WOKINGHAM BOROUGH / LOCAL PLAN 2045

A residents' guide

What WBC is asking now — and why local comments matter

Consultation closes 16 November 2026

Prepared by Cllr Alan Simpson on behalf of Charvil Parish Council for Charvil community.

Based on the supplied briefings and Wokingham Borough Council's published consultation information

Two plans are moving at once

LOCAL PLAN UPDATE

2023–2040

The existing plan is at examination. In August 2026, inspectors said it was likely to be sound and legally compliant, subject to changes. They said no extra housing allocations were needed in that plan.

Expected adoption: 2027

LOCAL PLAN 2045

2026–2045

WBC has started preparing a replacement plan in response to national planning changes. It will set a borough-wide framework for housing, jobs, services, infrastructure and land use.

Current target for adoption: 31 July 2029

Why this is important now.

- The Local Plan will help shape where development goes and how it affects local roads, services, green spaces and village character.
- It is better to respond now, while WBC is still deciding what issues and evidence the plan should address.
- Raising local concerns early can help ensure the combined effects of growth across the A4 corridor are considered and infrastructure is planned alongside new homes.
- Once decisions have been made and development is underway, it can be much harder to put problems right or secure missing improvements.
- Later consultations offer further opportunities to comment, but they may come after some of the key planning choices have already taken shape.

The Call for Sites has already closed

1 SEP

Call for Sites closed

Landowners, developers and others were invited to suggest land that might have development potential.

16 NOV

Scoping consultation closes

This is the current opportunity to comment on issues, evidence, local needs and how the plan-making process should work.

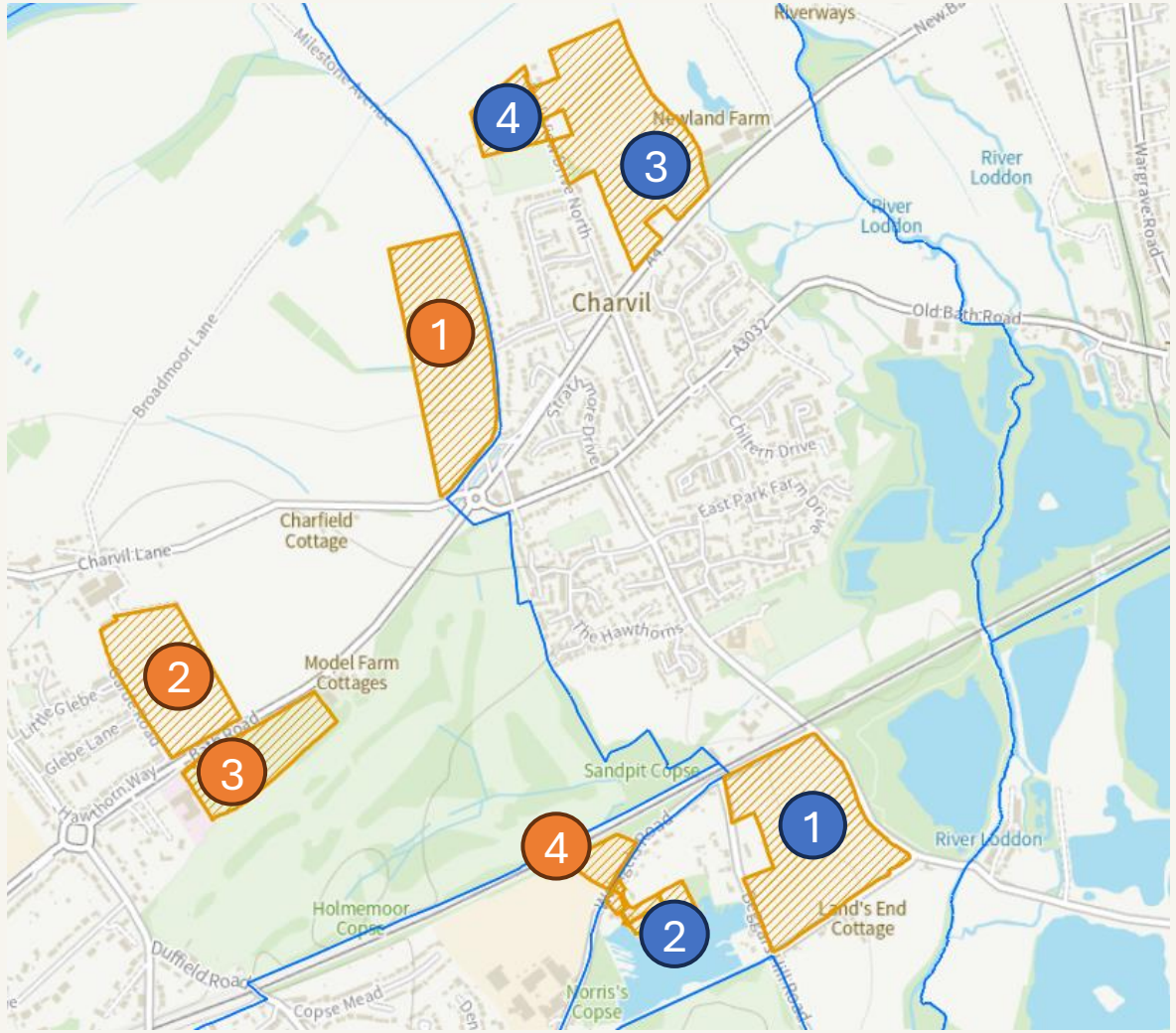
A site suggested through the Call for Sites is not an approved or allocated site.

The consultation open now is about scope

WBC is asking what the new plan should examine and how it should be prepared.

Key issues	What problems, opportunities and priorities should the Local Plan 2045 address?
Local evidence	What evidence and local information should the Council take into account?
Local approach	Are there issues that need a place-specific approach?
Engagement	How should residents and organisations take part as the plan develops?

There are 4 sites in Charvil Parish



Important context

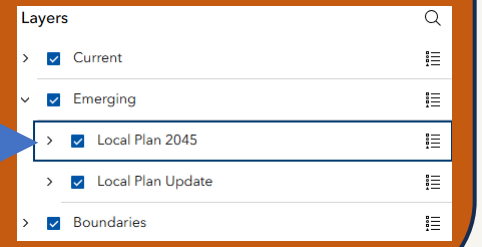
There may only be 4 sites identified for Charvil Parish but 4 more adjoining will have a direct impact on our community

Collectively that could mean around 1,100 more homes.

Find interactive map

https://experience.arcgis.com/experience/8b75b3bc731b47b1a450a74d649da322

Select this tab to view sites



But the wider area also matters – The A4 corridor

4,500–5,250

homes

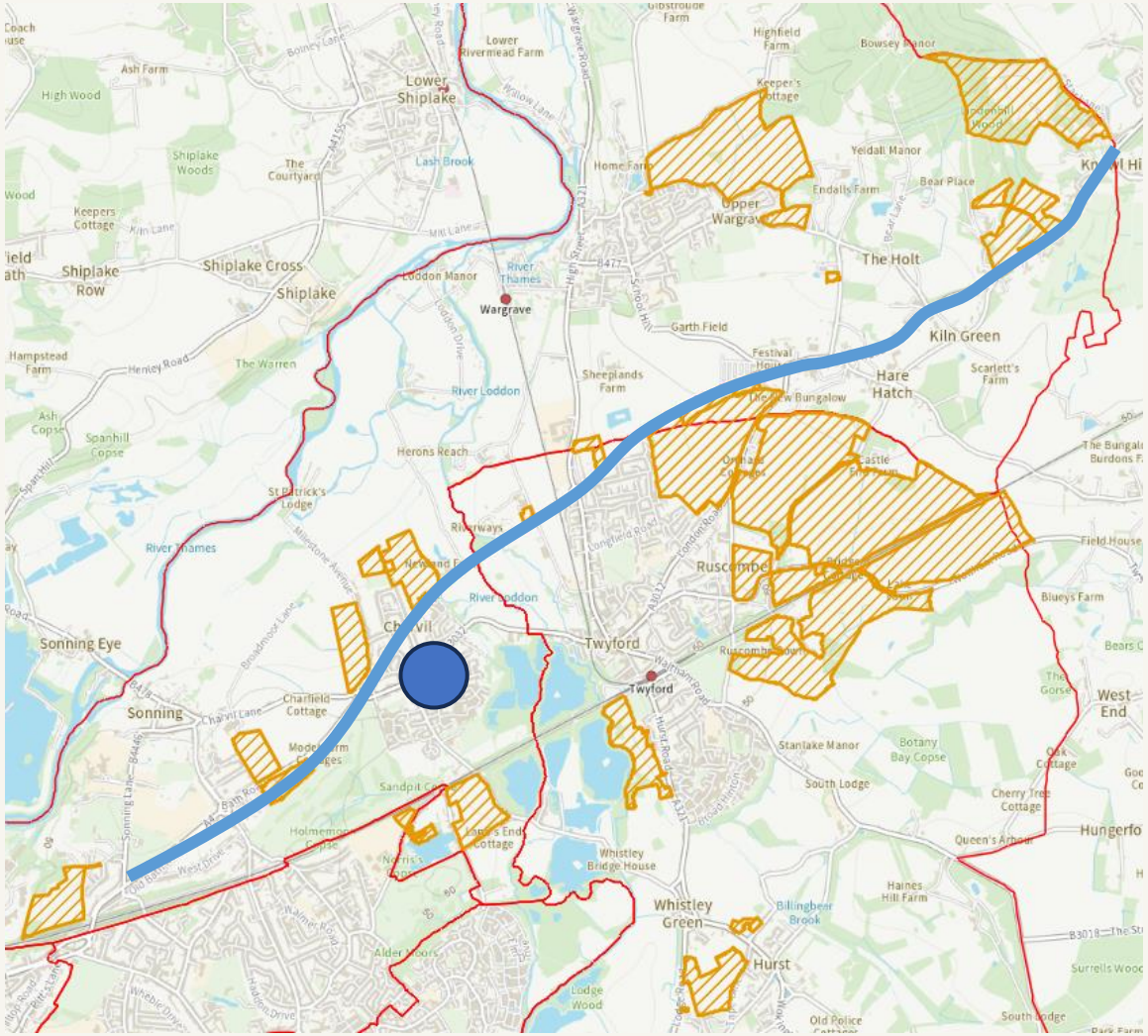
The supplied local briefing describes this as the potential cumulative scale across Charvil, Twyford, Ruscombe, Sonning and Wargrave — up to 5,250 when Riverways and Bridge Farm are included.

Important context

This is a figure from the supplied briefing, not a WBC allocation or a final Local Plan 2045 housing number.

The new plan has not yet decided where future growth should go. Site suggestions still need assessment and later plan stages.

But the wider area also matters – The A4 corridor



Important context

Meanwhile, the current Call for Sites could see **4,500–5,250 homes proposed along the A4 corridor**, affecting Charvil, Twyford, Ruscombe, Sonning and Wargrave — with applications increasingly considered one at a time.

You cannot plan 5,250 homes in isolation. Roads, schools, healthcare, public transport, walking and cycling routes, community facilities and green spaces must all be considered together, with infrastructure delivered alongside development.

Growth needs to be planned together

A site-by-site view can miss the combined pressure on everyday places and services.

GETTING AROUND	Local roads, congestion, station access, walking and cycling
SERVICES	Schools, healthcare, sports, play and community facilities
PLACE & NATURE	Drainage, open space, green spaces and village character
DELIVERY	What is funded, when it arrives, and whether it keeps pace with homes

The local question: what is the combined effect across the area?

If residents don’t respond

- Strategic choices are made without local knowledge of our roads, paths and green spaces
- Growth carries on site by site, with the combined impact never planned for
- Infrastructure follows later: money secured is not the same as improvements built
- Green spaces are left unprotected as development pressure rises
- Once decisions are made, it is much harder to fix the gaps

THE WORST CASE

Homes arriving long before the infrastructure to support them.

Green spaces lost and the character of the area changed forever.

Have your say by 16 November

The consultation is your chance to answer:

- Where should future housing go?
- What green spaces and local character must be protected?
- What transport and community infrastructure is needed?
- How will the Council assess the combined effect of growth across the A4 corridor?

Be specific: name the road, junction, path or green space that matters to you.

DEADLINE

16 November 2026

Respond online:

engage.wokingham.gov.uk/en-GB/projects/scoping-consultation-wokingham-borough-local-plan-2045

Email:

LP2045@wokingham.gov.uk

Don’t assume someone else will speak up for Charvil.