute 25/8575 April 2025	Council and Staff		Touched upon but no conclusion
To consider a food van in East Park Farm	Minute 26/8828 March 2026	Councillor Harding	?	No progress brought to the council since March
To consider more defibrillators around the village	Minute 26/8825	Councillor Sutlieff and the Clerk	October 2026	Confirming funding and the possibility of using a streetlight as a place to put one
To work with WBC on getting a new football goal for Vale View	Minute 26/8923	The Clerk	October 2026	Imminent