The Neighbourhood Plan for Charvil Parish

2024-2040

Basic Conditions Statement

May 2025

(Version: APL.Charvil.102.B 30 May 2025)

Andrea Pellegram Ltd.

Introduction

1. This Statement has been prepared by Charvil Parish Council (the Parish Council) to accompany its submission to the local planning authority, Wokingham Borough Council, of the Neighbourhood Development Plan for Charvil Parish, 2024-2040 (the Neighbourhood Plan) under Regulation 15 of The Neighbourhood Planning (General) Regulations 2012.

2. The Neighbourhood Plan must meet the following requirements:

Legal matters

(1) The examiner must consider the following: -

(a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),

(b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,

(c) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and

(d) such other matters as may be prescribed.

The Basic Conditions

(2) A draft neighbourhood development plan meets the basic conditions if: -

(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,

(b) the making of the neighbourhood development plan contributes to the achievement of sustainable development,

(c) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

(d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and

(e) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

(f) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).

Legal Requirements

3. The Neighbourhood Plan is submitted by Charvil Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by Charvil Parish Council.

4. The parish of Charvil has been formally designated as a Neighbourhood Area under the Neighbourhood Planning Regulations 2012 and was formally approved by Wokingham Borough Council on 23rd September 2020. The decision letter and Charvil Parish Council's letter requesting designation are attached as **Appendix 1**. The map showing the extent of the designated Neighbourhood Area is attached as **Appendix 2**.

5. The Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

6. The Plan identifies the period to which it relates as 2024 to 2040. This relates to and extends beyond the Wokingham Borough Local Development Framework Adopted Core Strategy which has a plan period ending in March 2026.

7. The Plan does not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

8. The Plan relates only to the Neighbourhood Area within Charvil Parish. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

The Basic Conditions

Having regard to national policies and advice contained in guidance issued by the Secretary of State

9. The Neighbourhood Plan has been prepared having regard to national policies, in particular those set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) suite. It is contended that the neighbourhood plan accords with the core Planning Principles at the heart of the NPPF. The NPPF was updated in December 2024 and this version will be utilised in this Basic Conditions Statement.

10. **Table 1** provides a summary of how policies in the neighbourhood plan conform to the NPPF 2024. The NPPF paragraphs set out are those considered most relevant. The table is not intended to be an exhaustive list of all NPPF policies.

Table 1 – Conformity of Neighbourhood Plan Policies with the NPPF		
Neighbourhood Plan Policy	**NPPF December 2024 References**	**Comments**
CHARVIL 1– SITES IN LOCAL COMMUNITY USE AND OTHER COMMUNITY INFRASTRUCTURE	NPPF Para 29, 88(d), 98, 100, 101 109, 110, 111, 128	Paragraph 98 of the NPPF says that planning policies and decisions should plan positively for the provision of community facilities to enhance the sustainability of communities and residential environments. CHARVIL 1 identifies important community facilities and seeks to establish their use and importance, to provide appropriate policy support in accordance with Paragraph 98 (c). Paragraph 98 (d) of the NPPF says that planning policies and decisions should ensure that established shops, facilities and services are retained for the benefit of the community. CHARVIL 1 seeks to fulfil this purpose in accordance with this and with Paragraph 98 (c) whilst recognising the limitations on this imposed by permitted development rights.
CHARVIL 2 – MEETING LOCAL HOUSING NEEDS	NPPF Para 64-66 and 71,	CHARVIL 2 seeks consideration of local housing affordability in the formulation and determination of proposals. The policy also seeks consideration of local housing type needs in the context of affordability and the availability of local housing to meet local needs in particular for older and younger households. This is in accordance Wokingham BC adopted policy CP5 – Housing, Density and Affordability, and the NPPF.
CHARVIL 3 – DESIGN OF NEW DEVELOPMENT	NPPF Para 29, 115(c) 125(e), 129-130, 133-135.	CHARVIL 3 is supported with evidence provided through the Charvil Design Guidance and Codes report (March 2024) prepared by AECOM. The report identifies character types within Charvil Parish and provides design principles to maintain character features, local design vernacular and materials. The policy required development proposals to demonstrate how the design principles for each character area and broader design codes have been addressed or considered.
CHARVIL 4 – HOUSING DENSITY AND DEVELOPMENT FORM	NPPF Para 29, Para 115 (c) Para 125 (e), Para 130, Para 132, Para 134 and Para 135.	CHARVIL 4 is also supported with evidence provided through the Charvil Design Guidance and Codes report (March 2024) prepared by AECOM. New development on any scale in Charvil is most likely to be placed on greenfield land adjacent to existing character areas. The report and the plan identify the character features of these areas and seeks to ensure that new development design complements existing areas and is not overbearing and discordant. This is in accordance with Wokingham Core Strategy Policy CP3 – General Principles for development, and the NPPF.

CHARVIL 5 – ENVIRONMENTAL PERFORMANCE OF BUILDINGS	NPPF Para 164-165	NPPF paragraphs 164 and 165 encourage new development to be planned in ways which avoids increased vulnerability to climate change, reduces greenhouse gas emissions, presents positive strategies for energy use within developments and identifies opportunities for decentralised energy systems. Building Regulations set out how much new developments should meet these goals. Within the incoming Future Homes Standard framework, CHARVIL 5 provides support for the adoption of measures which go as far as possible as soon as possible within viability and other considerations. The policy is in accordance with Wokingham Core Strategy Policy CP1 and Managing Development Delivery document policies CC04 and CC05.
CHARVIL 6 - CHARVIL PARISH BUILDINGS OF TRADITIONAL LOCAL CHARACTER AND AREAS OF SPECIAL CHARACTER	NPPF Para 202-203, 216 and footnote 75	Paragraph 216-217 of the Framework states that non-designated heritage assets can merit consideration in planning matters, stating that "a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset". Section 12 of the NPPF covers all aspects of the historic environment. Paragraph 203 states that "Plans should set out a positive strategy for the conservation and enjoyment of the historic environment". Table 9 of the Neighbourhood Plan provides justification for the proposed non-designated heritage asset at the Heron on the Ford Public House and the Ford Crossing set out in CHARVIL 6. This has been subject to informal and formal consultation with the landowners concerned which has been acknowledged with no objection received.
CHARVIL 7 – GREEN CORRIDORS	NPPF Para 187(d), 192(a)	Paragraph 187 of the NPPF says that planning policies and decisions should contribute to and enhance the local environment by (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 192 of the NPPF says plans should identify map and safeguard components of local wildlife-rich habitats and wider ecological networks, wildlife corridoes and stepping stones and that connect them and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation. It also says that plans should identify and pursue opportunities for securing measurable net gains for biodiversity. CHARVIL 7 is supported by work undertaken by the Thames Valley Environmental Records Centre (TVERC) to prepare a Green Corridors Report. TVERC used detailed mapping of habitats and land use in the area, and information on the value of Local Wildlife Sites. It combined this with data on the Public Rights of Way network and through this exercise identified where connected habitat networks for wildlife and Public Rights of Way coincide. As such they are corridors for the movement of both wildlife and people through the countryside.

CHARVIL 8- LOCAL GREEN SPACE SITES	NPPF Para 106-108	Through CHARVIL 8 and Appendix A, Local Green Spaces have been considered for designation in the Neighbourhood Plan. A number of sites are put forward. For each site, how they meet the criteria set by the NPPF is explained. Policy is in accordance with the NPPF which applies green belt policy principles to proposed development on Local Green Space sites. One site (site 3) has been challenged, with a full response to this challenge provided in the Consultation Report. In relation to NPPF para 107a, Site 3 is in close proximity to the community it serves. This is not questioned. In relation to para 107b, Site 3 is demonstrably special to the local community, evidenced by its extensive use (with evidence of this through informal paths across the site). The reasons given by the local community for its special value chime with the Valued Landscapes Assessment (WBC 2024) and the Green Corridors Report), and link to the CHARVIL 10 Valued Views from the same location – there is a sense of place, a sense of being on the rural edge, resonance with historic remains overlooking the River Thames Valued Landscape. In relation to para 107c site 3 is 15.5ha and this is not considered to be a large tract of land both in context of the area that is used by local people, or in absolute terms nationally.
CHARVIL 9 - TREES	NPPF Para 136	CHARVIL 9 sets local requirements for the provision of street trees and the protection of existing trees within the context of the area's association with Windsor Great Forest and its legacy of veteran trees in the parish. Support is provided by the Charvil Design Guidance and Codes report (March 2024) prepared by AECOM. The policy is in accordance with adopted Core Strategy policy CP1, CP3 and CP7, and Wokingham Borough Council's Managing Development Delivery Document, Policy CC03: Green Infrastructure, Trees and Landscaping.

CHARVIL 10 – VALUED LOCAL VIEWS	NPPF Para 8c, 29, 135, 187a, 188.	CHARVIL 10 draws on local evidence to identify locally valued views which contribute to local distinctiveness. This includes the results of community engagement and evidence within the Valued Landscape Assessment (Sept 2024) and Green Corridors Report (Feb 2024). The policy requirement is for development proposals to seek to retain views from public areas and to design new development to maintain a positive relationship with them. Para 29 outlines the role of non-strategic policies in establishing design principles, conserving and enhancing the natural and historic environment. Wokingham BC's Valued Landscapes Assessment is evidence in this regard. CHARVIL 10 reinforces this point with local detail at the neighbourhood level. NPPF para 187(a) supports the principle that neighbourhood plans can identify and protect locally valued views as part of a broader recognition of valued landscapes in a manner commensurate with their identified quality in the development plan (of which the NDP becomes part when made). NPPF para 188 refers to the hierarchy of designations. It is recognised and understood that NDPs include non-strategic policies. Although "valued views" are not nationally designated, they qualify as locally designated features of importance and valid features of neighbourhood plans. Valued views often underpin local distinctiveness and community identity, aligning with the NPPF para 135 goal that developments (a) add to the overall quality of the area, (c) are sympathetic to local character and history and (d) establish or maintain a strong sense of place. PPG on Local Landscape Value says that where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. This encourages identification of locally valued visual features within development plans, especially where they contribute to local distinctiveness. This supports Policy Charvil 10, particularly when combined with community engagement, the Valued Landscape Assessment (Sept 2024) and Green Corridors Report (Feb 2024). **Local evidence support** There is evidence base support for the views identified in Policy 10 of the Charvil Neighbourhood Plan: Valued Landscapes Assessment (2024) published by WBC confirms the local importance of views and character. Two physical landscape elements reinforce the significance of Charvil's valued views: • River Thames Corridor - The northern part of Charvil lies adjacent to the River Thames, a nationally significant landscape corridor. Views towards Shiplake and Sonning are part of this layered, ecologically important landscape and are recognised in Wokingham's 2024 Valued Landscapes Assessment. • High Ground at Charvil - Elevated areas within the parish afford views toward key features such as Bowsey Hill. These visual connections reinforce the identity of Charvil as a riverside village with an open rural setting.

		This high ground is referenced in the 2024 landscape study as contributing to perceptual value (framing the River Thames Valued Landscape). The Green Corridors Report (2024) prepared by the Thames Valley Environmental Records Centres (TVERC) for Charvil Parish Council to support the Neighbourhood Plan, supports ecological alignment and visual connectivity. View Quality – The views identified in CHARVIL 10 have clear perceptual, associative, visual and community value (GLIVIA Box 5.1 factors). The Valued Landscapes Assessments confirms also refers to the importance of cultural and perceptual qualities. The view qualities go beyond the consideration of landmark vistas, to qualities that connect local people to the surrounding valued landscapes with resonance associated with historical monuments and the River Thames. The connection of the high ground at Charvil to the River Thames Valued Landscape is important. The land from which views are identified is used for recreation purposes and this adds to their importance for the local community. It provides a sense of place in being on the edge of the settlement looking out. View A (Bowsey Hill) – Bowsey Hill is a prominent landscape feature and forms part of the wider rural setting of Charvil. Its recognition reflects the cumulative character and openness valued by residents. Landscape Character Assessment (WBC 2019); NPPF 187(b); Valued Landscapes guidance (2024). View B (Shiplake) – The view is part of a tranquil rural corridor, offering visual relief and a sense of depth across the floodplain. Its value lies in contrast to urbanised edges and connection to the Thames corridor. Green Corridors Report (2024); local knowledge; perceptual value cited in Valued Landscapes Assessment (2024). View C (Sonning) – The view provides a sense of scale, space and place. It provides residents with a connection to the countryside and in particular the Thames Valley which marks the edge of the Parish. Other views D and E identified are local in nature. Development context - There is a national policy basis and a local evidence basis to support the identification of valued views in the Charvil Neighbourhood Plan. It has been shown that the views identified have a clear value to the local community and the nature of this is acknowledged in the evidence base. The policy requirements of CHARVIL 10 are not onerous. Applicants have scope to demonstrate a positive design response in their proposals to preserve visual corridors, avoid blocking, obscuring, or intruding upon the foreground or key elements of the view. Design proposals can use sensitive siting, scale, and massing to minimise visual disruption. They should retain existing hedgerows, treelines, and topography that contribute to the view. Proposals can incorporate open space or green infrastructure in locations that maintain view corridors. It is also suggested that engagement with the community and the Parish Council prior to finalisation of design proposals would be positive.

CHARVIL 11 – PEDESTRIAN AND CYCLING ENVIRONMENT	NPPF Para 109, 111(d), 116(b), 117(c)	NPPF Paragraph 109 says that in considering transport issues from the earliest stages of plan-making, a vision-led approach should be used to identify transport solutions that deliver well-designed, sustainable and popular places. Part (c) says that this should involve opportunities to promote walking, cycling and public transport. Paragraph 111 (d) says that planning policies should provide for attractive and well-designed walking and cycling networks. CHARVIL 11 is supported by local work undertaken to identify key walking and cycling network, and assess the current efficacy and performance of these routes considered against principles set out in national guidance LTN1/20. CHARVIL 11 encourages developers to consider the opportunities to deliver the priorities identified for improvements to walking and cycling networks. Identifying community priorities within an assessed framework utilising national guidance principles is a helpful contribution for the Neighbourhood Plan to make and it should enable positive engagement to take place over the potential to deliver on priorities to improve the scope for walking and cycling within Charvil Parish.
CHARVIL 12 – BUS SERVICES	NPPF Para 109-110	NPPF Paragraph 109 says that in considering transport issues from the earliest stages of plan-making, a vision-led approach should be used to identify transport solutions that deliver well-designed, sustainable and popular places. Part (e) says that this should involve opportunities to promote walking, cycling and public transport. CHARVIL 12 supports the potential to improve strategic bus routes to and from the area and also for local services to serve more of the existing residential areas of the parish. This recognises that in many ways, the existing area lacks public transport services and many local services are too far to walk to. Sustainability objectives to reduce the need to travel by car also apply to existing built development.
CHARVIL 13 – LOCAL FLOOD RISK INFORMATION	NPPF para 170, 171-182	Flood risk policies are strategic policies and there is no role for Neighbourhood Plan policies in the determination of planning applications relating to flood risk matters. That said, the Neighbourhood Plan seeks to provide helpful photographic information of flooding based on storm events recorded in the area. It requires developers to have regard to this information and to consider the adoption of measures that would mitigate the potential impacts of extremely localised effects. In this regard, CHARVIL 13 takes a proactive neighbourhood approach to mitigating flood risk and supporting the future resilience of the local community in Charvil, in accordance with para 170 of the NPPF.

CHARVIL 14 – DEVELOPMENT TO SUPPORT INTEGRATED DELIVERY OF IMPROVED FLOOD RESILIENCE AND NATURE RECOVERY	NPPF para 136, 162, 172 (c), 187(d), 192	Charvil parish is bordered by the River Thames and River Loddon and these would naturally create wetland habitats at the river margins. Charvil was also once covered by the Great Windsor Forest and remnants of this remain in the area. CHARVIL 14 indicates support for proposals that would help to restore and create these local habitats in a way which integrates with the objective of improving flood resilience in the parish.

Contributes to the achievement of sustainable development

11. The following sustainability assessment has been carried out to assess how the policies in the Neighbourhood Plan contribute positively to delivering sustainable development. The Neighbourhood Plan will serve an economic, social and environmental objective and seeks to balance them. **Table 2** summarises the various sustainability outcomes of each policy in the Neighbourhood Plan.

Table 2 – Contribution of the Charvil Neighbourhood Plan to Sustainable Development			
Neighbourhood Plan Policy	**Economic objective**	**Social Objective**	**Environmental Objective**
CHARVIL 1– SITES IN LOCAL COMMUNITY USE AND OTHER COMMUNITY INFRASTRUCTURE	Ensuring a good network of community facilities and assets supports a well-balanced community which is an economic advantage. Would support the retention of services in Charvil Parish.	It is an important aspect of sustainable development that community facilities are present and available locally. Would meet an important community objective to retain existing local facilities used by residents.	Local community facilities allow people to use their cars less in accessing key local services. Would support local availability of facilities reducing the need to travel to other places for services used by the local community.
CHARVIL 2 – MEETING LOCAL HOUSING NEEDS	Supports the availability of homes affordable to the local working population on average incomes. Local policies which support a range of housing to meet identified local needs will help the economy of the area to function better.	Supports the retention of a balanced community and over-concentration of the elderly, based on affordable housing provision. The policy targets specific requirements where lack of provision may be preventing life stage-related access to the right kind of housing, which supports a balanced community.	A supply of homes affordable to people who work in the area should contribute to objectives which seek to reduce the need to travel by car.
CHARVIL 3 – DESIGN OF NEW DEVELOPMENT	Promotes an attractive living environment which is important to attract workers.	Ensures that new developments complement existing communities and integrate with them.	Will ensure that the character of the villages is retained as new housing is provided.
CHARVIL 4 – HOUSING DENSITY AND DEVELOPMENT FORM	Promotes an attractive living environment which is important to attract workers.	Ensures that new developments complement existing communities and integrate with them.	Will ensure that the character of the villages is retained as new housing is provided.
CHARVIL 5 – ENVIRONMENTAL PERFORMANCE OF BUILDINGS	Will support businesses in reducing and managing energy costs.	More energy efficient buildings will support local people to manage energy costs more effectively.	Will make a contribution to net zero carbon objectives
CHARVIL 6 - CHARVIL PARISH BUILDINGS OF TRADITIONAL LOCAL CHARACTER AND AREAS OF SPECIAL CHARACTER	Supports retention of an interesting features and area which adds to the attractiveness of the area.	Provides support for local features of heritage cultural value to local residents.	

CHARVIL 7 – GREEN CORRIDORS	An attractive and biodiverse local environment will be more attractive to businesses for people to locate within the area.	Greater local biodiversity encourages local people to appreciate and connect with nature and to foster well-being.	Clear environmental benefits accrue from a co-ordinated attempt to improve biodiversity from new development and to ensure habitats are strengthened and connected.
CHARVIL 8- LOCAL GREEN SPACE SITES	A key part of providing a high-quality local environment which is attractive.	Supports health and well-being for local residents.	Supports improved green spaces and habitats and supports local alternatives in the parish to reduce pressure on sensitive habitats.
CHARVIL 9 - TREES	Trees are an essential ingredient of an attractive local environment and achieving these is of central importance to attracting people to live and work in a particular place. In a footloose economy, it is the high-quality environments that have the best chance of success.	Trees provide a connection for urban dwellers to nature and countryside. They also help to create a sense of place and of time. Trees have important social benefits in this regard.	There are strong environmental benefits from tree retention and new tree planting on the street and within developments. These arise from the shading/cooling effect of trees, the air-cleaning role of trees and the habitats they provide.
CHARVIL 10 – VALUED LOCAL VIEWS	Will support the continued attractiveness of the setting of Charvil as new development occurs.	Supports health and well-being for local residents by retaining important cultural, historical and community links to the surrounding landscape.	Supports more sympathetic approach to development.
CHARVIL 12 – BUS SERVICES	Good public transport services facilitate take-up of available job, shopping and leisure opportunities for a wider section of the population.	Supports greater mobility and access to jobs and services for sections of the population who rely on public transport.	Greater use of bus services helps to reduce carbon emissions from private cars
CHARVIL 11 – PEDESTRIAN AND CYCLING ENVIRONMENT	Safe and convenient routes to key services, places of work or transport hubs increase the available employment opportunities for local people and support healthy living	Supports healthy living and provides means of sustainable travel for all sections of the population.	Greater active travel reduces carbon emission from all forms of transport and encourages healthy living.

CHARVIL 13 – LOCAL FLOOD RISK INFORMATION	Having regard in flood risk assessments to documentary evidence of flood events collected by the local community can help to improve outcomes from development by avoiding unnecessary impacts.	There will be important social benefits in relation to support for development in locations where there is a risk of flooding if local people can see that the experience they have, which has been documented, is considered appropriately in development design and planning determinations.	Local documentary information can help to improve knowledge and may lead to better outcomes from development with lower environmental impacts.
CHARVIL 14 – DEVELOPMENT TO SUPPORT INTEGRATED DELIVERY OF IMPROVED FLOOD RESILIENCE AND NATURE RECOVERY	Promotes effective integrated responses to meet multiple objectives and in the process create economic benefits through savings and less disruption to businesses.	Delivery of local initiatives would reconnect the community to its natural environment whilst improving resilience to climate change, providing important social benefits.	Integrated approaches would promote nature recovery and greater biodiversity whilst also protecting/improving the water environment.

General conformity with the strategic policies in the development plan

12. The Development Plan for the NDP is:

    a. Wokingham Borough Local Development Framework Adopted Core Strategy (January 2010) – to March 2026.
    b. Adopted Managing Development Delivery Local Plan (MDD) (February 2014).
    c. South East Plan Policy NRM6 (relating to the Thames Basin Heaths Special Protection Area) (Saved February 2013).
    d. Adopted Central and Eastern Berkshire Joint Minerals and Waste Plan (January 2023).

13. The Neighbourhood Plan for Charvil does not contain any policies relating to minerals and waste planning. Where policies from the development plan for Wokingham are relevant to the policies in the Neighbourhood Plan for Charvil, these are specifically referenced within the supporting text of the document. The Neighbourhood Plan adds non-strategic local policy detail in support of the higher tier policies and does not conflict with or undermine them. **Table 3** provides references between Neighbourhood Plan policies and development plan policies.

Table 3 – Conformity of the Charvil Neighbourhood Plan with the Development Plan	
Neighbourhood Plan Policy	**Wokingham adopted development plan support**
CHARVIL 1– SITES IN LOCAL COMMUNITY USE AND OTHER COMMUNITY INFRASTRUCTURE	Core Strategy policy CP3 (j), Managing Development Delivery document policy TB17
CHARVIL 2 – MEETING LOCAL HOUSING NEEDS	Core Strategy policy CP5
CHARVIL 3 – DESIGN OF NEW DEVELOPMENT	Core Strategy Policy CP1, CP3(a), Borough Design Guide (2012)
CHARVIL 4 – HOUSING DENSITY AND DEVELOPMENT FORM	Core Strategy Policy CP1, CP3(a), Borough Design Guide (2012)
CHARVIL 5 – ENVIRONMENTAL PERFORMANCE OF BUILDINGS	Core Strategy Policy CP1, Managing Development Delivery document policies CC04 and CC05
CHARVIL 6 - CHARVIL PARISH BUILDINGS OF TRADITIONAL LOCAL CHARACTER AND AREAS OF SPECIAL CHARACTER	Core Strategy policy CP3 (c), Managing Development Delivery document policy TB26
CHARVIL 7 – GREEN CORRIDORS	Core Strategy policy CP1, CP3, CP4, CP7, Managing Development Delivery document policies CC03, TB23
CHARVIL 8- LOCAL GREEN SPACE SITES	Managing Development Delivery document Policy CC03
CHARVIL 9 - TREES	Core Strategy policy CP1, CP3 and CP7, Managing Development Delivery document Policy CC03.
CHARVIL 10 – VALUED LOCAL VIEWS	Core Strategy policy CP1, Managing Development Delivery document Policy CC03, TB21, TB22
CHARVIL 12 – BUS SERVICES	Core Strategy Policy CP1, CP4, CP6
CHARVIL 11 – PEDESTRIAN AND CYCLING ENVIRONMENT	Core Strategy Policy CP6
CHARVIL 13 – LOCAL FLOOD RISK INFORMATION	Core Strategy Policy CP1 and CP3, Managing Development Delivery document Policy CC09, CC10
CHARVIL 14 – DEVELOPMENT TO SUPPORT INTEGRATED DELIVERY OF IMPROVED FLOOD RESILIENCE AND NATURE RECOVERY	Core Strategy Policy CP1, CP3, CP7, Managing Development Delivery document Policy CC03, CC09, CC10, TB23

Strategic Environmental Assessment (SEA Directive 2001/42/EC)

Habitats Regulations Assessment (Habitats Directive 92/43/EEC)

14. Charvil Parish Council requested a screening opinion for SEA and HRA from Wokingham Borough Council. In March 2025, a Determination Statement was issued by Wokingham Borough Council which is attached as **Appendix 3**. The concluding section of the Determination Statement says that:

> *6.1.Following consultation with the specific environmental bodies on the Council's provisional view on the need for SEA and HRA (as set out in the Screening Statement January 2025) the Council considers that, having taken account of the Environmental Assessment of Plans and Programmes Regulations 2004, the working draft Charvil Neighbourhood Plan is unlikely to have significant environmental effects and therefore a Strategic Environmental Assessment is not required.*
>
> *6.2.The Council also considers that the working draft Charvil Neighbourhood Plan is unlikely to have significant effects on The National Site Network (formerly Natura 2000 sites), either alone or in-combination with other plans or projects, therefore an Appropriate Assessment is not required.*
>
> *6.3.The Charvil Neighbourhood Plan is intended to supplement the policies within the adopted development plan with respect to the parish of Charvil.*

15. The Council's screening assessment was subject to consultation with the Environment Agency, Natural England and Historic England. The responses received are included in the Determination Statement.

Human Rights Legislation

16. The Neighbourhood Plan for Charvil has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The main issues for planning in the context of human rights are: protection of property, right to respect for private and family life and prohibition of discrimination. The NDP complies with the requirements of the Human Rights Act 1998. All reasonable attempts were made to ensure that all Charvil Parish residents, and all relevant stakeholders, were given the opportunity to contribute to and comment upon the Neighbourhood Plan.

Appendix 1 – Designation Decision for Neighbourhood Area

This Appendix contains Wokingham Borough Council's notice of determination of a request for designation of the Neighbourhood Area by Charvil Parish Council. The Parish Council's written request for designation is also included.

Neighbourhood Area Application Decision Notice

Section 61G Town and Country Planning 1990 as inserted by paragraph 2 of Schedule 9 of the Localism Act 2011.

Wokingham Borough Council received an application from Charvil Parish Council for the designation of the whole of their administrative area as a Neighbourhood Area.

Following consideration of the application I am satisfied that the area is an appropriate area to be designated as a neighbourhood area.

a) Name of neighbourhood area: Charvil
b) Map of neighbourhood area: Comprising the Parish of Charvil
c) Relevant body: Charvil Parish Council.

Chris Traill, Director of Place & Growth
Wokingham Borough Council, Shute End, Wokingham RG40 1BN

Dated: 23 September 2020

CHARVIL
PARISH COUNCIL

Clerk to the Council: Miranda Parker

Chairman: Jim Gillett

30 Park View Drive South
Charvil, READING
Berks. RG10 9QX
Tel: 0118 901 7719

APPLICATION FOR THE DESIGNATION OF A NEIGHBOURHOOD PLAN AREA FOR CHARVIL PARISH COUNCIL

Area to be Designated:

The map attached identifies the area to which this application relates.

Statement:

The boundary of the proposed Neighbourhood Plan for Charvil coincides with the civil parish boundary for Charvil Parish Council. This boundary represents the full extent of the Council's area of responsibility in terms of both statutory obligations and discretionary powers to provide services to the people of Charvil and is therefore considered appropriate for designation as a neighbourhood area.

The Parish Council recognises that a Neighbourhood Plan must have regards to the National Planning Policy framework, be compatible with EU obligations and human rights requirements, and be in general conformity with the strategic policies in the local authority's Local Plan, and will not apply to planning applications which have already been approved.

In making this application Charvil Parish Council is a relevant body for the purposes of Section 61 G of the 1990 Act.

Cllr. James Gillett (Chairman)

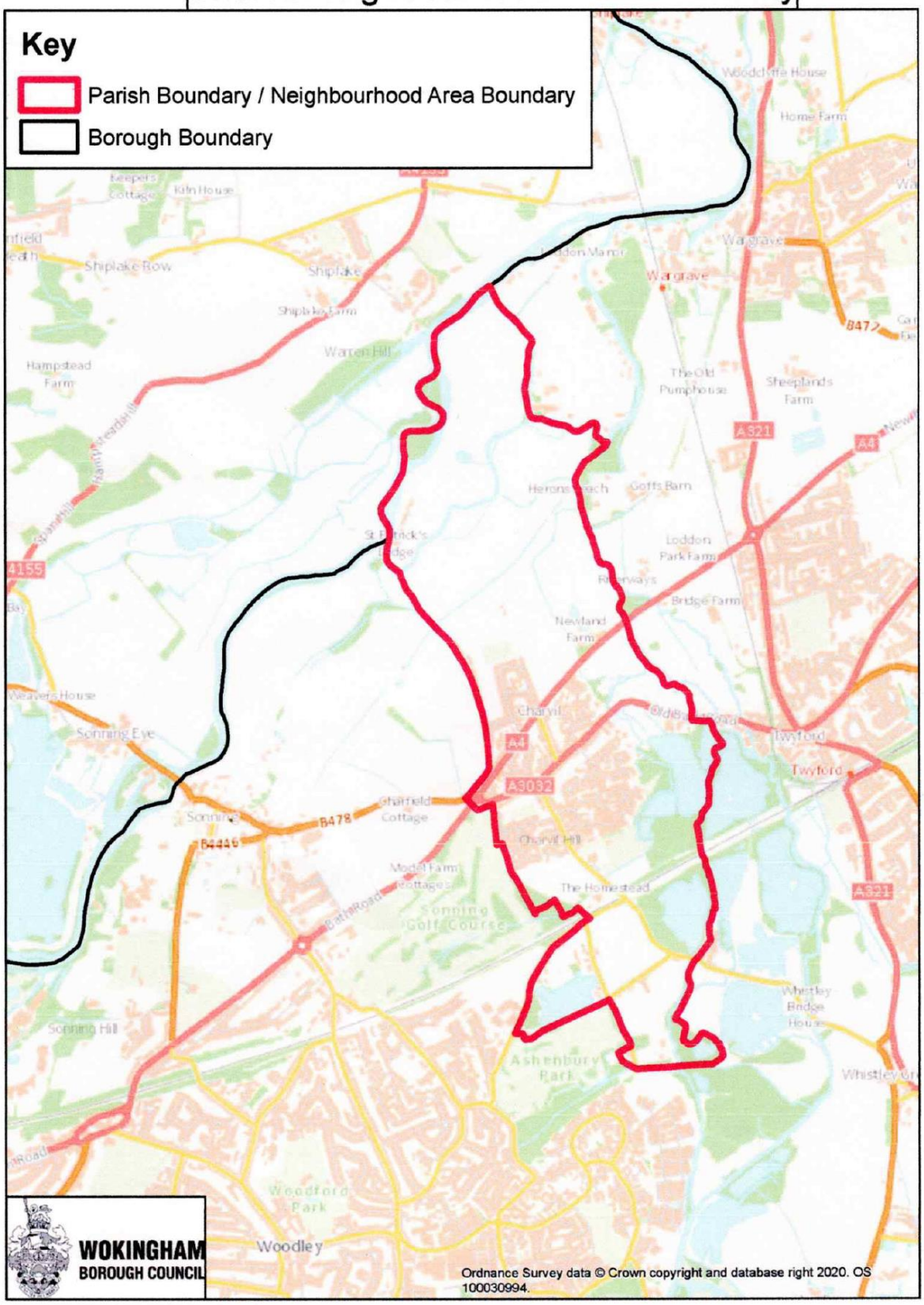
Miranda Parker (Clerk).

Charvil Parish Council

21st August 2020

Appendix 2 – Map showing designated Neighbourhood Area

Charvil Neighbourhood Area Boundary



Appendix 3: SEA and HRA Screening Assessment from Wokingham Borough Council

Determination Statement

on the need for a

Strategic Environmental Assessment (SEA)

and

Habitats Regulations Assessment (HRA)

Charvil Neighbourhood Plan
version draft December 2024

March 2025

Contents

Summary 3
1. Introduction & Background 3
2. Charvil Neighbourhood Plan 5
3. Strategic Environmental Assessment 8
SEA Screening of the Charvil Neighbourhood Plan 9
4. Habitats Regulations Assessment 22
Identification of relevant international sites 23
Screening Criteria 26
Screening of the Charvil Neighbourhood Plan 27
5. Consultation with Statutory Bodies 33
6. Conclusions 34
Appendix 1: Statutory Body Responses 35

Summary

Following consultation with statutory bodies, Wokingham Borough Council ('the Council') determines that the Charvil Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA) or appropriate assessment (HRA).

1. Introduction & Background

1.1. This Determination Statement relates to the Draft Charvil Neighbourhood Plan. It should be read in conjunction with the working draft version of the Charvil Neighbourhood Plan dated December 2024.

1.2. A provisional Screening Statement (January 2025) was used to consider whether or not the working draft Charvil Neighbourhood Plan is likely to give rise to significant environmental effects[1], and therefore require Strategic Environmental Assessment. The Screening Statement also considered whether or not the plan is likely to have significant effects on sites designated for their international importance to nature conservation, in line with an assessment through the Habitats Regulations process[2] and thereby require an appropriate assessment.

1.3. The Screening Statement used the Habitats Regulations Assessment for the adopted Core Strategy (2010) and Managing Development Delivery (2014) local plans as its basis for assessment.

1.4. The Screening Statement used the set of criteria from Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations); this is set out in **Section 3** of this Determination Statement. The potential for significant impacts on nature conservation sites that are of European importance, was also assessed as set out in **Section 4**.

1.5. The initial screening opinion contained within the Screening Statement was subject to consultation with the Environment Agency, Historic England and Natural England. The results of the screening process are detailed in **Section 5** of this Determination Statement.

Charvil Neighbourhood Plan

1.6. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions. This is because, if successful at an

[1] Environmental Assessment of Plans and Programmes Regulations 2004.
[2] The Conservation of Habitats and Species Regulations 2017.

independent examination and subsequent referendum, a neighbourhood plan will form part of the statutory development plan[3].

1.7. A Neighbourhood Plan is prepared by a town/parish council or neighbourhood forum for a designated neighbourhood area.

1.8. Charvil Parish Council has taken the decision to prepare a Neighbourhood Plan for the whole of their parish. Charvil Parish was designated as a neighbourhood area on 23 September 2020. Work is in its initial stages, with the version subject to the screening statement being an initial working draft. Now that this screening process has been concluded, the parish has commenced consultation on the Draft Plan (Regulation 14[4]) in on 3 March 2025[5]. For the avoidance of doubt, this Statement is based on the working draft version of the Charvil Neighbourhood Plan dated December 2024 rather than the version subject to Regulation 14 consultation. However, that latter version is substantially the same as the earlier December 2024 version and therefore does not, in the council's view, require re-screening.

1.9. Whilst Wokingham Borough Council has undertaken a screening opinion at this time, it is recognised that further screening opinions may be required as the project moves forward depending on the nature of any changes that might be made to the plan.

1.10. Further details of the working draft Charvil Neighbourhood Plan are provided in Section 2.

[3] Section 3 of the Neighbourhood Planning Act 2017
[4] Of The Neighbourhood Planning (General) Regulations 2012
[5] Regulation 14 Plan available at: https://charvilparishcouncil.gov.uk/wp-content/uploads/2025/02/Charvil-Neighbourhood-Plan-Pre-submission-Draft.pdf

2. Charvil Neighbourhood Plan

2.1. The Neighbourhood Plan will supplement the policies contained within Wokingham Borough Council's Core Strategy Local Plan (adopted 29 January 2010), the Managing Development Delivery (MDD) Local Plan (adopted 21 February 2014) and the emerging Local Plan Update[6], with regard to the parish of Charvil. The Charvil Neighbourhood Plan is proposed to cover the period to 2040.

2.2. The working draft Charvil Neighbourhood Plan proposes the overall vision being:

> *"In 2040, the village of Charvil will be a stronger local community with an improved quality of life for all its residents. It will have high quality, sustainable housing. The semi-rural nature of the village will remain and local green space and heritage assets will be protected and enhanced. People will walk and cycle more using new and improved cycling and pedestrian routes in a safer road network. Charvil will be a resilient sustainable community which mitigates the effects of climate change and flooding. Delivery of the Vision will result in a stronger and more cohesive community."* (Section 3.6 of the working Draft Charvil Neighbourhood Plan)

2.3. The working draft Charvil Neighbourhood Plan sets out draft objectives as follows:

- **To Protect and Enhance Green Space**: Green spaces, waterways and countryside will be maintained and enhanced as a valued resource for Charvil. This will encourage a broad range of recreation and contribute to well-being by providing accessible routes to facilities, including for sports, walking, cycling and nature-based vistas. The natural habitat will support a broad diversity of thriving flora, fauna and fungi coexisting sustainably with all new housing developments
- **To Improve Housing Choice:** Charvil will become a recognisable community, improving the quality of life for all its residents through the provision of the right mix of high quality, sustainable accommodation
- **To Stimulate Walking and Cycling**: Charvil will improve the quality of life for its residents by mitigation of the adverse impacts of road traffic and successfully promoting active travel through provision of new integrated infrastructure including dedicated pathways and cycleways and public transport options. Road safety will be improved by the adoption of appropriate mitigations of traffic speeding and noise. Road safety will be increased for local children with the provision of defined walking and cycling routes to and from local schools
- **To improve Community Resilience:** Charvil will help prevent any flooding in existing or future housing developments by maintaining local information on flooding to inform planning applications. It will increase community resilience through a re-established flood warden network and village flood response plan.

[6] The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination by an independent Planning Inspector on Friday 28 February 2025. The Local Development Scheme (2024) states adoption is anticipated in May 2026.

It will proactively look to promote solar and other renewable energy sources in new developments.

- **To Build a Sustainable Community**: Residents will use the opportunities presented by neighbourhood planning to strengthen the community in Charvil. The nature of the village and its sense of community is challenged by many of the issues identified in the previous themes. Ensure sustainability is at the heart of all development opportunities and plans.

2.4. The working draft Charvil Neighbourhood Plan contains 14 policies, for which summaries are provided below:

- **Policy Charvil 1 – Sites in local community use and other community infrastructure** seeks to support the provision of new community facilities and to retain existing community facilities and other important community assets.

- **Policy Charvil 2 – Meeting local housing needs** seeks to require that residential development proposals deliver small and affordable housing to meet local needs

- **Policy Charvil 3 – Design of new development** seeks to require high quality design which responds positively to the character of the area through having regard to the Design Guidance and Codes.

- **Policy Charvil 4 – Housing density and development form** seeks to ensure new residential development is of a density and character in keeping with existing development

- **Policy Charvil 5 – Environmental performance of buildings** seeks to require new developments to achieve high standards of environmental performance, which includes the application of the energy hierarchy

- **Policy Charvil 6 – Charvil parish buildings of traditional local character and areas of special character** seeks to identify and conserve non-designated heritage assets.

- **Policy Charvil 7 – Green corridors** seeks to identify green corridors and require development proposals to create or improve public access to these and restore and enhance habitats

- **Policy Charvil 8 – Local Green Space sites** seeks to identify Local Green Spaces and protect them from inappropriate development

- **Policy Charvil 9 – Trees** seeks to introduce site specific requirements for tree canopy cover and street tree planting, with offsite provision where this cannot be achieved

- **Policy Charvil 10 – Valued local views** seeks to ensure important local views are retained within the parish

- **Policy Charvil 11 – Pedestrian and cycling environment** seeks to identify existing and new key routes / connections in the parish and require developments to maintain and improve them in terms of safety and connectivity

- **Policy Charvil 12 – Bus Services** seeks to provide in principle support for development that supports daytime and evening bus services to Twyford station and other demand responsive transport in the parish

- **Policy Charvil 13 – Local flood risk information** seeks to require relevant developments to take account of local documented flood evidence in addition to compliance with relevant existing policies

- **Policy Charvil 14 – Development to support integrated delivery of improved flood resilience and nature recovery** seeks to support development that directly or indirectly improves wetland and woodland habitats and flood resilience

2.5. The working draft Charvil Neighbourhood Plan does not propose the allocation of any land for housing or other development types. The plan does seek to designate 7 areas as Local Green Space.

2.6. Regarding the natural environment, there are no designated international sites within the neighbourhood plan area. Looking beyond the neighbourhood plan area, the nearest Special Protection Area (SPA) is the Thames Basin Heaths SPA, located around 11km south-east of the parish from its nearest point. The nearest sites of Special Area of Conservation (SAC) are: Chiltern Beechwoods SAC located around 9km north-east from its nearest point; the Windsor Forest and Great Park SAC located approximately 13km to the east of the parish; Hartslock SAC approximately 15km west of the parish; and the Thursley, Ash, Pirbright and Chobham SAC located around 18km to the south-east of the parish.

2.7. There are no Sites of Special Scientific Interest (SSSI) in the neighbourhood plan area. There are a number of SSSIs located in proximity to the parish of Charvil, notably, Lodge Wood and Sandford Mill SSSI which is approximately 0.7km south of the parish from its nearest point. Harpsden Wood SSSI is situated in South Oxfordshire, approximately 2km north of the parish from its nearest point. Great Thrift Wood, another SSSI, is within the Royal Borough of Windsor and Maidenhead and is approximately 9km east from its nearest point and Longmoor Bog within Wokingham borough is also around 9km away to the south.

2.8. Charvil Parish does not contain a Conservation Area. There are four listed buildings within the parish, all Grade II listed: Charvil Farmhouse; Pump at the corner of Park Lane and the Old Bath Road; Lands End House; and Milestone on grass verge 100 metres east of junction with bath road. Additionally, two Scheduled Monuments are located in the parish, both within the field north of the A4: Ring ditch cropmark E of St Patrick's Avenue and Cropmark enclosure and pits NE of St Patrick's Avenue.

2.9. While the Charvil Neighbourhood Plan will need to be in general conformity with the strategic policies contained within the adopted plan, it will also have regard to the emerging Local Plan Update. The Local Plan Update has been subject to extensive SEA and HRA at all stages of plan making, most recently the 'Wokingham Local Plan Update Reg. 19 HRA' (February 2025)[7] and the 'Sustainability Appraisal (SA) of the Wokingham Local Plan Update (LPU)' (September 2024)[8].

3. Strategic Environmental Assessment

3.1. The Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) require the undertaking of an environmental assessment for all plans and programmes that are likely to give rise to significant environmental effects.

3.2. A Neighbourhood Plan falls under criterion (a) of Regulation 5(2), being a plan that is prepared for town and country planning or land use purposes. However, for a plan or programme to be deemed relevant under SEA Regulation 5(2), it must also be consistent with sub-paragraph (b).

3.3. In respect of sub-paragraph (b) the Charvil Neighbourhood Plan is intended to supplement existing planning policy within the Core Strategy Local Plan and the MDD Local Plan, providing further policy on development in Charvil Parish. The Neighbourhood Plan is expected to be made prior to the emerging Local Plan Update – the plan that will replace the Core Strategy and MDD Local Plan – which is anticipated to be adopted in May 2026[9]. Based on the scope of the working draft Charvil Neighbourhood Plan, it is unlikely to relate to any of the uses listed under Annex I or II of EC Directive 85/337/EEC as amended by Directive 97/11/EC.

3.4. Further to the above, Regulation 5(6) of the SEA Regulations indicates that an environmental assessment need not be carried out –

a) for a plan or programme of the description set out in paragraph (2) or (3) which determines the use of a small area at local level; or
b) for a minor modification to a plan or programme of the description set out in either of those paragraphs, unless it has been determined under regulation 9(1) that the plan, programme or modification, as the case may be, is likely to have significant environmental effects, or it is the subject of a direction under Regulation 10(3).

[7] Available here: https://www.wokingham.gov.uk/sites/wokingham/files/2025-02/Wokingham%20Local%20Plan%20Update%20HRA%202025%20Update.pdf
[8] Available here: https://www.wokingham.gov.uk/sites/wokingham/files/2024-09/LPU%20Sustainability%20Appraisal%20September%202024_0.pdf
[9] The Local Plan Update has been submitted for examination under the transitional arrangements set out in the 2024 version of the National Planning Policy Framework (NPPF), meaning it will be examined against the requirements of the December 2023 NPPF.

3.5. Before making a determination on whether a plan is likely or unlikely to have significant environmental effects, it is a requirement to take into account the criteria specified in Schedule 1 and Regulation 9 of the Regulations. Schedule 1 sets out the criteria for determining the likely significance of effects on the environment and Regulation 9 requires the council to consult the three environmental bodies: Natural England, Historic England and the Environment Agency on the assessment to determine the need for an SEA.

3.6. The National Planning Policy Framework 2024 (NPPF), at paragraph 33, advises that local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. Footnote 18 expands on this by advising that a neighbourhood plan may require SEA, but only where there are potentially significant environmental effects.

SEA Screening of the Charvil Neighbourhood Plan

3.7. The screening process set out in Regulation 9 and Schedule 1 to the SEA Regulations includes two sets of characteristics for determining the likely significance of effects on the environment, as follows:

1) The characteristics of the Charvil Neighbourhood Plan; and
2) The characteristics of the effects and of the area likely to be affected.

3.8. Under each characteristic are a number of criteria against which to assess the plan. These criteria are assessed individually for the working draft Charvil Neighbourhood Plan in Table 1 below.

3.9. Consultation was carried out on the Council's provisional view with the three environmental bodies as detailed in **Section 5** of this statement. This Determination Statement has therefore been prepared to take into account responses to the screening consultation from the relevant bodies. The content of the working draft Charvil Neighbourhood Plan includes draft planning policies, some of which may evolve or change following feedback through formal consultation. As a result, a further screening may be required to reassess likely effects of future versions of the Plan.

Table 1: Assessment of likely significance of effects on the environment		
Criteria	**Details**	**Likely significant effects?**
1. The characteristics of plans and programmes, having regard, in particular, to –		
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The Charvil Neighbourhood Plan is intended to form part of the statutory development plan which guides decisions on planning applications. The Neighbourhood Plan sits within the wider planning framework set by the National Planning Policy Framework (NPPF), Wokingham Borough Council's adopted Core Strategy Local Plan and MDD Local Plan and the emerging Local Plan Update. The policies within the Neighbourhood Plan are local in nature and have limited resource implications, with no land proposed to be allocated for development. The policies within the emerging draft Charvil Neighbourhood Plan primarily seek to protect valued characteristics and influence the design and character of development proposals. They do not guide where development should take place in principle through the allocation of land for specific developments.	No
(b) the degree to which the plan or programme influences other plans and programmes, include those in a hierarchy;	The Charvil Neighbourhood Plan is required to have regard to national policies and advice contained in guidance through the governing	No

Table 1: Assessment of likely significance of effects on the environment		
Criteria	**Details**	**Likely significant effects?**
	regulations. This will be tested through the examination process. The policies within the Charvil Neighbourhood Plan are required to be in general conformity to the strategic policies as set out in the adopted development plan through the governing regulations. This will be tested through the examination process. The working draft Charvil Neighbourhood Plan sets out a spatial vision and objectives solely for the neighbourhood area (Charvil Parish), but does not guide where development should take place, in principle, or designate land for particular purposes. The document does not set a framework for other plans and has a low level of influence on other plans or programmes within the Council's statutory development plan. It does, however, help to inform the interpretation of adopted development plan policies which requires regard to local character of the area in decisions.	
(c) the relevance of the plan or programme for the integration of environmental	The working draft Charvil Neighbourhood Plan contains policies that ensure development is suitable and appropriate for	No

Table 1: Assessment of likely significance of effects on the environment		
Criteria	**Details**	**Likely significant effects?**
considerations, in particular with a view to promoting sustainable development;	the parish of Charvil. It sets out a spatial vision and objectives solely for the neighbourhood area (Charvil Parish), but does not guide where development should take place, in principle, or designate land for particular purposes. The Charvil Neighbourhood Plan will, however, help inform the interpretation of adopted development plan policies, which require the local character of the area to be considered as part of decisions.	
(d) environmental problems relevant to the plan or programme; and	The working draft Charvil Neighbourhood Plan sets out a spatial vision and objectives solely for the neighbourhood area (Charvil Parish), but does not guide where development should take place, in principle, or designate land for particular purposes. The Charvil Neighbourhood Plan will, however, help inform the interpretation of adopted development plan policies, which require the local character of the area to be considered as part of decisions. This is reflected in the neighbourhood plan's objectives and draft planning policies and intentions.	No

Table 1: Assessment of likely significance of effects on the environment		
Criteria	**Details**	**Likely significant effects?**
(e) the relevance of the plan or programme for the implementation of Community Legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The working draft Charvil Neighbourhood Plan seeks to ensure that, where development is acceptable in principle (in the neighbourhood plan area) under development plan policy, consideration is had to the character of an area. It does not directly address other environmental issues such as waste or traffic, but seeks to minimise such issues through planning policy, e.g. through the promotion of active travel and improvements to the footpath / cyclepath network. A provisional Habitat Regulations Assessment (HRA) Screening has been undertaken by Wokingham Borough Council. The provisional screening opinion (Section 4) has concluded that the working draft Charvil Neighbourhood Plan is unlikely to give rise to 'likely significant effects' and that the initial opinion of Wokingham Borough Council is that an appropriate assessment is not required. The provisional HRA screening opinion is subject to consultation with the environmental bodies in accordance with Regulation 105(2) of the Conservation of Habitats and Species Regulations 2017. A determination statement with the outcome, following consultation	No

Table 1: Assessment of likely significance of effects on the environment		
Criteria	**Details**	**Likely significant effects?**
	with the environmental bodies, will be issued alongside the draft Charvil Neighbourhood Plan for formal public consultation under Regulation 16 of The Neighbourhood Planning (General) Regulations 2012, in due course.	
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to –		
(a) the probability, duration, frequency and reversibility of the effects;	The Charvil Neighbourhood Plan is intended to form part of the statutory development plan which guides decisions on planning applications. The working draft Charvil Neighbourhood Plan does not allocate any sites for housing/commercial development within the parish. It is extremely unlikely that the plan's implementation will generate likely significant effects. This is because any sites where a planning application is submitted, which falls within the Neighbourhood Plan area, and where the Charvil Neighbourhood Plan is applied, will only be acceptable to the Council where environmental effects do not arise or can be appropriately mitigated. The Charvil Neighbourhood Plan will, however, help inform the interpretation of adopted development plan policies, which requires regard to the local character of the area in decisions.	No

Table 1: Assessment of likely significance of effects on the environment		
Criteria	**Details**	**Likely significant effects?**
(b) the cumulative nature of the effects;	The working draft Charvil Neighbourhood Plan adds local nuance to adopted development plan policies and national policy and guidance. It does not seek to facilitate a level of development materially above that established in the development plan or known planning commitments. The Charvil Neighbourhood Plan will support sustainable development, though Wokingham Borough Council's initial opinion is that the Neighbourhood Plan would not result in significant effects, whether in isolation or cumulatively.	No
(c) the trans-boundary nature of the effects;	The working draft Charvil Neighbourhood Plan sets out a spatial vision and objectives solely for the neighbourhood area (Charvil Parish), but does not guide where development should take place, in principle, or designate land for particular purposes. It is considered that the working draft Plan itself does not promote or support development that might have an effect on other Member States and is therefore unlikely to have trans-boundary effects. The approach within the working draft Charvil Neighbourhood Plan does not affect how the	No

Table 1: Assessment of likely significance of effects on the environment		
Criteria	**Details**	**Likely significant effects?**
	Council would consider applications with respect of these issues.	
(d) the risks to human health or the environment (for example, due to accidents);	The working draft Charvil Neighbourhood Plan sets out a spatial vision and objectives solely for the neighbourhood area (Charvil Parish), but does not guide where development should take place, in principle, or designate land for particular purposes. The policies in the working draft Charvil Neighbourhood Plan seek to inform the interpretation of adopted development plan policies, which requires regard to the local character of the area in decisions and are not likely to lead to increased risks to human health or the environment.	No
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The working draft Charvil Neighbourhood Plan sets out planning policies solely for the neighbourhood plan area (Charvil Parish). The working draft Charvil Neighbourhood Plan does not allocate any sites for development. Its policies will, however, help inform the interpretation of adopted development plan policies, which requires regard to the local character of the area in decisions.	No
(f) the value and vulnerability of the area likely to be affected due to –	Charvil Parish has a number of characteristics, notably:	No

Table 1: Assessment of likely significance of effects on the environment		
Criteria	**Details**	**Likely significant effects?**
(i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	• Agricultural land • Heritage assets, including Listed buildings • Local Wildlife Sites • Protected trees The working draft Charvil Neighbourhood Plan sets out a spatial vision and objectives solely for the neighbourhood area (Charvil Parish), but does not guide where development should take place, in principle, or designate land for particular purposes. The emerging Plan does not therefore promote or support development that might affect areas of recognised national or international importance. Its policies will, however, inform the interpretation of adopted development plan policies, which requires regard to the local character of the area in decisions. A key objective of the working draft Charvil Neighbourhood Plan is to conserve and enhance features of historical and cultural interest through design and character and preserve the natural environment. Policies within the neighbourhood plan will be	

Table 1: Assessment of likely significance of effects on the environment		
Criteria	**Details**	**Likely significant effects?**
	supported by evidence, such as design guidance for the neighbourhood area. Chiltern Beechwoods SAC is located approx. 9km north-east from its nearest point. The Windsor Forest and Great Park SAC is located approximately 13km to the east of the Parish. Hartslock SAC and the Thursley, Ash, Pirbright and Chobham SAC are located around 15km west and 18km south-east of the Parish respectively. There are no Sites of Special Scientific Interest (SSSI) in the plan area, although there are some SSSIs located in proximity to the parish of Charvil, notably the Lodge Wood and Sandford Mill SSSI, which is approximately 0.7km south from its nearest point. Harpsden Wood SSSI is in South Oxfordshire District, around 2km north from its nearest point. Great Thrift Wood, another SSSI, is within the Royal Borough of Windsor and Maidenhead and is approximately 9km east from its nearest point and Longmoor Bog within Wokingham borough is also around 9km away to the south.	

Table 1: Assessment of likely significance of effects on the environment		
Criteria	**Details**	**Likely significant effects?**
	The Loddon Valley Gravel Pits Biodiversity Action Plan (BAP) habitat is partly located within the plan area. Whilst these are not referred to in the SEA directive, they should be a consideration in plan-making. BAP priority habitats are those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). The Charvil Neighbourhood Plan is required to have regard to national policies and the NPPF through the governing regulations. This will be tested through the examination process.	
(g) the effects on areas or landscapes which have a recognised national, European Community or international protection status.	The working draft Charvil Neighbourhood Plan sets out a spatial vision and objectives solely for the neighbourhood area (Charvil Parish), but does not guide where development should take place, in principle, or designate land for particular purposes. The emerging Plan does not therefore promote or support development that might affect areas of recognised national or international importance. Its policies will, however, inform the interpretation of adopted development plan policies, which	No

Table 1: Assessment of likely significance of effects on the environment		
Criteria	**Details**	**Likely significant effects?**
	requires regard to the local character of the area in decisions. Regarding natural heritage, the nearest Special Protection Area (SPA) is the Thames Basin Heath SPA, located approx. 11km south at its nearest point, outside of the neighbourhood plan area. The plan area is also beyond the outermost 7km Linear Mitigation Zone for the Thames Basin Heaths SPA, as specified in Policy CP8 of the Core Strategy. As discussed above, there are no other SACs within the plan area, albeit there are some sites in relative proximity, notably Chiltern Beechwoods SAC, Thursley, Ash, Pirbright and Chobham SAC, Hartslock SAC, and Windsor Forest and Great Park SAC. There are no Sites of Special Scientific Interest (SSSI) in the plan area, although there are some SSSIs located in proximity to the parish of Charvil, notably the Lodge Wood and Sandford Mill SSSI, which is approximately 0.7km south from its nearest point. Harpsden Wood SSSI is in South Oxfordshire District, around 2km north from its nearest point. Great Thrift Wood, another SSSI, is within the Royal Borough of Windsor and Maidenhead	

Table 1: Assessment of likely significance of effects on the environment		
Criteria	**Details**	**Likely significant effects?**
	and is approximately 9km east from its nearest point and Longmoor Bog within Wokingham borough is also around 9km away to the south.	

4. Habitats Regulations Assessment

4.1. The European Community (EC) Directive on the conservation of natural habitats and of wild fauna and flora (92/43/ECC) (commonly known as the Habitats Directive) provides legal protection for habitats and species of European importance. The Directive is implemented in the UK by the Conservation of Habitats and Species Regulations 2017.

4.2. Articles 3-9 provide the legal means to protect habitats and species of EC interest through the establishment and conservation of a European-wide network of sites, known as The National Site Network (formerly Natura 2000 sites). The National Site Network includes Special Areas of Conservation (SAC) designated under the Habitats Directive, and Special Protection Areas (SPA) designated under the conservation of wild birds (79/409/EEC) (commonly known as the Birds Directive).

4.3. Article 6(3) and 6(4) of the Habitats Directive sets out the decision-making tests for plans and projects affecting The National Site Network. Article 6(3) establishes a requirement for an assessment as outlined below:

> *"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subject to assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."*

4.4. While not European sites as a matter of law, it is national planning policy that the following sites are given the same protection as a European site:

- potential Special Protection Areas and possible Special Areas of Conservation
- listed or proposed Ramsar sites
- sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protections Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

4.5. The Conservation of Habitats and Species Regulations 2017 (commonly known as the Habitat Regulations) requires the assessment of land use plans. The neighbourhood plan will constitute a land use plan for the purpose of the Habitats Regulations.

4.6. Regulation 105(1) provides an opportunity to determine that significant environmental effects are unlikely and thus not requiring the undertaking of an appropriate assessment.

4.7. Under Regulation 105(2), before making a determination under Regulation 105(1), the Council is required to consult Natural England as the appropriate environmental body and have regard to any representations made.

4.8. Additionally, Regulation 5(3) of the SEA Regulations indicates that an SEA could be required where:

> *"The description is a plan or programme which, in view of the likely effect on sites, has been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive."*

4.9. This screening statement examines the working draft Charvil Neighbourhood Plan and:

- Identifies, through a screening process, any European site that could potentially be affected by policies in the neighbourhood plan;
- Outlines details of the nature conservation importance of any European sites 'screened in' to the process;
- Identifies the possible impacts that the neighbourhood plan may have on features of nature conservation importance within European sites; and
- Identifies any controls within the neighbourhood plan, and other development plan documents, strategies, policies and plans that could act to avoid or mitigate these effects.

Identification of relevant international sites

4.10. The parish of Charvil does not contain any designated international sites. The following sites are in relative proximity to the neighbourhood plan area:

- Thames Basin Heaths SPA – approximately 11km
- Chiltern Beechwoods SAC – approximately 9km
- Windsor Forest and Great Park SAC – approximately 13km
- Hartslock SAC – approximately 15km
- Thursley, Ash, Pirbright and Chobham SAC – approximately 18km

4.11. Information on these sites is provided below:

Chiltern Beechwoods SAC	
Conservation Objective:	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features. To maintain or restore: • The extent and distribution of qualifying natural habitats and habitats of qualifying species • The structure and function (including typical species) of qualifying natural habitats • The structure and function of the habitats of qualifying species • The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely • The populations of qualifying species, and • The distribution of qualifying species within the site
Qualifying Features:	• Semi-natural dry grasslands and scrubland facies: on calcareous substrates *(Festuco-Brometalia)*; Dry grasslands and scrublands on chalk or limestone • *Asperulo-Fagetum* beech forests; Beech forests on neutral to rich soils • *Lucanus cervus*; Stag beetle

Windsor Forest and Great Park SAC	
Conservation Objective:	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features. To maintain or restore: • The extent and distribution of qualifying natural habitats and habitats of qualifying species • The structure and function (including typical species) of qualifying natural habitats • The structure and function of the habitats of qualifying species • The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely, and • The distribution of qualifying species within the site

Qualifying Features:	• Old acidophilous oak woods with *Quercus robur* on sandy plains • Atlantic acidophilous beech forests with *Llex* and sometimes also *Taxus* in the shrub layer (Quercion robori-petraeae or Llici-Fegenion) Beech forests on acid soils • Violet click beetle *Limoniscus violaceus*

Hartslock SAC	
Conservation Objective:	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features. To maintain or restore: • The extent and distribution of the qualifying natural habitats • The structure and function (including typical species) of the qualifying natural habitats, and • The supporting processes on which the qualifying natural habitats rely
Qualifying Features:	• Semi-natural dry grasslands and scrubland facies: on calcareous substrates (*FestucoBrometalia*) (important orchid sites); • Dry grasslands and scrublands on chalk or limestone (important orchid sites) • *Taxus baccata* woods of the British Isles; Yew-dominated woodland

Thursley, Ash, Pirbright and Chobham SAC	
Conservation Objective:	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features. To maintain and restore: • The extent and distribution of qualifying natural habitats • The structure and function (including typical species) of qualifying natural habitats, and • The supporting processes on which qualifying natural habitats rely
Qualifying Features:	• North Atlantic wet heaths with *Erica tetralix*; Wet heathland with cross-leaved heath • European dry heaths • Depressions on peat substrates on the *Rhynchosporion*

Thames Basin Heaths Special Protection Area	
Conservation Objective:	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: • The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features • The supporting processes on which the habitats of the qualifying features rely • The population of each of the qualifying features, and • The distribution of the qualifying features within the site.
Qualifying Features:	• *Caprimulgus europaeus;* European nightjar (Breeding) • *Lullula arborea;* Woodlark (Breeding) • *Sylvia undata*; Dartford warbler (Breeding)

Screening Criteria

4.12. In carrying out this screening process, regard has been had to the main possible sources of effects on the international sites, possible pathways to the international site and the effects on possible sensitive receptors in the international sites. Only if there is an identifiable source (a pathway and a receptor) is there likely to be a significant effect.

4.13. Possible sources and pathways for effects arising from development and used in this screening are considered to be:

- Water (water pollution and hydrology)
- Air (air pollution)
- Direct land-take
- Habitat / species disturbance
- Recreational pressure (increased population)

4.14. Operations that may damage the special interest of the Thames Basins Heaths SPA, Chiltern Beechwoods SAC, the Thursley, Ash, Pirbright and Chobham SAC or the Windsor Forest and Great Park SAC are considered to be:

- Damage or removal of any plant or plant remains (including recreational impacts)
- Changes to drainage arrangements or watercourses
- Pollution of watercourses
- Water abstraction
- Extraction of materials from the site

- Dumping of materials on the site
- Storage of materials on the site
- Erection of structures on the site

Screening of the Charvil Neighbourhood Plan

4.15. The working draft Charvil Neighbourhood Plan has been analysed to assess whether it would be likely to result in significant effects. The results are presented in Table 2 below which has been subject to consultation with the three environmental bodies as detailed in **Section 5** of this statement. This Determination Statement has therefore been prepared to take into account responses to the screening consultation from the relevant bodies.

Table 2: Habitats Regulations Assessment Screening assessment for the Charvil Neighbourhood Plan

Operation	Potential impact from the Charvil Neighbourhood Plan	Mitigating factors and comments	Likelihood of significant effect
Damage or removal of any plant or plant remains (including recreational impacts)	None	The working draft Charvil Neighbourhood Plan does not steer development towards an international site, therefore it does not increase any potential for increased damaged to the site through either construction or recreational activities. Wokingham Borough Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in combination with other plan or projects. The HRA for the Core Strategy Local Plan and MDD Local Plan considered the overall level of development across the Borough. The HRA for the emerging LPU likewise considers the overall level of development expected to 2040 i.e. the proposed plan period for the Neighbourhood Plan. Therefore, it has already been determined (and impact avoidance and reduction measures established to allow) that there will be no likely significant effects on the integrity of the Thames Basin Heaths SPA through both the adopted and emerging plans. The neighbourhood plan area is also located outside the Thames Basin Heaths SPA and linear mitigation zones as defined in Policy CP8 of the adopted Core Strategy Local Plan (2010) for this particular site. Furthermore, the working draft Charvil Neighbourhood Plan does not propose development that would have an effect on existing features of habitat or	No

Operation	Potential impact from the Charvil Neighbourhood Plan	Mitigating factors and comments	Likelihood of significant effect
		conservation value, but solely defines the existing features of value in the neighbourhood plan area.	
Changes to drainage arrangements or watercourses	None	-	No
Pollution of watercourses	None	-	No
Water abstraction	None	-	No
Extraction of materials from the site	None	The working draft Charvil Neighbourhood Plan does not address the need or suitability of extraction operations. The Central and Eastern Berkshire Joint Minerals and Waste Plan was adopted by WBC in January 2023. It guides long term mineral extraction and waste management across the plan area.	No
Dumping of materials on the site	None	The working draft Charvil Neighbourhood Plan does not steer development towards an international site, therefore it does not increase any potential for the dumping of materials. The adopted Core Strategy Local Plan sets out the spatial vision for the borough. There are no Special Areas of Conservation (SACs) or Special Protection Areas (SPAs) within 5km of the Neighbourhood Plan Area.	No

Operation	Potential impact from the Charvil Neighbourhood Plan	Mitigating factors and comments	Likelihood of significant effect
		The designated neighbourhood plan area (i.e., Parish of Charvil) is also located outside of the Thames Basin Heath SPA Linear Mitigation Zones, as specified in Core Strategy Policy CP8 (Thames Basin Heaths Special Protection Area). The HRA for the Core Strategy Local Plan and MDD Local Plan considered the overall level of development across the borough pursuant to Article 6 of the Habitats Directive. The HRA for the emerging LPU likewise considers the overall level of development expected to 2040 i.e. the proposed plan period for the Neighbourhood Plan. Therefore, it has already been determined (and impact avoidance and reduction measures established to allow) that there will be no likely significant effects on the integrity of the Thames Basin Heaths SPA through both the adopted and emerging plans. Four sites of Special Area of Conservation (SAC): Chiltern Beechwoods SAC located around 9km north-east from its nearest point; the Windsor Forest and Great Park SAC located approximately 13km to the east of the parish; Hartslock SAC located approximately 15km west of the parish; and the Thursley, Ash, Pirbright and Chobham SAC located in excess of 18km to the south-east of the parish.	
Storage of materials on the site	None	The working draft Charvil Neighbourhood Plan does not steer development towards an international site, therefore it does not increase any potential for increased damage to the site through the storage of materials. The adopted Core Strategy Local Plan (2010) sets out the spatial vision for the borough. The Thames Basin Heaths Special Protection Area (SPA) and Linear Mitigation Zones are located outside the neighbourhood plan area.	No

Operation	Potential impact from the Charvil Neighbourhood Plan	Mitigating factors and comments	Likelihood of significant effect
		Four sites of Special Area of Conservation (SAC): Chiltern Beechwoods SAC located around 9km north-east from its nearest point; the Windsor Forest and Great Park SAC located approximately 13km to the east of the parish; Hartslock SAC located approximately 15km west of the parish; and the Thursley, Ash, Pirbright and Chobham SAC located in excess of 18km to the south-east of the parish.	
Erection of structures on the site	None	The working draft Charvil Neighbourhood Plan does not steer development towards an international site, therefore it does not increase any potential for the erection of structures on the site. The adopted Core Strategy Local Plan (2010) sets out the spatial vision for the borough. The Thames Basin Heaths Special Protection Area (SPA) and Linear Mitigation Zones are located outside the neighbourhood plan area. Four sites of Special Area of Conservation (SAC): Chiltern Beechwoods SAC located around 9km north-east from its nearest point; the Windsor Forest and Great Park SAC located approximately 13km to the east of the parish; Hartslock SCA located approximately 15km west of the parish; and the Thursley, Ash, Pirbright and Chobham SAC located in excess of 18km to the south-east of the parish.	No

4.16. This conclusion does not factor in any measures contained within the working draft Charvil Neighbourhood Plan intended to avoid or reduce the harmful effects of development, and is therefore consistent with the Court of Justice of the European Union (CJEU) judgement *'People over Wind, Peter Sweetman v Coillte Teoranta'* (April 2018). This concerns a judgement by the Court, which held that Article 6(3) of the Habitats Directive requires that measures intended to avoid or reduce the harmful effects of a plan or project on a European Protected Site should not be taken into consideration at the screening stage.

In Combination Effects

4.17. The Habitat Regulations require the consideration of significant effects of a plan or programme arising from in combination effects with other plans or programmes. It can be considered that this will fall into two categories: those effects associated with regional strategic plans and proposals and those relating to more localised effects.

4.18. The South East Plan, the regional spatial strategy within which Wokingham Borough sites, was revoked in 2013 with the exception of Policy NRM6: Thames Basin Heaths SPA. The preparation of the South East Plan considered in-combination effects of the projects and plans across the region at a strategic level. As regards other plans within the borough, or in neighbouring authorities, these will have been individually assessed through the plan-making process for the adopted Core Strategy and MDD local plans respectively.

4.19. As detailed above, no likelihood of significant effects of the working draft Charvil Neighbourhood Plan have been found following a screening opinion. The working draft Charvil Neighbourhood Plan does not propose development that would have an effect on existing features of habitats or conservation and solely defines what features are valuable in the neighbourhood plan area. Furthermore, given the narrow scope of the neighbourhood plan (the Parish of Charvil) and the controls in place in other plans, it is unlikely that in-combination effects would arise. A further HRA screening assessment may be required if significant changes are made to the emerging plan.

5. Consultation with Statutory Bodies

5.1. Under regulation 9(2) of the SEA Regulations, Wokingham Borough Council has a duty to consult with specified environmental organisations (Natural England, Historic England and the Environment Agency) before determining whether or not a plan or programme is likely to have significant effects. It also has a duty to prepare a statement of its reasons for this determination.

5.2. Under Regulation 11(1), consultation on the provisional Screening Statement (January 2025) was undertaken with the following organisations for five weeks from 22 January to 27 February 2025 requesting their opinion.

- Historic England (The Historic Buildings and Monuments Commission for England);
- Natural England; and
- The Environment Agency.

5.3. The Council received responses from Historic England and Natural England.

5.4. Historic England concluded that, at this stage, the draft plan would be unlikely to have any likely significant effects that merit completion of an SEA, including noting that the plan does not propose to allocate any sites for development.

5.5. Natural England concluded that the draft neighbourhood plan would be unlikely to have significant effects on statutorily designated nature conservation sites or landscapes. Natural England was not able to offer a view on whether the plan was likely to affect protected species, in the absence of a centralised data source, and advised engagement with the Council's ecology / landscape officers and local wildlife bodies.

5.6. No comments were provided by the Environment Agency.

5.7. Full responses from the provisional draft screening opinion with the relevant environmental bodies can be found in **Appendix 1**.

6. Conclusions

6.1. Following consultation with the specific environmental bodies on the Council's provisional view on the need for SEA and HRA (as set out in the Screening Statement January 2025) the Council considers that, having taken account of the Environmental Assessment of Plans and Programmes Regulations 2004, the working draft Charvil Neighbourhood Plan is unlikely to have significant environmental effects and therefore a Strategic Environmental Assessment is not required.

6.2. The Council also considers that the working draft Charvil Neighbourhood Plan is unlikely to have significant effects on The National Site Network (formerly Natura 2000 sites), either alone or in-combination with other plans or projects, therefore an Appropriate Assessment is not required.

6.3. The Charvil Neighbourhood Plan is intended to supplement the policies within the adopted development plan with respect to the parish of Charvil.

Appendix 1: Statutory Body Responses

Date: 30 January 2025
Our ref: 500025
Your ref: SEA/HRA Provisional Screening Opinion Consultation - Draft Charvil Neighbourhood Plan

Wokingham Borough Council

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Sir / Madam

Charvil Neighbourhood Plan

Thank you for your consultation on the above dated 22 January 2025which was received by Natural England on 22 January 2025

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

It is Natural England's advice, on the basis of the material supplied with the consultation, that:

- **significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and,**
- **significant effects on Habitats sites[1], either alone or in combination, are unlikely.**

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the Planning Practice Guidance. This identifies three triggers that may require the production of an SEA:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

[1] Habitats sites are those referred to in the National Planning Policy Framework (Annex 2 - glossary) as "any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites".

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's standing advice on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to consultations@naturalengland.org.uk

Yours sincerely

Ben Ramachandra
Nature Recovery Officer
Thames Solent Area Team

Historic England

By email only to: james.mccabe@wokingham.gov.uk

Our ref: PL00798003
Your ref: Charvil Neighbourhood Plan SEA

Main: 020 7973 3700
e-seast@historicengland.org.uk
louise.dandy@historicengland.org.uk

Date: 11/03/2025

To whom it may concern

Charvil Plan SEA Screening Opinion

Thank you for inviting Historic England to comment on this consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the Charvil Neighbourhood Plan) likely to have a significant effect on the historic environment?". Our comments are based on the information supplied.

The information supplied indicates that the plan will not have any significant effects on the historic environment. We also note there are no site allocations.

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.

The views of the other two statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.

Historic England

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

We should like to stress that this opinion is based on the information provided by you with your correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Please do contact me, via email if you have any queries.

Yours sincerely

Louise Dandy
Historic Places Adviser