

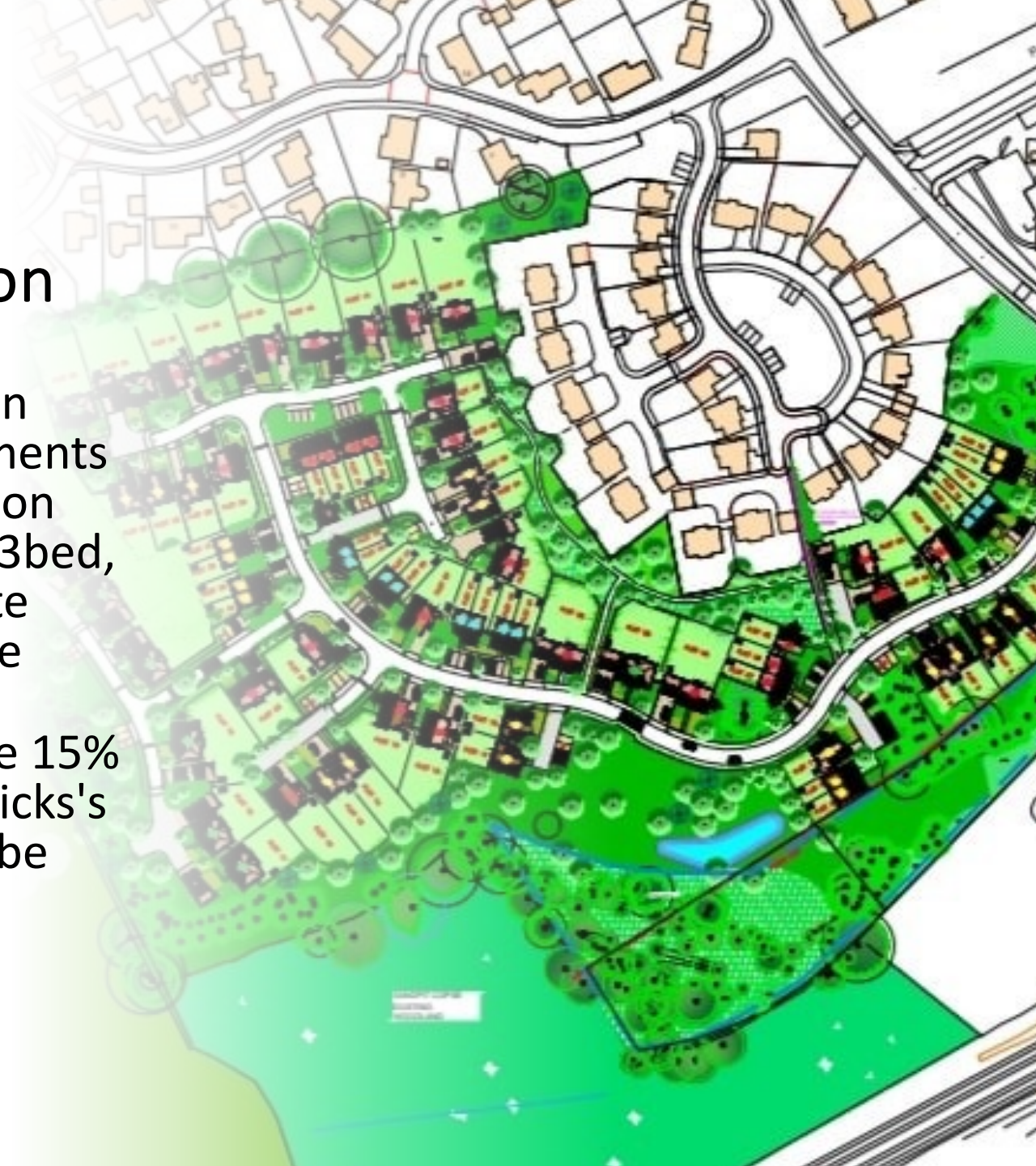
## Charvil Parish Council– History

- **Planning History:** The site has a decades old planning history and has been successfully defended from development in the past. Charvil was considered a limited development site due to limited infrastructure/services. In 2017 despite WBC opposing the proposal Hicks Developments won a Planning Inspectorate appeal to build 25 houses relying on WBC's inability to demonstrate a 5-year housing supply. After this the remainder of the site was promoted for the LPU and despite significant objections at the consultation stage it was included within the draft for a level of 61 homes (min).



## Charvil Parish Council -Application

- **Current Application:** Ahead of Local Plan Update (LPU) being made Hicks Developments have submitted outline planning permission for 75 homes on the site (11x 2beds, 23x 3bed, 31x4 bed and 11x 5bed). This will generate approximately 5 million pounds in CIL. The current LPU allocates zero CIL spend to infrastructure in Charvil (Not including the 15% capped or 25% of CIL CPC will receive). Hicks's position is that any infrastructure should be provided by the CIL monies but that is a discussion between CPC and WBC.



## Charvil Parish Council– Deliverability

- **Deliverability of Site:** Planning consultants have been engaged by CPC to undertake a desk top assessment on the deliverability of the LPU sites, that is what chance does a developer have of being successful with a planning application. Whilst the site is not considered sustainable WBC are currently unable to demonstrate a 5-year housing supply and therefore the Tilt-Balance comes into play meaning that the need for housing could trump sustainability arguments.



# Charvil Parish Council– Other

- **Inspectors Appeal Report 2017:** Whilst it does provide some clear lines of argument against further development e.g. Biodiversity loss. The historic decision does generally provide support further development
- **Fairness:** As a Tier 3 settlement Charvil is taking a disproportionate amount of development in WBC LPU. Whilst this can be considered unfair this is not a planning objection, but a political one
- **Local Plan Update:** The sites in Charvil are included in the draft LPU and this fact would still carry weight in any planning decision. A planning application granted here prevents us challenging the sites allocation at the LPU inspection stage.
- **WBC:** We have been informed that no sites will be removed from the current LPU, it seems that the application will not be opposed and we can speculate that WBC welcomes the application to solve their 5-year housing supply issue .



# Charvil Parish Council– How to Respond

- Respond to the planning application (for or against or just comment)
- <https://planning.wokingham.gov.uk/FastWebPL/search.asp>
- Application Number: 232704
- Comment on an application;
  - Make it personal how it affects you and your family
  - Make it concise and factual
  - Focus on the sustainability of the proposed development (highlight key services Charvil doesn't have e.g. Doctors, Dentist, Supermarket etc.)
  - How difficult it is to access services – lack of public transport need to travel
  - Other areas to comment on
    - Increased Traffic congestion on Park Lane impacting A4 Sonning roundabout, Twyford cross roads (Air quality). Charvil's overwhelming reliance on car
    - Lack of Public transport and active transport options- distance to key amenities e.g. railway station, hospital or dentist (give personal examples)
    - Road Safety Concerns, development entrance opposite primary school
    - Ecological impact, loss of greenspace and biodiversity esp. reptiles
    - Impact on landscape character
    - Amount of housing on site
    - Lack of primary school places in Charvil (generate more car journeys if children need to travel.)
    - Suggest things that you would like to see or you think are missing, road crossings, playgrounds, pavements etc.
    - Comment on things you like and approve of in the proposal

# Charvil Parish Council– Options to Respond

- Planning is fundamentally a political choice as well as responding to the planning application specifically, comments and concerns should be made to our political representatives;
- Potential Questions
  - Why is Charvil taking a disproportionate amount of housing under the local plan update?
  - How much of the CIL received on new developments in Charvil will be spent by WBC on Charvil dedicated infrastructure
  - Will WBC be objecting to the application on the development as they have in the past?
  - Do you personally support this application and the sites inclusion in the draft LPU if not what are you going to do about it?
  - Suggested politicians to contact below;
- Theresa May MP (Con) [mayt@parliament.uk](mailto:mayt@parliament.uk)
- John Redwood MP (Con) [john.redwood.mp@parliament.uk](mailto:john.redwood.mp@parliament.uk)
- Stephen Conway (LibDem) WBC Council Leader [stephen.conway@wokingham.gov.uk](mailto:stephen.conway@wokingham.gov.uk)
- David Cornish (LibDem) Chair of Planning Committee [david.cornish@wokingham.gov.uk](mailto:david.cornish@wokingham.gov.uk)
- Sam Akhtar (Con) Charvil Borough Councilor [sam.akhtar@wokingham.gov.uk](mailto:sam.akhtar@wokingham.gov.uk)





Land West of Park  
Lane (5CV002) 61  
Houses