

Cold Ash Neighbourhood Development Plan 2022-2037



Consultation Statement

Submission Version (Regulation 16)

June 2023

Contents

1	INTRODUCTION.....	2
2	SUMMARY OF ENGAGEMENT AND CONSULTATION ACTIVITIES, ISSUES AND OUTCOMES.....	3
	Stage I: Engaging the local community to understand main issues (2015 to 2019)	4
	Stage II: Developing and testing the emerging planning policies (2020 to 2021)	10
	Stage III: Pre-Submission (Regulation 14) Draft Neighbourhood Plan Consultation (2022 to 2023)	14
	Stage IV: The Submission Version Plan (2023)	20
3	STRATEGIC ENVIRONMENTAL ASSESSMENT AND HABITATS REGULATION ASSESSMENT	21
4	CONCLUSION	22

APPENDIX A – Details of findings from the 2021 Public Open Day

APPENDIX B – List of consultees written to at the Pre-submission (Regulation 14) consultation

APPENDIX C – Summary of comments received at Pre-submission (Regulation 14) consultation

1 INTRODUCTION

- 1.1. The policies contained in the Cold Ash Neighbourhood Development Plan (referred to as the “CAPNDP” or “Neighbourhood Plan”) have been developed as a result of extensive interaction and consultation with the community and businesses within the area. This engagement process has been an integral part of the work since the inception of the Neighbourhood Plan in 2018 and has included articles in the parish newsletter, surveys, public exhibitions, meetings, focus groups and presentations to community groups.
- 1.2. This Consultation Statement has been prepared in accordance with regulation 15(2) of Neighbourhood Planning Regulations 2012, which requires that a consultation statement should:
 - contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

Cold Ash Neighbourhood Plan Steering Group

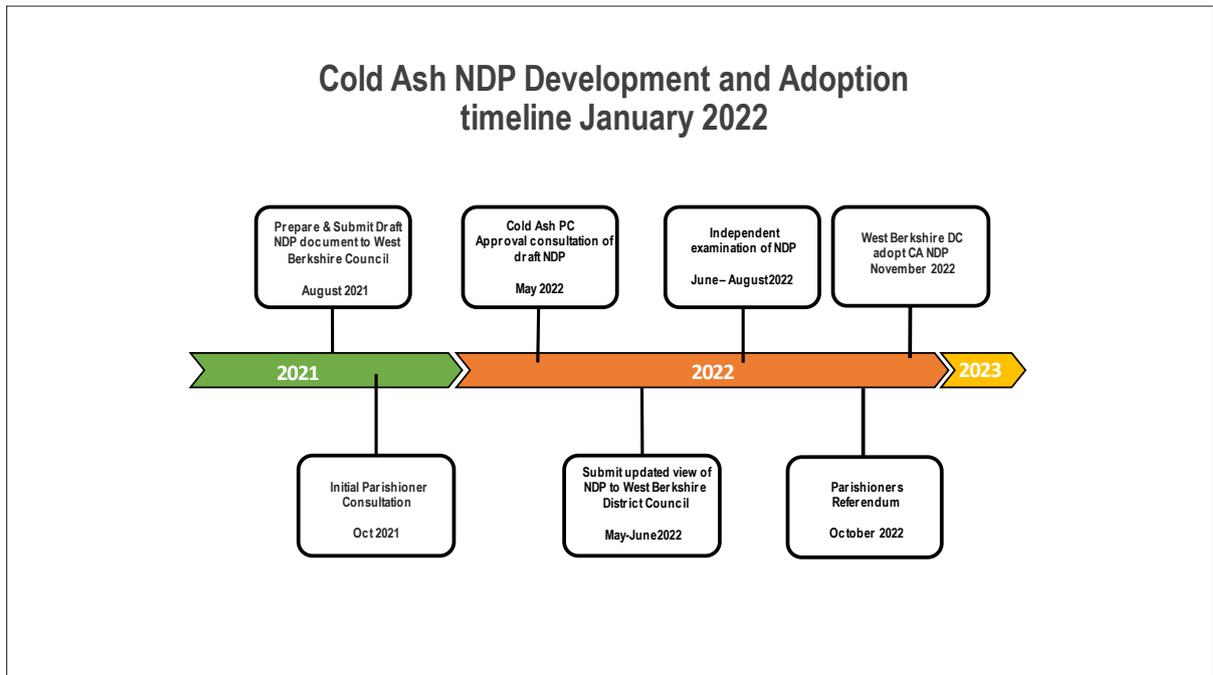
- 1.3. In 2017, Cold Ash Parish Council took the decision to develop a neighbourhood plan for the entire parish to enable it to have a greater influence over land-use and planning in the area. It applied to West Berkshire Council (WBC) as the strategic local authority, to designate the neighbourhood area, and this was confirmed on 19 March 2018 ([Designation Statement](#)). An appeal for volunteers was issued and the Neighbourhood Plan Steering Group was formed, along with a series of Working Groups comprising members of the Steering Group and volunteer parishioners to explore topics that were considered to be of relevance to the local area.
- 1.4. The Steering Group has been the focal point and driving force behind the Cold Ash Neighbourhood Planning process. Throughout it has acted as a key link between parishioners (and other stakeholders) and the Parish Council. A copy of the [Terms of Reference](#) for the Steering Group is available on the Cold Ash Parish Council website.

2 SUMMARY OF ENGAGEMENT AND CONSULTATION ACTIVITIES, ISSUES AND OUTCOMES

- 2.1. An important part of the Neighbourhood Plan process has been to ensure that all residents and those with an interest in Cold Ash parish have had an opportunity to input into the work. The Steering Group has spent a great deal of time and energy speaking to as many individuals, local groups and businesses as possible throughout the process. There has been ongoing engagement with the community – to share and disseminate information and to seek input – and also some key consultation activities at strategic points in the process. Throughout the whole process the Steering Group has met frequently.
- 2.2. A summary of the significant programme of engagement and consultation activity is illustrated in the table below.

Date	Milestone	Key activities
Stage 1: 2017	Establishment: Setting up the SG committee structure and building capacity	<ul style="list-style-type: none"> • Steering Group and Working Groups established. • Training on neighbourhood planning. • Neighbourhood area formally designated. • Regular (monthly) SG meetings inaugurated. • Webpages developed. • Social media used to raise awareness, post invitations to meetings, etc. • Engagement and communications approach established.
Stage 2: 2018-2020	Engagement: Gathering and analysing evidence (from surveys, etc.).	<ul style="list-style-type: none"> • 3 x village public meetings held. • Engagement and activity on the Green Infrastructure Plan. • Exhibitions, including Village Show, Christmas Fayre. • Initial ‘Village Development Survey’. • Local Housing Needs Survey. • Parish-Wide questionnaire. • Working Groups fact-finding and preparing evidence base. • Meetings with LPA officers and committees. • Meetings with landowners and developers.
Stage 3: 2018-22	Documentation: Producing key documents, i.e. Draft Policies and Plan.	<ul style="list-style-type: none"> • Researching other NDPs • Selecting preferred format for CANP. • Response to emerging Local Plan consultation • Inputting findings from the NP process. • Initial drafting of Neighbourhood Plan policies and gaining feedback from the local community.
Stage 4: 2021-2023	Finalising Policies & Plan: Including final consultation and agreement via Referendum).	<ul style="list-style-type: none"> • Preparation of the Pre-Submission Version Neighbourhood Plan. • SEA/ HRA screening undertaken. • Regulation 14 consultation. • Submission Version Plan submitted to LPA.

- 2.3. An ongoing, and therefore dynamic timescale project plan has also been maintained and shared with the parish as part of this NDP. An example of this is shown below from January 2022.



- 2.4. The sections below describe, in fuller detail, the engagement and consultation process which took place during the course of the Plan preparation. This is divided into four main stages:

Stage I: Engaging the local community to understand main issues

Stage II: Developing and testing the emerging planning policies

Stage III: The Pre-Submission (Regulation 14) Draft Neighbourhood Plan

Stage IV: The Submission Version Plan

Stage I: Engaging the local community to understand main issues (2015 to 2019)

- 2.5. Following the decision by the Parish Council to undertake a Neighbourhood Plan, Cold Ash parish was formally designated as the Neighbourhood Area on 19 March 2018.
- 2.6. A call for volunteers led to a number of people coming forward to commit to the neighbourhood plan process (known colloquially as the ‘Village Plan’). Over the next months, a Steering Group was formed alongside Working Groups and workstreams, whose members would explore in more detail the following broad themes: environment, wildlife, heritage, economy and housing. Work would cover issues such as design and density.
- 2.7. The groups undertook some training organised by WBC, to get to grips with the process of neighbourhood planning and the steps involved. This was followed by three community Open Day events held from 1 to 3 June 2018 at the local Acland Parish Hall to launch the project.

NEW HOUSING DEVELOPMENTS ARE COMING TO YOUR AREA



**Come to Cold Ash Parish Council's
'New Housing Event'
to find out what is happening!**

Neighbourhood Development Plan Event

Find out more by attending our drop in event. Come for half an hour, or stay all day. With maps, proposed sites, ideas and lively discussion on your neighbourhood.

When: **Fri 1st June 2-7pm**
 Sat 2nd June 10-5pm
 Sun 3rd June 10-4pm

Where: **Committee Room,**
 Acland Memorial Hall,
 Cold Ash

**If you can't make it, check out our
neighbourhood development website:**

www.ColdAshNDP.com

Join our e-mail newsletter by emailing us:

coldashndp@gmail.com

Note: we will add your details to our email database and will send you updates about the neighbourhood development plan

Cold Ash Parish Council

www.coldash.org.uk

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- 2.8. During these Open Days the community was engaged with presentations about what neighbourhood planning is, what it could include and the process involved. Notably at this early stage, attendees were asked to fill in an initial questionnaire which was used to steer the direction and thoughts of the NDP Steering Committee. An example of the first page of that survey is shown below.

COLD ASH PARISH COUNCIL

NEIGHBOURHOOD DEVELOPMENT PLAN

- PARISH QUESTIONNAIRE -

West Berkshire Council will soon be allocating the number of new houses required in Cold Ash Parish.

Please help with the creation of the Cold Ash Parish Neighbourhood Development Plan by completing this questionnaire and returning it to the Parish Office near Acland Hall by 7th July.

Alternatively, you can fill it in online at:

www.surveymonkey.co.uk/r/coldashndp

The questionnaire is divided into 2 sections; firstly section A, aimed at ascertaining your views and preferences on certain important planning-related themes, and secondly a section B (called 'About You') for you to tell us a little more about your situation and life in the Parish. The questionnaire should only take about 10 minutes to complete.

In compiling this questionnaire we have taken into consideration previous village and parish surveys and our questions also reflect themes that have consistently emerged from these. The questionnaire also contains some "free text" questions to provide you the opportunity to tell us what you think most needs enhancing and protecting.

Pattern and size of new housing development sites

1. Please indicate your overall preference, if any, regarding the following example ways in which new housing could be distributed (select ONE option)

- New housing developments concentrated into one or a few larger sites (minimum 20 houses on a site)
- Development spread across several moderate scale sites (6 to 19 houses per site)
- Development spread across a larger number of small sites (less than 6 houses per site)
- No overall preference

2. Please indicate your preference regarding where new housing sites should be located relative to existing settlements (select ONE option)

- Within or adjacent to existing settlements
- Away from existing settlements
- No overall preference

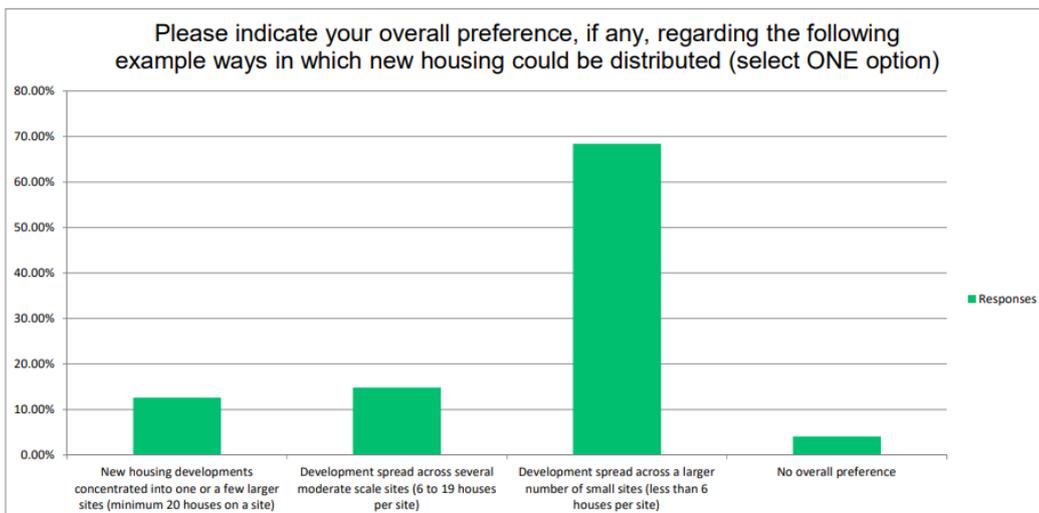
Cold Ash Parish CouncilPage 1 of 601635 860004

Extract from the first parish survey

- 2.9. Paper copies of the survey were made available to complete on the day. Surveys were also available to complete online and a hard copy was also sent to each parish household.
- 2.10. The questions sought input and views on a range of local issues. They also invited comments about how the village might develop now and in the future. The survey was available to complete online by the 28 June 2018 and via the local parish office by 7 July 2018. It was promoted through the Parish Council Newsletter, via the dedicated CAPNDP website, via leaflets, at the Annual Parish Meeting and on local social media platforms.
- 2.11. The information from the first survey was collated by the Steering Group and used to inform the work of the individual working groups.
- 2.12. A second, more formal survey was conducted in the summer of 2019 as a way of gathering more in-depth material. The survey was designed to ascertain parishioner views and preferences on housing and important planning-related themes, and to learn about their views about life in the Parish. It was distributed to all parish households directly and over 250 replies were received. The survey consisted mainly of multiple-choice questions because these aided the collation and presentation of results. However, for completeness, several free text questions to enable respondents to raise ideas and issues without the restrictions of the multiple-choice format were also included.
- 2.13. It was not possible to integrate all the free text answers into the overall results report, but the main themes were summarised and can be viewed on the CANDP website: [NDP Summer 2019 Survey Results](#).

Please indicate your overall preference, if any, regarding the following example ways in which new housing could be distributed

Answer Choices	Responses	
New housing developments concentrated into one or a few larger sites	12.64%	34
Development spread across several moderate scale sites (6 to 19 houses per site)	14.87%	40
Development spread across a larger number of small sites (less than 6 houses per site)	68.40%	184
No overall preference	4.09%	11
	Answered	269
	Skipped	0



An example of the survey output gained

**Cold Ash Neighbourhood Development Plan 2019 Summer Survey
Summary of free text answers**

Introduction

There were four questions in the survey questionnaire that enabled respondents to provide free text answers. These are shown in italics below:

Q9: Are there any particular types of housing, which you would like to see more of in the Parish? For example sheltered or assisted housing for elderly people.

Q11: Please identify any "important assets" in the Parish that you feel particularly need to be protected from development. For example such an asset could be a building or facility, a recreation area, landmark, an important view or space, hedgerow, trees or a wood.

Q12: What are the 3 most important changes or improvements you would like to see in the Parish?

Q13: Any other comments? Please use this box to include any other comment you wish to make for consideration in the Neighbourhood Development Plan.

Q9 results summary

There were 100 questionnaires that answered YES to this question, and then provided text in the answer box. The categories are not mutually exclusive; so if a response highlighted the need for elderly housing and affordable housing then that generates two "ticks", one counting in each category. Using this method all the ticks were then added up and the total came to 151 categorised answers.

The most common preferences for particular types of housing were in order:

1. Housing for the elderly
2. Affordable / starter housing
3. Assisted housing
4. Bungalows

The analysis clearly shows that providing housing for elderly people is the dominant response, followed by affordable housing.

- 61% of the 100 highlight elderly housing and 25% highlight assisted housing (which is associated with elderly housing).
- Affordable housing (ie smaller homes, often for younger people, but also mentioned for elderly too – eg downsizing) is highlighted by 44%.
- The need to provide bungalows is highlighted by 10% - basically pointing to the elderly again.
- Other (ie comments not directly related to housing) = 9, three of which were about having better public transport.

Overall, 96 out of 151 categorised comments (63.5%) relate to providing accommodation for the elderly, making it easily the dominant response, followed by affordable housing at 44 out of 151 (29%).

Example of a summary of the free form text comments with the key themes emerging

**Cold Ash Neighbourhood Development Plan 2019 Summer Survey
Summary of free text answers**

Q11 to Q13 summary

Top 5 Important assets

1. Cold Ash Recreation Ground [91 out of 428 categorised responses = 21%]
2. Local woods (this includes both specific woods local to the responder and a more general designation across the parish) [48 out of 428 = 11%]
3. Open spaces / fields [31 = 7%]
4. Acland Hall [30 = 7%]
5. Cold Ash WAG [29]

Around half of the categorised responses related to specific community buildings or recreation areas. The other half related to green spaces and views.

Ranking 1, 4 and 5 relate to a specific "asset". However, this does not mean that a general category is not helpful. Moreover, a high-scoring theme probably underscores a very important issue for parishioners – such as the importance of green spaces or beautiful views.

Top 5 improvements / changes

1. Controlling / reducing traffic speed [81 out of 510 categorised responses = 16%]
2. Better bus service [42 out of 510 = 8%]
3. Improved roads and paths / pavements [42 out of 510 = 8%]
4. Restricting housing development in the villages [29 = 6%]
5. Less traffic through Cold Ash and Ashmore Green villages [23] / More community spirit / events [23]

The overall theme of reducing traffic volume and speed (principally in/through the villages) represents 30% of all categorised responses (roughly 1 in 3 of answered questions).

Top 3 responses to Q13 other comments

1. Keep rural nature of villages [18 out of 109 categorised responses = 17%]
2. Concern over pressures on infrastructure / services from more housing [11 = 10%]
3. Curb traffic volume / speed [9 = 8%]
4. Prevent light pollution in Cold Ash village [6 = 6%]

Example of a summary of the free form text comments with the key themes emerging

Stage II: Developing and testing the emerging planning policies (2020 to 2021)

- 2.14. The summer 2019 survey, combined with the findings of the initial community survey, provided the Steering and Working Groups with a good understanding of the issues most important to parishioners and their views on how the future of the parish might develop in the future.
- 2.15. This enabled the Steering Group to put together a series of draft objectives, which would effectively guide the scope of work for the Working Groups to undertake further engagement and evidence gathering activities during 2020/21. As additional detail was gathered, so the objectives were further refined and consideration was given to how they might be delivered, either through planning policy or community actions.
- 2.16. Other activities at this time included:
- Creating the structure for the NDP document, based on researching other Neighbourhood Plans around the District and nationally.
 - Exploring and defining the requirements for a traffic analysis in the Parish. Raw data for the parish was collected in September 2020, including monitoring traffic speeds and quantity at specifically chosen locations in the parish. Further information can be found on the [CANDP website](#). The work was used to inform a report prepared for the parish by independent traffic expert Simon Watts.
 - Attending local workshops in Thatcham and Newbury to learn more about potential housing developments in the urban areas, which may impact on the Parish.
 - Reviewing the previous village design statement to inform policy in the emerging Neighbourhood plan and to ensure continuity.
 - Ongoing discussions with West Berkshire Planning Officers.
 - Attending WBC's Thatcham and Newbury consultation workshops, to informally discuss the sites that had been identified as part of the emerging Local Plan process.
 - Identifying environmental features in the parish, including [notable trees](#) and hedgerows, and prized views, which were termed "iconic views".
- 2.17. It was important that the community was kept informed of progress on the project and on 23 October 2021, a further Open Day was held at the local Parish Hall. This provided an opportunity to share information on the emerging objectives for the parish and how these might evolve into projects and policies. Potential policy options were displayed for feedback. Attendees were invited to comment on the information presented and the Steering Group were on hand to answer questions.



Images from the Open Day, October 2021

- 2.18. The Open Day was attended by 180 people and received very positive feedback. All materials presented on the day were later shared via the CANDDP website and multiple updates were shared on social media and through the local parish magazine.
- 2.19. During the Open Day each attendee was asked to complete a questionnaire and 73 questionnaires were completed on the day; the actual number of respondents is considered to be much higher however, as many questionnaires were completed by couples or households.
- 2.20. A summary of the survey findings is shown below and a fuller detail of findings is presented in Appendix A.

- There is strong support for protection of the village character, heritage, and the environment of the parish, with votes in favour of the proposed policies being:
 - Village character & Heritage – 99%
 - Local Green Space – 100%
 - Iconic Views – 100%
 - Dark Skies – 100%
 - Buffer Zones – 100%
 - Sunken Lanes – 98%

- The support for sustainability is very high, but on specific design points there was less support:
 - Sustainability measures – 97% in favour
 - Electric charging points – 66% in favour
 - Cycle storage – 34% in favour
- Many of our residents are users of the footpaths in the parish (98%) and many would support the use of parish funds, from development (s106 & CIL) to improve walking and cycling routes through the parish (92%)
- Although flooding is seen as an issue within the parish, only 14% of those surveyed said they have had a problem with flooding in the past
- Views on parking in the parish were more balanced with:
 - 45% of respondents believing there is insufficient parking, whilst 55% disagree with this position
 - 52% think there are areas where additional parking would be useful, but 48% didn't think this was the case
- Parking around the schools at drop-off and pick-up times elicited a lot of comment and is clearly seen as a major issue within the parish. There's support for resolving the issues, with:
 - 93% of respondents thinking that we should look to the RC diocese to release land to provide parking for St Finian's School
 - 59% supporting looking for local land and/or use of verges to resolve the issues around St Mark's school
- Traffic and management of its movement around the parish received good support from respondents, except on the subject of a Pelican-crossing. The results in favour of action are:
 - Additional traffic management, in general – 88%
 - 30mph roundels – 76%
 - New Gateway features – 75%
 - Vehicle Actuated Speed Signs – 83%
 - Pedestrian Safety Signs – 80%
 - Pelican-crossing – 47%
- There is good support for the local economy, with:
 - Support for protection of existing commercial employment - 100%
 - Support for future large-scale employment in the Red Shute Hill area – 83%
 - Support for start-up opportunities – 87%
- The support for provision of more local services is mixed, with:
 - Support for additional facilities – 50%
 - Improvement to existing facilities – 55%
 - Support for the creation of a Community Hub – 86%
 - Repurpose of the Rifle Shed for community use – 95%
 - Support for specific facilities (Shop/Post Office, Pubs, Acland Hall, Hermitage Road Recreation Park, Fisher Room) – 82%

2.21. Residents had been invited to submit photographs from around the parish and winners were announced at the Open Day.

- 2.22. The feedback was communicated with the community using the Parish Council Newsletter, the Facebook page and local council meetings. Information was also displayed on the Parish Council Website.
- 2.23. In parallel to the Open Day, the scope of the emerging CAPNDP was sent to WBC in order to screen the policies to ascertain if they were likely to have significant environmental impacts thus requiring a Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment (HRA). A Screening Determination Statement was prepared, dated 13 December 2021, which confirmed that neither an SEA nor HRA would be required.

Site allocations:

- 2.24. It should be noted that a housing requirement figure (of 40 dwellings) had been originally identified for Cold Ash within the emerging draft of the WBC Local Plan Review (LPR) that was published for a Regulation 18 consultation between December 2020 and February 2021. The Steering Group undertook site selection work to identify suitable sites to meet this requirement. Further information about this can be found in the Reference Pack (Section 15), notably the document, "Evidence underpinning the Spatial Strategy for the Neighbourhood Plan".
- 2.25. Whilst this work identified one suitable site, that site is located within the settlement boundary whereby there is a presumption in favour of development. The approach for the LPR has been not to allocate sites within settlement boundaries because the principle of development is already established.
- 2.26. In light of the site selection work, the Submission version of the LPR did not identify a housing requirement for Cold Ash. It is considered that there are other sites that will meet the housing need in the District. For this reason, the CAPNDP does not seek to allocate housing and this position has been agreed with WBC. This position took some time to agree, however, which added on a significant amount of time to the overall Plan programme.

Other challenges faced:

- 2.27. A series of challenges were faced by the Steering Group in developing the CAPNDP including:
- The delays and uncertainties surrounding the Local Plan Review, which severely impacted on the overall timescale and project plan. The Steering Group has maintained communications with WBC about this.
 - Communicating the difference between the emerging Neighbourhood Plan (which is a non-allocating plan) and those site allocations that were already included in the DPD site allocations, such as Coley Farm. The Steering Group has been mindful to assist parishioners in understanding that new housing developments already allocated will still occur, despite the CAPNDP being non-allocating.
 - The need to communicate to parishioners that some of the most emotive issues, such as traffic speed and volume, are not actually issues that the CAPNDP process can directly address because these are the territory of Highway or other agencies. This is an ongoing communications and consultation challenge in order to correctly set parishioners' expectations of what effect the CAPNDP will have in the Parish.

Stage III: Pre-Submission (Regulation 14) Draft Neighbourhood Plan Consultation (2022 to 2023)

- 2.28. The group contracted support via Locality to enable them to finalise the Pre-Submission Version Neighbourhood Plan. Feedback from the Open Day was used to inform the selection of policies and projects. This draft document was sent to WBC, who recommended that it be rescreened to take account of the fact that the policies had now evolved since the previous screening. While the rescreening was taking place, they were able to provide informal feedback to the Steering Group.
- 2.29. The Determination Statement, dated 29 November 2022, reconfirmed that neither an SEA nor HRA would be required.
- 2.30. The Steering Group finalised its Pre-Submission draft in early 2023 and formally agreed by the Parish Council.
- 2.31. The Pre-Submission Regulation 14 consultation took place between 1 March and 19 April 2023.
- 2.32. All documents were uploaded to the Parish Council website and the consultation was communicated to the local community via social media and an article in the Parish newsletter. All those on the mailing list were emailed and hard copies of the Plan were made available on request. Fliers and posters were produced to promote the consultation.
- 2.33. A survey was prepared that could be completed online or as a hard copy. This asked respondents to set out their relative support for the individual policies and also provided an opportunity for free text feedback.
- 2.34. The Steering Group invited residents to Q&A sessions about the Plan; one was online via Zoom (5 April) and one was in person (28 March).

COLD ASH PARISH COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN - CONSULTATION -



Invitation to comment on the Pre-Submission Version of the Cold Ash Neighbourhood Plan.

Cold Ash Parish Council is asking all parishioners to take part in the formal consultation by completing our short questionnaire by 19th April 2023.



Neighbourhood Development Plan

The Neighbourhood Plan is a document that sets out planning and land-use policies relating to Cold Ash Parish. It is a formal document that sets out, in development terms, how land should be used within the parish, as well as planning policies to influence development proposals.

The Plan must undergo a rigorous process, including a series of consultations, an independent examination and finally a local referendum. If successful, it will be used alongside the Local Plan policies to determine the outcome of planning applications within Cold Ash Parish.

Questionnaire

We are asking all Parishioners to answer the questions in our online questionnaire - paper versions can also be collected from Cold Ash Post Office or the Parish Office (nr. Acland Hall).

Please complete online (scan QR code or use the link below) or return paper copies to the Parish Office by **19th April 2023**.

<https://tinyurl.com/ColdAshNDPConsultation>

Cold Ash Parish Council

www.coldashpc.org.uk

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Regulation 14 consultation flier



**Cold Ash Parish Council: Pre-Submission Draft Neighbourhood Plan
Feedback Survey (Regulation 14 Consultation)**

About this Survey

Residents of Cold Ash Parish, together with other interested parties, are invited to comment on the Pre-Submission Version Cold Ash Neighbourhood Plan. The Neighbourhood Plan sets a vision and planning policies for our parish for the coming years to 2039.

Please read the full text of the Neighbourhood Plan and the policies and indicate how strongly, or otherwise, you agree with each policy. You can open a copy of the Plan in a new window by visiting the Cold Ash Parish Council website.

Please tick the appropriate box to record your views on each policy and add any additional comments you wish to make.

We estimate that it should take approximately 5 to 10 minutes to complete.

Please try to complete the whole survey, as your views are extremely important to us.

Our 16 Neighbourhood Plan policies:

1. To what extent do you agree with the following policies?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Policy CAP1: Location of development	<input type="radio"/>				
Policy CAP2: Local character and heritage	<input type="radio"/>				
Policy CAP3: Design of development	<input type="radio"/>				
Policy CAP4: Sustainable design	<input type="radio"/>				
Policy CAP5: Minimising the risk of flooding	<input type="radio"/>				
Policy CAP6: Biodiversity and the network of green and blue infrastructure	<input type="radio"/>				
Policy CAP7: Managing the environmental impact of development	<input type="radio"/>				
Policy CAP8: Iconic views	<input type="radio"/>				
Policy CAP9: Local Green Spaces	<input type="radio"/>				
Policy CAP10: Dark skies	<input type="radio"/>				
Policy CAP11: Encouraging sustainable movement	<input type="radio"/>				
Policy CAP12: Sunken lanes	<input type="radio"/>				
Policy CAP13: Public car parking	<input type="radio"/>				
Policy CAP14: Important community facilities	<input type="radio"/>				
Policy CAP15: Supporting commercial businesses and expansions	<input type="radio"/>				

Extract from the Regulation 14 consultation survey

2.35. As well as residents, the Steering Group wrote to statutory consultees (Appendix B) and the owners of the proposed local green spaces.

2.36. In total 52 residents completed the survey/provided feedback on the Pre-Submission Draft Plan. In addition, responses were received from the following:

- Newbury District Council
- National Highways
- Historic England
- South Oxfordshire DC and Vale of White Horse DC
- Thames Water
- Downe House Girls' School
- Mid and West Berkshire Local Access Forum
- Croudace Homes Ltd.
- Thatcham Town Council
- Local Green Space owner (Woodland Leaves Meadow)
- Local Green Space owner (Cleardene Wood)
- British Horse Society Access & Bridleways Officer for West Berkshire & Southern region
- St Gabriel's Convent and Retreat Centre
- Avison Young (on behalf of National Gas Transmission)
- West Berkshire District Council

2.37. Representations received at the Pre-Submission Consultation were recorded by topic/policy and carefully considered by Steering Group members. A summary of the comments, and responses from the Steering Group, are set out in Appendix C. The following paragraphs provide a summary, by topic area, of the comments received during this process and how these were integrated into the Submission Version Plan.

2.38. General comments: The online survey provoked 50 responses from community members, who were asked to what extent they supported the individual policies and invited to submit any additional free text comments. A summary of the relative support for each policy is provided below and free text comments have been added to the overall summary table in Appendix C.

Policy number	Strongly Agree/ Agree	Policy number	Strongly Agree/ Agree	Policy number	Strongly Agree/ Agree
CAP 1	78.9%	CAP 7	84.3%	CAP 13	70.6%
CAP 2	82.7%	CAP 8	76.9%	CAP 14	78.9%
CAP 3	80.8%	CAP 9	80.8%	CAP 15	73.1%
CAP 4	78.9%	CAP 10	84.6%	CAP 16	80.4%
CAP 5	88.2%	CAP 11	92.7%		
CAP 6	82.7%	CAP 12	75.1%		

Support for the policies taken from feedback from the local community consultation

2.39. The majority of comments were in general support of the Plan and its policies. WBC requested additional maps relating to nutrient neutrality to be added, which was actioned. There was also a comment from the Local Access Forum requesting greater clarity on the terminology surrounding public rights or way, and the Plan has been amended accordingly.

2.40. Amendments have been made to the document so that it meets the accessibility requirements.

2.41. Spatial Strategy: The most significant comments related to the identification of a buffer zone (renamed as a green gap to align with WBC terminology) to the south of the parish. The

intention of this is to ensure that there is no further coalescence between the villages of Cold Ash and Ashmore Green, and the north of Thatcham. This was strongly supported by the community, many of whom did not consider that the green gap proposed by WBC was adequate. WBC signposted to work undertaken as part of the LPR preparation, which has led to the identification of two 'green gaps' in Cold Ash Parish. The Steering Group discussed these and, in the context of comments received from others at the Regulation 14 consultation, has acknowledged these spaces but broadened them out to enable greater protection against coalescence. They have also been renamed as green gaps to enable greater read across to the LPR.

- 2.42. Character, Design and Heritage: Additional information about the Historic Environment Record has been provided as a source of information relating to heritage assets in the parish. WBC commented on the length of the Design and Character supporting information and suggested that this might be better placed in an Appendix. The Steering Group consider that the text is fundamental to the policies related to Design and Character and have agreed to retain the text as is.
- 2.43. Additional information about non-native planting was provided by the WBC Ecologist and this has been incorporated into the policy and supporting text. The policy relating to environmental design was strongly supported and additional information supplied by the WBC Environmental Officer has been added.
- 2.44. Environment and Landscape: The policies in this section were strongly supported. An additional significant local view has been added to Policy CAP8 (Iconic Views) as it relates to a view visible from the community Quiet Garden, which was introduced after the draft Plan was completed. View 4 has also been amended slightly on the map to ensure it is in the precise location. At least one additional view was suggested as part of the feedback, but it is considered that as it had not been raised at previous community consultations, it was unclear as to the level of support and therefore significance of the view. The Steering Group agreed that additional views could be reconsidered as part of any future review of the CAPNDP.
- 2.45. The names of two of the local green spaces have been amended slightly on the request of the owners. One (Cleardene Wood) to address a spelling error and the other (Woodland Leaves Meadow) to describe more fully the site in question. The map for Cleardene Woods has also been amended for accuracy. No other fundamental comments were received about the local green spaces and support overall for this policy was significant.
- 2.46. Getting Around: The policies in this section were strongly supported. Additional clarity about the definitions of different types of rights of way has been provided. The maps were also amended to show the individual rights of way numbers.
- 2.47. Community and Social: A number of comments received from the community raised concerns about descriptions relating to the future use of the rifle shed. The text here has been amended so that it is less prescriptive about how the shed might be repurposed in the future. A supportive response was received from Downe House School, which is a significant facility in the parish. The plan has been amended to include detail of where partnership working with the school can be achieved, in relation to both community facilities and local access.

- 2.48. Commercial and Local Employment: Further information about the role of the agricultural sector locally has been provided in response to comments received. In addition, information about the role of Downe House School as an employer has been added. Additional information has been added to the supporting text of Policy CAP16 (Supporting SMEs, flexible start-ups and homeworking) in order to provide clarity about the sort of homeworking that would be considered suitable within a residential area.
- 2.49. A number of non-policy actions have been added to with additional detail. The Policies Maps have been amended to take account of minor changes noted above.

Stage IV: The Submission Version Plan (2023)

- 2.50. Following the changes made to the Plan, as a result of the Regulation 14 consultation, the Submission Version was formally submitted to WBC who, once satisfied that the correct set of documents have been received, will undertake the Regulation 16 consultation. It will then proceed to Examination and, assuming a favourable outcome, to referendum.

3 STRATEGIC ENVIRONMENTAL ASSESSMENT AND HABITATS REGULATION ASSESSMENT

Strategic Environmental Assessment

- 3.1. The Plan, and the process under which it was made, conforms to the Strategic Environmental Assessment (SEA) Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).
- 3.2. In accordance with Regulation 9 of the SEA Regulations 2004, West Berkshire Council, as the responsible authority, determined first on 13 December 2021 and again, on the updated Plan, on 29 November 2022 that a Strategic Environmental Assessment (SEA) of the Cold Ash Neighbourhood Plan is not required as it is unlikely to have significant environmental effects.
- 3.3. A copy of the most recent Screening Decision Notice can be found on the WBC website.

Habitats Regulations Assessment (HRA)

- 3.4. Under Directive 92/43/EEC, also known as the Habitats Directive (Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora': <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043>), it must be ascertained whether the Neighbourhood Plan is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Assessments under the regulations are known as Habitats Regulation Assessments ("HRA"). An appropriate assessment ("AA") is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether or not it is necessary to undertake an assessment, a screening process is followed.
- 3.5. West Berkshire Council, as the responsible authority, determined first on 13 December 2021 and again, on the updated Plan, on 29 November 2022 that the Cold Ash NP is unlikely to have significant impact on European sites and therefore the Cold Ash NP does not require a full HRA to be undertaken.
- 3.6. A copy of the most recent Screening Decision Notice can be found on the WBC website.
- 3.7. In addition to conforming to its EU obligations, the Plan does not breach and is not otherwise incompatible with the European Convention on Human Rights.

4 CONCLUSION

- 4.1. The Steering Group has undertaken a very thorough engagement programme in order to develop and document the Neighbourhood Plan on behalf of the Parish. It has set out a comprehensive vision and objectives. In developing the policies to achieve the vision and objectives, the Steering Group has actively engaged with a wide range of stakeholders and the Plan has evolved accordingly.
- 4.2. Gratitude is extended to everybody who has contributed to the Plan's development, either as a valued member of the Steering Group and Working Groups as well as those who have taken the time to contribute their views and opinions. This has been invaluable in helping to shape the scope and content of the Neighbourhood Plan.

APPENDIX A – Details of findings from the 2021 Public Open Day

The tables over leaf provide a general overview of findings and detailed comments made in answer to the individual questions.

Section	Question no	Question	Yes (and %)	No (and %)	Summary
1.1 Village Character & Heritage	1.1 (a)	Do you support the protection of our parish character for each of the zones identified?	68 (99%)	1 (1%)	Strong support for protecting the character of the parish
	1.1 (b)	Do you have any additional thoughts on how we can further protect our village character or any changes you would like to see?	N/A	N/A	
1.2 Flood Defence	1.2 (a)	Have you been affected by flooding?	10 (14%)	60 (86%)	Less than 15% of parishioners have been impacted by flooding
	1.2 (b)	What was the cause of flooding (e.g. rainfall, blocked drains, inadequate sewage network, etc)?	N/A	N/A	
1.3 Sustainability	1.3 (a)	Do you support the measures noted here as ways to help climate change?	58 (97%)	2 (3%)	Strong support for the measures to combat climate change
	1.3 (b)	Is there anything else you think we should promote from a sustainability perspective?	N/A	N/A	

2.1 Local Green Space	2.1 (a)	Do you support the protection of local green space?	67 (100%)	0	100% support for the protection of Local Green Space
	2.1 (b)	Do you think any other sites should be protected?	N/A	N/A	
	2.1 (c)	Do you disagree with any of the proposed sites being protected?	2 (4%)	53 (96%)	
2.2 Iconic Views	2.2 (a)	Do you support the protection of Iconic Views?	62 (100%)	0	100% support for the protection of Iconic Views
	2.2 (b)	Do you think any other views should be protected?	N/A	N/A	
	2.2 (c)	Do you disagree with any of the proposed views being protected?	4 (6%)	58 (94%)	
2.3 Dark Skies	2.3 (a)	Do you support the protection of Dark Skies?	66 (100%)	0	100% support for the Dark Skies initiative
	2.3 (b)	Do you agree with the zone we've mapped or do you think it should be more or less extensive?	More = 33 (97%)	Less = 1 (3%)	
	2.3 (c)	Would you be prepared to get involved in a star count exercise to support this initiative?	15 (26%)	43 (74%)	
2.4 Buffer Zones	2.4 (a)	Do you support the protection of the gaps between the villages in the parish and the urban	64 (100%)	0	100% support for the Buffer Zones and 100% support that they should be extended further

		settlement areas of Newbury and Thatcham?			
	2.4 (b)	Do you agree with the zones we've mapped or do you think it should be more/less extensive?	More = 57 (100%)	Less = 0	
2.5 Car Parking	2.5 (a)	Do you believe there is sufficient public car parking in the parish?	29 (45%)	36 (55%)	Balanced views on car parking . Moderate support for electric charging points
	2.5 (b)	Do you believe there are areas where additional parking would be useful and where?	26 (52%)	24 (48%)	
	2.5 (c)	Do you believe the parish should provide electric charging points in the parish?	39 (66%)	20 (34%)	
2.6 Parish schools and traffic	2.6 (a)	Drop off and pick up times at both parish schools can be problematic. How do you think this can be eased?	N/A	N/A	Strong support for actions to reduce the impact on traffic around schools during drop-off and pick-up times. More support for resolution of the issue around St Finian's than St Mark's
	2.6 (b)	Would you support requesting the RC diocese to release land to St Finian's school for an additional 42-57 parking spaces as	54 (93%)	4 (7%)	

		suggested in the parking survey?			
	2.6 (c)	Would you support the conversion of existing verges and release of land from local landowners to St Mark's School for the additional 14-24 parking spaces suggested by the parking survey?	33 (59%)	23 (41%)	
2.7 Sunken Lanes	2.7 (a)	Do you agree with the aspiration to protect the parishes Sunken Lanes?	59 (98%)	1 (2%)	Strong support for protecting sunken lanes
2.8 Footpaths and Cycling	2.8 (a)	Do you use the footpaths in the parish?	66 (99%)	1 (1%)	Significant use of footpaths. Strong support for using parish funds on improving footpaths. Limited support for cycle storage
	2.8 (b)	Do you know or can you recommend where improvements to parish footpaths could be made?	N/A	N/A	
	2.8 (c)	Would you be in favour of using funds from local development to improve cycling or walking routes through the parish?	59 (92%)	5 (8%)	

	2.8 (d)	Would you like to see some form of cycle storage within the parish and, if so, where?	18 (34%)	35 (66%)	
2.9 Traffic and Development	2.9 (a)	Are you in favour of additional traffic management initiatives in the parish?	49 (88%)	7 (12%)	Strong support for most traffic management ideas, except for a formal pelican crossing
	2.9 (b)	Would you support:			
	a	Extra 30 mph roundels at Cold Ash Hill, Hermitage Road and Red Shute Hill?	45 (76%)	14 (24%)	
	b	New Gateway feature at each end of the parish with 30mph roundels?	45 (75%)	15 (25%)	
	c	Vehicle Actuated Speed Signs near St Mark's School, the village Post Office and Red Shute Hill?	53 (83%)	11 (17%)	
	d	Pedestrian Safety Signs?	49 (80%)	12 (20%)	
	e	Formal Pelican Crossing for pedestrians?	28 (47%)	31 (53%)	
3. Local Economy	3 (a)	Do you support the protection of existing commercial employment areas within the parish?	61 (100%)	0	Strong support for local businesses and for keeping large-scale operations in the Red Shute Hill area. Strong support for a Community Hub
	3 (b)	Do you agree with concentrating future large scale operations in the	49 (83%)	10 (17%)	

		existing commercial employment areas?			
	3 (c)	Would you support opportunities for business start-up units locally - including on vacant farm buildings?	54 (87%)	8 (13%)	
	3 (d)	Are there any other ways we could support businesses locally?	N/A	N/A	
	3 (e)	Do you support in principle the creation of a community hub?	54 (86%)	9 (14%)	
4. Projects	4 (a)	Would you like us to consider any other facilities for the parish?	21 (50%)	21 (50%)	Balanced views on enhancing existing facilities or providing additional facilities. Several existing facilities viewed as important. Strong support for doing something with the Rifle Shed
	4 (b)	Would you like to consider improvements to any other existing facilities?	23 (55%)	19 (45%)	
	4 (c)	Is there any particular local facility(s) which if lost would be particularly missed by the community?	32 (82%)	7 (18%)	
	4 (d)	The parish owns the rifle shed on the recreation ground which is currently used for storage. There may	52 (95%)	3 (5%)	

		be scope in the future to repurpose the building for community use. Would you be supportive of this idea?			
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Do you have any additional thoughts on how we can further protect our village character or any changes you would like to see?

- Preservation of views and protection of nature/wildlife is very important to me
- Play area for older/teenage children on the green please
- Increase number of affordable housing to stimulate new blood in village
- Views preserved. You could see 6 counties from Cold Ash. If The Ridge is filled in by St Mary's House you will only be able to see 4 from public places. Oxon & Bucks will no longer be able to be seen.
- Stop any development along The Ridge near Westrop Farm
- Consideration to be given to sympathetic infill housing in the rural zone, i.e. stretch of Hermitage Road to Red Shute Hill. Such sites to include low cost housing for starter homes.
- Do not allow excessive infill
- Ensure house designs are sympathetic with village character
- Ensure new developments are completed in sensible timescale (e.g. name redacted development at Ridge House now in 10th year and nowhere near completion. Eyesore - blight on the village)}
- Kerbside maintenance of footpaths / public rights of way
- All of Vicarage Lane should be included in the Cold Ash Village zone
- Protect our footpaths - many have disappeared over the last years
- Supporting this via very small scale developing outside settlement boundary - well designed eco self build single dwellings & conversions
- Can Cold Ash Parish Councils approach to objecting to all planning applications o/s settlement boundary and looking at them on merit and impact
- Measures to encourage traffic to and from M4 junction / Cheively to use alternative routes - weight restrictions, signage, further traffic calming & speed limits. This will get worse with additional development in Thatcham
- Better use of Acland Hall for evening events (community and hire)
- To put preservation orders on trees (Large) established ones in the area
- Encourage small houses for small family / retired couples / not 4,5,6 bed houses
- Create more of a central village feel - coffee shop, meeting place
- There should be more 'infill' rather than extending the 'spinal' development of the village (ie. make a small estate on New Farm - on The Ridge)
- Protecting nature is the most important. Most important to me is affordable housing. Also traffic is worse
- Land decisions & pathways
- Historical footpaths - reviewed - are they fit for purpose. The farm off Ridge had a footpath - not practical as through it's yard - redirected but not clear how to navigate (St Finian's end)
- 2007 in Southend
- Range of house sizes. Far too many huge houses. To retain a village character need variety of sizes / families
- Stop mass development
- Tree Preservation TPO
- Closer and stronger liaison with WBC to counter poor planning
- Create a more efficient traffic calming method through the village

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What was the cause of flooding (e.g. rainfall, blocked drains, inadequate sewage network, etc)?

- Rainfall, surface water and sewage. Surface water issues from planning agreed for large garage next door but built over a natural pond. Sewage flooding from their septic tank into our garden
- Not quite - very near to us in 2007 - extreme rain
- High rainfall and council failure to clear drains on Ridge and elevate driveway curbs after resurfacing resulted in collapsed retaining wall due to saturated land = £40k damage
- Rainfall
- Large amount of rain and blocked drains that couldn't cope with the volume. Inadequate maintenance of clearing culvert next to the Regency Park Hotel that gets blocked with twigs and leaves. Local people need to do this to protect us from further flooding
- Run off from fields Cold Ash Hill
- Occasional water running off during heavy rain (Bucklebury Alley verges)
- Development of farm behind my home and significant lack of land drainage
- Drains

Is there anything else you think we should promote from a sustainability perspective?

- 100% for solar and air heat pumps. There is a lot of goroof area on existing houses - solar tiles are less intrusive than panels
- WBC to provide herbeside recycling of more products
- Not able to read comment
- Environmental Agency need to revisit guidance of sewage disposal. Allow natural filtering not improve pumps to mains
- Wildlife havens / reserves in flood alleviation schemes - could be done in conjunction with BBOWT
- Sloar Farms to prevent housing development
- More identification and protection of wildlife habitats - in addition to LGS initiative
- I think we should address the real need for more housing in the first place. The importance of keeping land so we survive as a race. Land is so valuable. Anything to help climate change is paramount.
- Grow more trees
- Solar panels on new homes
- Make sure when cars are queuing to drop off at school sites their engines are turned off.
- Community energy schemes, wind solar
- Renewables
- Local heat networks
- Connecting up footpaths so you can walk to Newbury/Thatcham. Cyclepaths in the area
- Proper facilities within property plans to store recycling + bins effectively for each property
- Discourage car use fpor school drop-off. Car sharing events on rec - football, etc
- No more building
- Should not be a primary focus - down to individual action

Green Space - Do you think any other sites should be protected?

- Land north-east of The Ridge
- Downe House playing field
- The LGS designation is unfortunately far too restrictive to be of any help in a rural area!!
- Farmland in parish
- Some sites shown are in private ownership - assume no plans for public to use the areas?
- Other local sites
- Stongly
- Public accessible green space
- Area between Westop Farm and The Ridge - where recent development has been proposed - would change character of this area considerably
- Lawrence's Lane area
- Cold Ash Woods
- Personally I feel all green spaces should be protected including driveways and mot astroturfing gardens
- All green field spaces should be protected. Only browne field sites should be developed
- Fence Wood?
- Connecting strips between areas. Path edges
- Agricultural land opposite Hatchgate Close including up to St Gabriel's Farm & down to Southend, up to Little Copse
- Disagree with CA12 / CA16
- Disagree with land on Ridge (10 houses)
- AOB
- Cold Ash Common
- As many as possible

Views- Do you think any other views should be protected?

- Yes, see answer to 1.1b
- All of the additional suggestions shown, at least
- View north from The Ridge
- View from junction of Ridge and Collaroy Road
- A lovely concept - but there can be no control of development a 'distance away' so not sure how this can be controlled
- Footpath COLD/17/1 looking east, back towards St Mark's Church
- From middle of Stoney Lane across valley towards Beacon Hill
- From near 'radio' mast across towards Cold Ash
- From footpath by radio mast to Hewwick Manor Farm. Looking towards Beacon Hill. From Stoney Lane looking towards Henwick ?Manor Farm
- Yes. Views should be protected & perhaps adapted by addition of seating / benches etc to encourage use (footpath is east woods)
- Especially those views which are accessible by wheelchair users (i.e. across Westrop Farm from Ridge)
- View from mast at rear of St Finian's
- Drove Lane is not a view and should be removed
- WAG is not a view and should be removed - it will be covered by Local Green Space designation
- Views from footpath 17

- St Mark's Church from the south
- Yes - view over Broadview Farm x2 (highest point in W Berks apparently)
- View by the mast
- All of the potential iconic views on table (there were no names attached - sorry)
- Footpath COLD/6/1 at left turn down path from drive. Landowner has blocked this even though he thought we should all see it, when he asked to divert this path sometime ago
- Yes & No - it's not black & white. Development in keeping can add to views
- Those on the photo sheet entitled 'other potential iconic views'. Land opposite Hatchgate close up to St Gabriel's down to Southend
- Behind St Finian's School across footpath to the view behind across to Lawrence's Lane + over to Watership Down
- Land to rear of Collaroy Road
- No but the proposed development of the land across to Westrop Farm is a major concern. This is a wonderful view and should be protected
- These make the parish special
- These should be protected
- Mr Clark's farm? Westrop Farm
- The one on the Ridge at New Farm

Dark Sky: Do you agree with the zone we've mapped or do you think it should be more or less extensive?

- Further south
- The whole area between Cold Ash Hill and Ashmore Green Road
- Domestic floodlights need shielding
- Appreciate 'dark skies' & little street lighting. BUT householders must be 'encouraged' to keep hedges cut & verges tidy. Too many pavements are difficult in the dark, especially Hermitage Rd & Cold Ash Hill
- Questionable objectives
- Come further down to encompass Southend area / Lawrence's Lane area
- Why not try to remove some of the 'street lighting' in those 1970 + 1980 developments (Walter Close)
- More to north & east (other parishes)
- Dark skies are important but it will be difficult in Cold Ash due to the proximity to Thatcham

Buffer Zone (Green gap): Do you agree with the zones we've mapped or do you think it should be more/less extensive?

- More extensive to include area N of ring road to W of the area already proposed
- A zone north of Tull Way / west of Ashmore Green Road is also required
- Should include one on Stoney Lane
- More extensive between Cold Ash & Thatcham & Ashmore Green
- Add buffer zones across the south of the parish, from Lawrence's Lane to Manor Park
- Buffer Zone should cover more area to the east between CA2 & CA4 - to protect from planned and possible development in Thatcham
- Could come more west
- Think the zone should include NW & NE of the zone
- It should include the area around the B4009 NW of the cemetery
- More extensive

- Should be larger

Do you believe there are areas where additional parking would be useful and where?

St Finian's

- At the Acland Hall
- St Finian's School - additional off-road parking spaces for child safety
- West-side of Acland Hall rec ground, entry from the Rifle Club
- By St Mark's Church - but where?
- School children should have safe routes provided to walk to school
- Around the school for drop-off / pick-up
- By both schools - but more families should be encouraged to walk
- Acland Hall
- Recreation Ground
- Add one on Ashmore Green Road by the back entrance to recreation ground
- St Finian's
- St Finian's & St Mark's Schools & Post Office
- Possible enlarge village hall car park
- Bend of Ashmore Green Road, just south of village green
- For St Finian's and St Mark's schools
- Near St Finian's school - purchase part of farmers field behind ribbon development on Ridge
- St Finian's school
- St Mark's school
- Near the schools
- Not enough parking near pubs - should encourage pubs to offer car parking during non-peak times
- Road past St Finian's school - often children / adults in road & congestion at school drop off / pick up times
- The 2 school sites
- Ashmore Green Road end of recreation ground
- Convent, Rifle Shed, Scout area
- Try walking/cycling more
- St Finian's School requires to be self-sufficient not on road. So support using St Gabriel's Convent. Land to sort that should be a priority
- Acland Hall
- St Mark's school
- In the school/church area but difficult to see where it would go. Keeping the sports field is valuable
- Schools
- Building on the Rodge will lead to cars parking on the road
- Rifle Club area

Do you believe the parish should provide electric charging points in the parish?

Acland car park

- At Acland Hall. However, I don't think it would be used much with fast chargers available at Chieveley. Most locals are able to install their own charge point (p.s. I own a fully electric car)
- Acland Hall
- Red Shute Hill work sites
- Acland Hall
- Not by schools - it will encourage extended periods of cars being parked there
- No need - people charge at home
- You will have to at some point
- Acland Hall
- Acland Hall Car Park
- If infrastructure can support concept
- Acland Hall, St Mark's & St Finian's schools and WAG layby
- Acland Hall & Pubs
- No preference although charging points good as we are getting more into electric cars
- Not off street lights
- Recreation Ground
- Parish Council should NOT be doing this. Commercial organisations could be found if there is a need. Parish should not use money on this
- Acland Hall
- Village Hall
- Each new property should add as needed. May be an option in build spec for environmental measurement on new build
- Acland Hall
- Acland Hall

Drop off and pick up times at both parish schools can be problematic. How do you think this can be eased?

- Use of parking restrictions during school run hours to encourage use of the proper park and stride locations
- Flashing speed restriction signs either side of St Finian's, also to curb speeding on The Ridge
- More parking at schools to reduce highway parking. Parking bay provision
- I don't feel entitled to comment on these parking suggestions but loss of verges undesirable unless it creates pedestrian ways as well
- Stagger arrival / departure times
- Children walk to school. Staggered drop-off times
- Staggered drop-off / pick up
- More car sharing, walking to school
- Additional car parking. Continue promoting park and stride.
- Parking at St Finian's. Staggered drop off times
- Additional parking.
- 20mph speed limit
- Ensure local children to local school
- Additional parking.

- More off-road parking
- Near St Finian's school - purchase part of farmers field behind ribbi=on development on Ridge
- It could be if people were more considerate and less selfish
- Enc walking to school
- Increased parking / improved accessibility to traffic so reduce cars on the road
- Any proposals would need the support of the schools, diocese and local land owners
- At St Finian's assign more space on site or near for parking during drop-off/pick-up times
- Kids encouraged to walk to school
- Additional parking within the school grounds if possible or as close as possible
- More parking at recreation ground
- Improve birth control?
- There must be more actuated speed signs on The Ridge - why has this not been added to the board? Cars are speeding in average 47mph - it is incredibly dangerous during school bus & drop-off times. Why is there not being more done to address this?
- Vary times of pick up
- One way system?
- Mitigation to stop people Rat Running up Cold Ash Hill to the M4
- Own car parks. Not on grass verges. Staggerred pick up times. Passing cars too dangerous - no parking areas. Marked clearly to help in interim
- 2.6(c) needs a more robust solution (ie. field round corner on where planning request gone in)
- Better spaces
- Scheme - live under 1/2 mile - walk / live over 1/2 mile parking permit
- Walking bus - leaders collect
- Reduce out of area pupils
- Car sharing
- Difficult but it should be examined
- Not sure how, but it can be a problem on the Ridge, despite double-yello lines
- For St Mark's school - parking on the corner of the Ridge is dangerous
- Ni idea how they can be eased, but they do cause traffic chaos
- Drop off No Stopping = school to meet children at gate
- Stagger frop off / pick up times
- Increase available parking at both schools
- Extend double-yellow lines at both schools
- Is better than it was though still not really that efficient

Do you know or can you recommend where improvements to parish footpaths could be made?

- Please don't forget bridlepaths & make sure these remain properly accessible to horse riders
- Along The Ridge
- Regular footpath maintenance, removal of barbed-wire
- Better discipline by dog owners would be a big help

- More volunteers to maintain specific footpaths. Some way to dealing with the muddy sections in winter - difficult one to solve!
- Put a footpath inside the perimeter of the Acland Hall playing field parallel to the road.
- Improve the width and safety of the footpath along the main road between Acland Hall and Bucklebury Alley / Fisher's Lane
- The Ridge is good example. Can see the attraction of no lights but need safe walk route
- Better drainage at Westrop
- Protect / improve existing paths
- PRIORITY: Footpath along Ridge between St Finian's and Hermitge Rod. This would allow children to walk to those schools in more safety alleviating parking congestion
- From footpath 15 (east woods) down to Ashmore Green (public footpath from footpath 15 down to Ashmore Green is dangerous and unmaintained)
- Concerned about the re-routing of several pathways. The fencing in of some pathways.
- Local support for maintaining them
- Landowner closure and diversion of footpaths should be more strictly monitored - eg. around Westop Farm - many footpaths now closed around the Ridge
- Where footpaths are restricted, should not be allowed to reduce the extent (eg. footpath from Ridge to Bucklebury Alley)
- Better signage. Cut back when overgrown
- Maintenance of surface, especially in winter
- Many of the woodland paths that have been created by (Name redacted) are dangerous. Barbed-wire on handrails should be removed immediately.
- Better surfacing for wet weather
- Westrop Farm - stop blocking the views that you promised by diverting the footpath! Sort out drainage more
- Broadview Farm - Reinstate public footpath! Stop blocking views
- Connect footpaths - create a path to Hermitage, so avoiding road
- More cycle lanes
- Paths need to be kept clear from overgrowth, etc
- Access which has been avoided should be reviewed and made available (ie. map area 148)
- They keep changing - landowners need to stop this as well questionable track laying without permission
- They need attention - Fishers Lane to Hall still not done
- I would like to see PC take over the maintenance of footpaths in the village - WBC do not do what is asked
- Footpaths to be kept clear. Ensure land owners are involved to stop blocking of paths

Would you like to see some form of cycle storage within the parish and, if so, where?

- Not needed
- Not sure where
- At Acland Hall
- Help with school drop-offs, etc
- Acland Hall

- At schools so more children can cycle
- Acland Hall for the school
- Post Office, Cold Ash Hill
- Acland fields
- Recreation Ground. Outside Post Office / Pubs
- Not a priority
- Acland Hall
- Acland Hall
- In the area of the Acland Hall

Feedback on traffic and development:

- Speeding on The Ridge is a big problem and greater speed restriction signage is greatly needed. Thank you
- The chicanes in Cold Ash don't work very well. Ashmore Green Road could do with some extra protection perhaps vehicle accenuated signs
- Pedestrian crossing - Not while lollipop person at school
- Supports traffic management but - 'Not speed bumps though!!'
- Permanent speed camera on Ridge and/or Hermitage Road
- Current double-yellow lines position on The Ridge can cause difficulties on the bend as when parked reduces visibility
- Also need some way of protecting vehicles emerging from area around pubs, Gladstone Lane and The Old Bakery - visibility is really poor and have to 'take a chance' when exiting - consider mirrors
- 30mph roundel - Heath Lane
- Pelican crossing - Heath Lane
- 30mph roundel - & The Ridge
- Vehicle actuated sign - & The Ridge
- Pedestrian Safety Signs - particularly where there are children with additional needs
- Proper policing of parking - yes
- Mini-roundabouts to slow traffic

Are there any other ways we could support businesses locally?

- Follow example of Hampstead Norris & encourage local café/walking centre
- Creation of work hub for people working from home to create meeting spaces, etc
- Depends on the size if business and impacts
- Communal meeting area with café for home workers
- Improve the railway bridge road - difficult for large lorries
- Café
- Would be good to have a community shop (like Hampstead Norreys)
- Update planning designations to allow people to work from home / small businesses - currently our title removes the ability to do this
- But, need to be vetted carefully for noise, smell, environmental impact, etc
- Better transport links to area other than car
- Consider projects that would benefit the community & employment & financial input

- Many people now work from home. I would like Acland Hall facility to be extended to include coffee shop to encourage community interaction. Hampstead Norreys shop / courtyard great example of this
- Put a café in the village
- Employ more locals where possible to save on traffic coming in
- Prefer no more large scale operations
- No more large scale commercial operations please!
- Better bus service

Would you like to consider improvements to any other existing facilities? Please expand

- Play area for older/teenage children on the green
- More use for church and parish room as a public facility
- Village Hall should be the hub
- Community Café
- A new village hall - achieved by other villages (often smaller than CA) in locality
- Hall could be redeveloped / replaced
- New village store to replace current one - like Hampstead Norreys
- Exercise / trail course around green or woods
- Protection of disused railway line in CA15 (HELAA)
- Café
- Support for shop & PO - parking issues - difficult to resolve
- Fitness equipment on rec
- Facilities for teenagers
- Indoor skatepark / BMX track
- Relocation of the basketball hoop please
- Better use of Acland Hall for community or private events. Currently unable to rent out for private events & lack of village activities (eg. quiz, social events)
- Skatepark, BMX, Mountain Bike Trail
- Would love a little coffee shop / farm shop in the village to give it a social area
- Additional dog poo bins
- Coffee Shop in central location
- Recreation Ground - desperately need things for older children
- Recreation Ground - needs a café to enhance community spirit
- Small incremental improvements in the WAG
- Cycle path along Ridge
- Better football facilities for teenagers
- Toilets / sculpture trail / consider coffee van at weekends for refreshments
- Better use of recreation ground - more facilities. Outdoor gym, etc. Need coffee shop at rec
- Public toilets

Is there any particular local facility(s) which if lost would be particularly missed by the community? Please expand

- St Mark's Church is an asset the community should make more use of
- Any large housing development >6 houses is a loss to the local area and its character
- St Mark's Church

- WAG, Acland Hall, the pubs
- Acland Hall, Playground, Tennis Courts, Woodland, WAG, pubs, village shop, church
- Recreation Ground / local footpaths
- Unable to read
- Disused railway line
- Acland Hall
- Fisher Room
- Shop & PO
- Post Office, etc
- Church & pub
- Shop
- Basketball Hoop to Spotted Dog, WAG, Acland Field
- Post Office / Castle / Spotted Dog / WAG / Acland Rec / Waller Drive Park
- Recreation Ground
- Cold Ash PO/store
- Woodland views, Buffer Zone, Lawrence Lane being developed - The Goats! The WAG, Recreation Ground
- WAG, Acland Hall, the pubs
- Acland Hall
- Post Office, Acland Hall & playing fields
- Village Hall and land
- Woodland walks
- Tennis / Football
- Playing fields must be kept + as much of the rural 'feel of Cold Ash' as possible
- The rec ground + wildlife allotment
- Post office
- Shop
- Shop & PO

The parish owns the rifle shed on the recreation ground which is currently used for storage. There may be scope in the future to repurpose the building for community use. Would you be supportive of this idea?

- Sports Pavilion (on Rifle She site)
- But what about replacing the storage facilities. Will we have a Cold Ash Fete in future years?
- What's wrong with the Village Hall? What are the implications for the Village Hall?
- Council can decide surely!
- Would love a community hub like at Hampstead Norreys
- Café
- Redevelop Acland field & use site for facilities
- Great place for the shop & Café
- Rebuild as purpose-built café
- Use it for storage of young childrens gaming materials to encourage greater fresh air / exercise
- Café

- Young people in parish need more suitable activities - age appropriate NOT more community centres or young children play areas
- Don't know - would depend on the proposal and impact
- Coffee Shop / additional parking
- Alternative meeting room
- A café
- Mens shed / other community use
- Youth activities / cubs or scouts / brownies / guides
- Possibly - subject to usage & how that impacts residents who live nearby
- Car park
- Unsure
- Possible coffee shop / café

Other general comments:

- Protection of views is most important
- No more urbanisation
- Thank you - a very good & informative event
- Cycle storage on rec ground
- May need to find use for church and a redundant pub in the future could these become community hubs
- Very useful. Thanks
- Keep up the good work
- Please consider the feasibility of a car-share scheme for the village
- Thanks for all your hard work
- Cycle storage on rec ground
- Improve / provide pavements in well-used pedestrian verges
- Excellent display, well prepared - informative
- HUGE MISSED OPPORTUNITY: The flood alleviation schemes on CA Hill and West of Henwick should be dual-purpose to provide wildlife reserves (i.e. ponds / wetlands) so that in intervening periods between 1/50 yer floods the sites provide wildlife reserves that could have limited access for recreation
- Park and ride (e-cycle, e-scooters) with charging points at both schools. I've seen this used successfully in Norway. Would need parking field with e-cycles & e-scooters for kids
- Follow-up development audits by WBC to ensure developers don't misbehave (name redacted) should be banned from village)
- I'm concerned that Stoney Lane wonderful curves and winding lane - as you say, going back to 'sunken lane' description, is being eroded on the sides by heavy traffic - i.e. lorries, etc. Concerned that the tree roots will be destroyed
- Thanks you for organising the event. I was concerned to receive info about CA3 (Ridge): AONB, amazing views, didn't like the approach of the developer
- How about financial encouragement from the PC to help people provide more hedges (rather than walls) in front of their property
- Please can proposed development inc activities for young adults such as skatepark
- Don't need new building - should use existing (eg. Acland Hall)

- Please publish all details of NDP and slides on website - also invite further comment here - people more likely to comment and provide views from home than visit physical event. Put form on website (this survey) and encourage as many as possible to fill in
- Could land be made available for new build homes?
- We strongly support the retention of a buffer zone so that Cold Ash does not become a suburb of Thatcham
- having wild flowers in specific areas would be great for wildlife and helping the environment.
- Thin an outside gym in the park is a great idea
- I really feel the government and councils should address the need for more housing and address this rather than keep building
- Having 200+ houses built at the Creek would create hundreds of cars that would impact on Cold Ash. Smaller infill areas better
- Very impressed by this event & quality of information provided. Thank You!
- Some dog poo bins at the end of Bucklebury Alley (although it's in Bucklebury Parish)
- Widen the pavement on the west-side of Hermitge Road from Foxlea to Fisher Lane. It is difficult for one person to walk safely, let alone two
- It would be a good idea to be more explicit on how these days work. In the leaflet it looked as if you had to be here from 11-4pm! Perhaps explain it's a drop-in via a photo or written explanation
- You might also have more people turn up if you post it on the community website - all you have done here today - ahead of the actual day. I'm sure that would bump up engagement too
- Congratulations on all your hard work!!
- I would happily join a team to monitor speed through the village. If it will help to slow traffic down!
- Really need genuine affordable housing & the opportunity for self-build
- More wild flowers & setting up wilding projects, including apple trees, cherries, etc
- Community Hub - use existing facilities {(ie. village pubs, hall, church)}
- When looking at development spaces there should be clear conditions for usage applied (eg. car parking - what can that car park be used for outside of school times - ie. no sudden planning request for floodlighting to convert space for use by basketball / netball teams)
- The developments (ie. building houses) should not be squeeze as many in as possible! Infill should be sensitive + to scale of surrounding properties
- The 30mph should go all the way down the hill to the roundabout, not go to 40mph; it does this past houses
- Very well organised, instructive/informative
- Priority signs on Cold Ash Hill
- Stop building more houses in a countryside area
- I would have loved to have spent more time on the questionnaire but am particularly pressed for time today. Apologies.
- Great event - would have been great to discuss what plans have been passed + what is coming up

- I would prefer farm building conversions to new build homes on the Ridge. The barns are hidden from view + fit in with other houses in the area. Entrance already exists
- We need to retain a buffer zone all round the village, especially Thatcham

APPENDIX B - List of consultees written to at the Pre-submission (Regulation 14) consultation

<u>Consultee</u>
West Berkshire Council
The Coal Authority
Homes England (previously Homes and Communities agency)
Natural England
Environment Agency
Historic England
Network Rail
National Highways
Marine Management Organisation
Berkshire Primary Care Trust
Water supplier (Thames)
Gas (Cadent Gas)
Electric (UK Power Networks)
National Grid
<u>Voluntary bodies - at the local level</u>
Racial, Ethnic groups
Religious groups
Businesses
Disabled persons representatives
Adjoining Authorities - Parish, District, County (see next tab)
<u>Others sent to:</u>
Thames Valley Chamber of Commerce
North Wessex Downs AONB
Campaign to Protect Rural England
Ramblers
The Gardens Trust
Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust
Sport England
The Woodland Trust
Local Access Forum for Berkshire

Appendix B - Statutory consultee and Community comments received at Pre-Submission (Regulation 14) Consultation and proposed responses from the Steering Group

Responses were received from 18 sources (numbering corresponds to the 'Respondent' column in the table 1):

1. Newbury District Council
2. National Highways
3. Historic England
4. South Oxfordshire DC and Vale of White Horse DC
5. Thames Water
6. Downe House Girls' School
7. Mid and West Berkshire Local Access Forum
8. Local resident (by email)
9. Local resident (via Facebook)
10. Residents (via Surveymonkey) x 50
11. Croudace Homes Ltd.
12. Thatcham Town Council
13. Local Green Space owner (Woodland Leaves Meadow)
14. Local Green Space owner (Cleardene Wood)
15. British Horse Society Access & Bridleways Officer for West Berkshire & Southern region
16. St Gabriel's Convent and Retreat Centre
17. Avison Young (on behalf of National Gas Transmission)
18. West Berkshire District Council

Table 1 contains a summary of the feedback from Respondents 1 to 17, along with a response from the SG.

Table 2 contains the feedback received from West Berkshire District Council, along with a response from the SG.

Table 1: Comments are listed by paragraph number / policy, with general comments at the end

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
1.	General	2	No comments.	Noted.	✓
2.	General	3	Although your neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance, which may be of assistance. General guidance contained in full response.	Noted.	✓
3.	General	4	No comments.	Noted.	✓
4.	General	7	<p>We warmly welcome the emphasis in this draft NDP on public rights of way (PROW), active travel, iconic views and access to green spaces. We support all of the proposed policies and projects that promote these. Our comments are therefore intended to assist in strengthening these aspects of the Neighbourhood Development Plan, and in clarifying some small points. Walking, cycling and horse riding in the countryside offer huge benefits for 'wellbeing' (mental and physical health), quality of life and sustainable living. These benefits might be mentioned at appropriate places in the document.</p> <p>Dog walking also provides exercise and wellbeing for many residents. This is recognised in Appendix C for the three local green spaces that are open to the public. However, many residents of Cold Ash (and the parts of Thatcham and Newbury that border Cold Ash) will walk</p>	<p>Add into the supporting text.</p> <p>Add into the supporting text.</p>	<p>✓</p> <p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			<p>their dogs on PROW, and we suggest that this is recognised in the NDP.</p> <p>Circular routes are particularly valuable for recreation and exercise. We therefore suggest that you might consider in the NDP how a number of off-road circular routes of different lengths and types could be developed. Many of the PROW in Cold Ash parish form part of wider circular routes – and we suggest that this is also recognised in the NDP.</p> <p>Equestrian activities are only mentioned in relation to sunken lanes. However, there are many paddocks and equestrian centres within the parish or close to it. Horse riders need continuous routes of bridleways, BOATs and safe country lanes. We suggest that these equestrian aspects are mentioned in the NDP.</p>	<p>Add in as a non-policy action – PC has a footpaths leaflet and circular routes could be added to this.</p> <p>Include as a non-policy action.</p>	<p>✓</p> <p>✓</p> <p>✓</p>
5.	General	10	Generally good policies. Sceptical about sustainable development - how is building houses better for environment and resources? But good job overall, well done.	Noted.	✓
6.	General	10	Good document overall.	Noted.	✓
7.	General	10	I feel Cold Ash has become rather offensive in the way they protest to every planning that is put forward unless it is for themselves, in their gardens etc.. We own a farm. We have found on the whole that Cold Ash Parish Council feel they own our land and not my dear	Noted. The CNP is not seeking to allocate sites, however the policies included in the document serve to	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			Father who is in his 80's now. I saw a drone photo published last week of our farm as if it is owned by The parish council. We were not asked . Let alone thanked for the hard work that goes into the daily running of a farm to keep it up. We have suffered vandalism and harsh words . We are gentle folk . I think giving this kind of power, these 'steering groups goes to peoples heads. I wish it was more friendly.	influence development so that it can be undertaken in a sustainable way, managing its impacts on the economy, local community and environment. The plan includes a policy with a clause to bring back into viable use former/vacant agricultural buildings.	
8.	General	10	Thank you for an extremely thorough document w which We support Thanks for all the hard work that has gone into it.	Noted.	✓
9.	General	10	Where is the infrastructure to sustain all this development! Site plans and existing and future developments would have been helpful. Traffic will increase, what provision for highway maintenance of new roads when they can't maintain existing, no mention about public transport, we cannot even have gas or mains sewage so how will this affect existing?	This is understood, acknowledged and agreed. The CNP is not seeking to allocate sites and it would be the responsibility of other agencies to provide the infrastructure required. The PC seeks to ensure that other authorities deliver against this need.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
10.	General	17	No substantive comments.	Noted.	✓
11.	Terminology	7	The terminology to describe access for pedestrians, cyclists and equestrians is ambiguous, and in some places is incorrect. There are three types of PROW in Cold Ash parish; public footpaths, public bridleways and byways open to all traffic (BOATS). The term 'public rights of way' should be used, except where a specific type of PROW is intended. Where a landowner gives permission for the public to use a route that is not a PROW, this is a 'permissive footpath' or 'permissive bridleway'. To avoid ambiguity, we suggest that a pedestrian route along the side of roads are described by its legal term 'footway'.	Noted – amend within the document and include in the Glossary.	✓
12.	Para 1.35	5	<p>Paragraph 1.35 of the draft NP states: <i>When submitting the Nutrient calculator you will also need to provide evidence that you have received permission for connection or have applied for connection to Thames Water systems and which precise WwTW you have applied to connect to.</i></p> <p>We recommend Developers contact Thames Water to discuss their development proposals by using our pre app service via the following link: https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/water-and-wastewater-capacity</p>	Noted and add to the supporting text.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
13.	Para 2.3	7	This describes all PROW, so 'footpaths' should be replaced by 'public rights of way'.	See Ref. 11.	✓
14.	Para 2.29	7	The Forum welcomes and supports the statements in this paragraph. However, there is a BOAT on the northern edge of the parish (numbered COLD/5, COLD/25 and COLD/26); This is important to horse riders, and should be mentioned.	Noted – add into the text at this paragraph.	✓
15.	CAP 1 (Location of Development)	1	Please consider the establishment of green gaps between Cold Ash Parish and Clay Hill Parish/Ward in relation to the West Berks Appropriate Countryside Designations Study (Nov 2022) & various Landscape Character Assessments and ask for Parcel 9 which includes these areas below to be designated as Local Green Gap/Wedge: <ul style="list-style-type: none"> a. Stoney Lane, Stone Copse & Ashmore Green b. Messenger Wood & Copse between Pear Tree Lane & Stoney Lane c. Area North of Shaw Cemetery between Long Lane & Pear Tree Lane 	The buffer zones have been reviewed by the SG. The green gaps identified in the West Berkshire Study have been incorporated, but extended to ensure that coalescence and encirclement is restricted.	✓
16.	CAP 1	9	Concerned at lack of green gap identified between Ashmore Green and North Newbury and east side of B4009 and North Newbury.	As above.	✓
17.	CAP1	10	CAP1 1. Irrespective of the number of houses mandated to be built (I understand to be currently zero) I believe there should be a goal to build a small number each year to fulfill the previously stated need for housing to bring in	The feedback from the engagement on the CNP has stressed that the community does not wish to go above and	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			<p>young families to the community and, secondly, housing to allow those with large houses and gardens to downsize but stay within the community.</p> <p>2. Given the huge national shortage of housing our own community should be prepared to make a contribution by scheduling a limited number of houses per year.</p> <p>3. The current Settlement Boundaries effectively prevent development. Given that 'ribbon development' along the major parish roads already exists (Red Shute Hill, Hermitage Road, The Ridge etc.) the Settlement Boundaries should be redrawn to include these roads to a depth of, say, 100m either side. Given the number of access points already existing it would be possible to build individual houses and small developments with very little visual impact.</p>	<p>beyond the quantum of development being promoted by WBC and the emerging Local Plan. This does not preclude windfall coming forward within the settlement boundaries.</p> <p>The SG have considered the settlement boundaries, but as the SNP is not allocating sites, any changes to the current boundaries would come forward via the WB Local Plan.</p> <p>PC has reviewed the settlement boundaries in the last 1-2 years as part of the WBC review and suggested some minor changes.</p>	
18.	CAP1	10	CAP1 - Strikes of nimbyism - whilst non-settlement boundary development should be avoided, diverse housing requirement should be considered. Small,	The CNP does not preclude development proposals coming forward outside the	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			<p>sensitive developments outside of settlements can be done well. It's just that effort is required.</p> <p>CAP10 - Should not prioritise dark skies over safety which itself is unmentioned within the policy CAP.</p> <p>CAP12 - Some urgency should be given to the condition of these sunken roads. Fisher's Lane for example, should be considered as a quiet lane given the otherwise lack of safe East-West pedestrian or cycle access until Red Chute or North Thatcham.</p> <p>CAP14 - There should be no permitted circumstances where development may result in the loss of any public community facility whether in terms of buildings, developed areas (car parks, tennis courts, etc) or a loss of community space.</p>	<p>settlement boundaries – normally this would be an exception to policy (as a rural exception site). Housing mix is dealt with at the WBC level.</p> <p>The two are not considered to be mutually exclusive.</p> <p>Include within non-policy actions to explore whether this (and other) lanes in the parish might be suitable to designate as Quiet Lanes.</p> <p>Agreed and this is supported in the CNP.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
19.	CAP1	10	Protecting settlement boundaries is very important to keep Cold Ash a village and protect wildlife and green spaces.	Noted.	✓
20.	CAP1	10	CAP 1: I believe the maintenance of the settlement boundaries is paramount	Noted.	✓
21.	CAP1	11	Object to the buffer zone identified:	As above	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			<ul style="list-style-type: none"> The location and size of the 'buffer zone' is entirely contrary to Draft LPR Policy DM2 which identifies two new 'green gaps' to the north of Thatcham. Draft Neighbourhood Plan Policy CAP1 is not supported by any evidence to justify its inclusion and is at odds with the findings of various landscape studies in the Council's LPR evidence base. 		
22.	CAP1	12	<p>Buffer Zone: Thatcham Town Council agrees with paragraph 4.7 of the draft NDP, that there should be a 'buffer zone' south of Cold Ash and Ashmore Green, to prevent these communities coalescing with Thatcham. We note that the 'West Berkshire District Council: Appropriate Countryside Designation Study' (Arup, 21 November 2022)¹ identifies two separate potential 'green gaps' between Thatcham and Cold Ash and between Thatcham and Ashmore Green. We suggest that these 'green gaps' achieve the objectives of policy CAP1 and paragraph 4.7 of the Draft NDP more fully than the buffer zone shown in figure 4.1 of the draft NDP.</p>	As above	✓
23.	CAP1	16	<p>Our objection relates to the failure of The Plan to acknowledge the development potential of St Gabriel's Convent and Retreat Centre, Cold Ash RG18 9HU (The site), which has previously been granted planning permission for the development of 11 dwellings. We believe that this is a significant shortcoming in the Plan that could have serious implications for the future of the Site.</p> <p>Amend Plan as follows:</p> <ul style="list-style-type: none"> The Plan should remove unsupported, negative references to the development of new housing; 	<p>The site noted in the representation and accepted for 11 dwellings is within the settlement boundary.</p> <p>The CNP seeks to reinforce the settlement boundaries as they are currently designated as the areas within which</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			<ul style="list-style-type: none"> • The Plan should support appropriate housing on the Site; and • The Plan should support the potential of its inclusion within the settlement boundary of Cold Ash 	housing and other development should be directed (as the most sustainable, closest to local facilities).	
24.	Para 5.57	7	Existing public footpaths are to be maintained, with new landscaped connections into the site and the wider footpath network encouraged.' It is unclear whether the 'footpaths' and 'connections' are meant to be public footpaths and/or footways, and we suggest that this is clarified.	See Ref. 11.	✓
25.	CAP2/3	10	CAP2, CAP3. personally I have no problem with modern building design sitting along side older buildings. I think it is more honest than attempting a recreation of a design from the 50s, 60s, 70s, 80s just because that is what is next door. We should allow the world to move forward and if different materials and philosophies dictate different building designs then they should not be asked to replicate something older. Deliberately avoiding challenging someone's view of what is aesthetically pleasing to them, based on what they have today is not the right approach. A specific example would be if a passiv house (ultimate eco friendly approach) was proposed. There would be very specific design criteria driven by the need to maximise solar gain (large windows on south side), prevent heat loss (small windows on north side), and potentially other	<p>Noted and the Policy does not seek to stifle innovative design where it reinforces a defined Character Area.</p> <p>This is addressed in CAP4 (Sustainable Design), which supports solar energy.</p>	<p>✓</p> <p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			<p>impacts to roof design based on air circulation and the need for optimal angle for solar panels. These policies should not provide an excuse for someone to object to change because 'it doesn't look like a proper traditional house'.</p> <p>Separately, I have pointed out a mistake to the labelling of Cleardene Woods.</p>	Noted and amended the LGS name.	✓
26.	CAP3 (Design of development)	10	Policy CAP3 - Design of Development - crucial	Noted.	✓
27.	CAP3	11	The Character Zones set out within draft Neighbourhood Plan Policies CAP2 and CAP3 are unduly restrictive and do not make adequate provision for development which responds to its location at the Urban Fringe of Thatcham as opposed to elsewhere in the Parish.	The CNP is not seeking to extend the urban fringe zone further than necessary, which would be counter to CAP1, in terms of avoiding coalescence.	✓
28.	CAP4 (Sustainable design)	5	<p>The Environment Agency has designated the Thames Water region to be "seriously water stressed" which reflects the extent to which available water resources are used. Future pressures on water resources will continue to increase and key factors are population growth and climate change.</p> <p>It is our understanding that the water efficiency standards of 105 litres per person per day is only applied through the building regulations where there is</p>	The SG has discussed this point. It was agreed that the policy should continue to be in conformity with national policy (building regulations requirements) any amendments to this. This accords with the	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			<p>a planning condition requiring this standard (as set out at paragraph 2.8 of Part G2 of the Building Regulations). As the Thames Water area is defined as water stressed it is considered that such a condition should be attached as standard to all planning approvals for new residential development in order to help ensure that the standard is effectively delivered through the building regulations.</p> <p>Within Part G of Building Regulations, the 110 litres/person/day level can be achieved through either the 'Calculation Method' or the 'Fittings Approach' (Table 2.2). The Fittings Approach provides clear flow-rate and volume performance metrics for each water using device / fitting in new dwellings. Thames Water considers the Fittings Approach, as outlined in Table 2.2 of Part G, increases the confidence that water efficient devices will be installed in the new dwelling. Insight from our smart water metering programme shows that household built to the 110 litres/person/day level using the Calculation Method, did not achieve the intended water performance levels.</p> <p>Proposed policy text:</p> <p>"Development must be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to</p>	<p>text within Policy DM7 (Water resources and waste water) of the <u>Regulation 19 WBC Local Plan Review</u>.</p> <p>Retain text as is.</p>	

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			<p>meet BREEAM water-efficiency credits. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption) using the 'Fittings Approach' in Table 2.2 of Part G of Building Regulations. Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met."</p>		
29.	Para 5.80	5	<p>Support paragraph 5.80 in principle, but consider that the wording and Policy CAP5 wording can be improved to cover both sewerage and water supply infrastructure.</p> <p>Recommend the Neighbourhood Plan should include a specific reference to the key issue of the provision of wastewater/sewerage and water supply infrastructure to service development proposed in a policy. Add following to supporting text at para 5.80:</p> <p><i>"Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades."</i></p>	<p>This would be dealt with at the Local Plan level as it is a strategic matter applying across the whole district.</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			<i>The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development."</i>		
30.	CAP5 (Minimising the risk of flooding)	5	<p>We support Policy CAP5 in principle in relation to SuDS and drainage systems, but consider that this needs to be strengthened.</p> <p>With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan "<i>It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.</i>"</p>	Added into the supporting text.	✓
31.	CAP5	12	The Town Council supports the proposals in Policy CAP5. We suggest that paragraph 6 of this policy should also	Added in a sentence to supporting text to	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			<p>mention the flood risk to areas of Newbury and Thatcham from water courses originating in Cold Ash parish.</p> <p>The Town Council would be happy to collaborate with Cold Ash Parish Council on any shared issues in the management and reduction of flood risk.</p>	<p>acknowledge this – para 5.66.</p> <p>Noted and PC to pursue – already the CAP Flood Warden sits on the Thatcham Flood Forum.</p>	
32.	CAP6 Biodiversity and the network of green and blue infrastructure)	12	Figure 6.1: Green Infrastructure’ does not show public footpath COLD/8, which runs along the boundary between Cold Ash and Thatcham parishes to the west of Henwick Manor (it might be obscured by the Neighbourhood Plan boundary being a ‘higher layer’ in the drafting of the diagram). As the draft NDP refers to some public rights of way by their number, it would be helpful if this numbering is shown on this or another diagram.	<p>Amended the map to uplift the footpath layer.</p> <p>Shown PROW numbers on the map.</p>	✓
33.	CAP 7 (Environmental impact)	10	Policy CAP7 - Managing the environmental impact of development - crucial	Noted.	✓
34.	CAP 8 (Iconic Views)	7	We warmly welcome this policy, and we note that many of these views are only visible from PROW.	Noted.	✓
35.	CAP8	10	V4 is incorrectly shown on fig 6.5 map. Please amend.	The map has been amended as advised.	
36.	CAP8	10	Inclusion of another Iconic view, looking south east towards the Downs, from the Quiet Garden off Gladstone Lane?	The SG discussed the inclusion of additional views. It was agreed that the list of views within the Plan has been selected following local	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
				<p>consultation and these should be prioritised..</p> <p>This particular view however is considered an exception because the Parish Council has only recently opened the Quiet Garden and this is a significant view that can be seen from this location and which adds to the appeal and tranquility of the garden. from which this view is viewable. Therefore the SG concluded that this view should be included in the CNP. The map and plan have been amended accordingly.</p>	
37.	CAP8	10	CAPC8: it's disappointing that one of the iconic views of Ashmore Green and up to Cold Ash one way and into Thatcham and Newbury the other, comes from the footpath next to Stone Copse across to Henwick Farm doesn't get mentioned here. This was submitted at the time of asking but this end of Ashmore Green seems to have been missed out.	The SG discussed the inclusion of additional views. It was agreed that the list of views within the Plan has been selected following local	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
				consultation and these should be prioritised.	
38.	CAP 8	11	Draft Neighbourhood Plan Policy CAP8 identifies a view which looks southwards towards Thatcham across Henwick Park, as 'iconic'. There is little evidence to suggest that it is notably specific, nor what valuable attributes should be protected.	The SG discussed the inclusion of additional views. It was agreed that the list of views within the Plan has been selected following local consultation and these should be prioritised.	✓
39.	CAP8	12	We suggest that the view to the east from just north of Henwick Manor from COLD/1/1 might be added as an 'iconic view' in paragraph 6.32 and figure 6.5.	The SG discussed the inclusion of additional views. It was agreed that the list of views within the Plan has been selected following local consultation and these should be prioritised.	✓
40.	CAP9 (Local Green Spaces)	1	This council endorses the request by Cold Ash NDP in Appendix C, Local Green Spaces, to designate No.6 - Waller Drive Recreational Park - as a Local Green Space on the basis of recreational and tranquillity value.	Noted.	✓
41.	CAP9	13	Please refer to the designated green space as Woodland Leaves Meadow, rather than just Woodland Leaves. It's correctly marked on the map, but for avoidance of doubt I would rather be precise with the name.	Amended.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
42.	CAP9	14	The map for Cleardene (and spelling of the Local Green Space) needs amending – a map showing the site is enclosed in the response.	Amended.	✓
43.	CAP10 (Dark skies)	10	CAP 10 The dark skies policy could go further to cover adding lighting, whether security or garden enhancement to existing homes. Consider how to make homeowners aware of policy particularly in an area of AONB?	The policy has been constructed based on guidance from the AONB Units and refers to guidance prepared by the Institution of Lighting Professionals. The point on homeowner awareness has been included in the non-policy actions (Section 10)	✓
44.	CAP 10	10	Regarding CAP 10 point d. There are alternative technology's to passive Infrared detection for movement detection such as Microwave doppler. I suggest adding text in[] to cover: "Where appropriate, lights should be controlled by passive infrared detectors [or by other suitable means] so that they only come on when needed".	As above.	✓
45.	CAP10	10	CAP 10: Dark skies retention is very important	Noted.	✓
46.	CAP11 (Encouraging sustainable movement)	7	Public footpaths as well as pavements should, where possible, be accessible for people with disabilities, the elderly and parents with buggies and prams. The surface and any necessary gates should be appropriate	Noted. The bund in question has been constructed by WBC and	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
	And Para 7.11		<p>for as many types of users as possible, with any existing stiles replaced by gates and steps removed. It is particularly disappointing that the bund constructed at the southern end of COLD/4/1 by West Berkshire Council has two long sets of steps and gates that are too small for a buggy.</p> <p>We welcome and strongly support all elements of this policy.</p>	is outside the scope of influence of the CNP.	
47.	Para 7.1 and 7.2	7	It would be helpful if the PROW could be numbered using the numbering of the West Berkshire Council definitive map – especially as some PROW are referred to by their number in the text. The public footpath to the west of Henwick Manor, which runs along the boundary to the parish, is hidden by the line for the boundary.	This has been added to the relevant maps.	✓
48.	Section 7	10	More should be done to create cycle facilities. Why not a leisure track along the Ridge?	Noted but feasibility unclear.	✓
49.	CAP11 supporting text	12	<p>Dog walking is an important activity for many people, for both leisure and exercise. We are pleased to see this mentioned in the draft NDP, but this is only in relation to local green spaces. For residents of Florence Gardens and north west Thatcham, Footpaths COLD/4, COLD/1, THAT/11 and THAT/10 provide a popular circular walk for recreation and dog walking. We suggest that this is mentioned in the draft NDP (and there may be other similar circular walks elsewhere in Cold Ash parish).</p> <p>The draft NDP mentions accessibility in relation to public open spaces, but not public rights of way. It is</p>	Added into the text at 7.10.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			disappointing that the southern end of footpath COLD/4/3 was not made accessible when the flood attenuation scheme was constructed by West Berkshire Council. There are two sets of steps over the bund of the drainage scheme, and the gates are too small for a buggy to get through.	See ref. 46.	✓
50.	Para 7.17	7	The sunken lanes do not by themselves form a continuous route for horse riding. Bucklebury Alley, Fishers Lane and the BOAT from Hermitage Road to Bucklebury Alley are also important.	Noted.	✓
51.	CAP12 (Sunken Lanes)	7	Lawrences Lane, on the east of the parish, fulfils the criteria of a 'sunken lane' in paragraph 7.14, so we suggest that it is added to the list of sunken lanes in paragraph 7.15 and Policy CAP12. The Forum supported the experimental traffic regulation order for Lawrences Lane; the Advice of the Forum to West Berkshire Council is attached (see full response).	This lane was considered but did not meet the criteria for a sunken lane. It has been mentioned in the supporting text, and in the non-policy action table as one to consider further.	✓
52.	CAP12	10	CAP 12 The sunken lanes are an interesting link with the past, and should be preserved as far as possible.	Noted.	✓
53.	CAP11 and CAP12	10	Response from British Horse Society – see full detail below table.	Noted. This appears to mirror the feedback from the Local Access Forum.	✓
54.	CAP12	10	CAP 12: The protection of the sunken lanes as these, once lost, cannot be recovered	Noted.	✓
55.	CAP12	12	Lawrences Lane lies on the boundary between Thatcham and Cold Ash parishes. Much of its length meets the	See Ref. 51.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			definition of a 'sunken lane' in paragraph 7.16, so we suggest that it is added to the list of sunken lanes in paragraph 7.15 and figure 7.2.		
56.	CAP13 (parking)	10	CAP 13: Promoting the use of bikes/e-bikes and electric cars will be beneficial, but sufficient parking should be available for all vehicles as restricting car park spaces rarely stops people using them, they just park on verges, etc	Policy CAP13 protects existing parking and supports additional parking that would alleviate issues in the village centre and near to the school.	✓
57.	Section 8 (Community and Social)	10	Some good ideas, but not regarding development of the rifle club, which does not have the parking and is already congested. The Acland Hall already provides good facilities and has the space and facilities and parking and is the logical place to develop any further facilities.	This is acknowledged by the SG. A number of comments have raised this point and the SG agreed to amend text in the table to refer to rifle shed, which could benefit from additional upgrade, but removing the specific examples of what it might be.	✓
58.	CAP14 (Important community facilities)	10	CAP14 - danger of over developing rec ground. Loud music and antisocial behaviour increased in last few years so further development must be carefully thought through and put no noise or loud music notices up. Rifle shed ok as storage but not sensible to use as café or meetings; not enough parking and would add to congestion on Ashmore Green Rd. Acland hall is	See ref 57. Noted.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			obvious place to put a cafe because the car parking and kitchen & toilets are already there!		
59.	CAP14 (Important community facilities)	10	CAP14 -I feel that the recreation ground is already fully utilised, in fact getting over used -the sports activities tend to dominate the area to the detriment of picnics, dog walking etc I would strongly object to any development of the rifle shed -the parking on ashmore green road for the current sporting activities already causes obstruction and danger. There is already a community space in Acland hall which if necessary could be maximised. This contains toilets and i can see no legitimate reason for public toilets being added to the site -this will only attract antisocial behaviour. There is a well used play ground and the teenagers have the tennis courts, basketball hoops and the field to play in. The provision of set gym equipment and/or other youth play areas will again over develop the recreation ground in my opinion -any development should respect the village ambiance	Noted.	✓
60.	CAP14 (Important community facilities)	10	Cap14. I would have expected the NDP to highlight more significantly what services are NOT currently available within the area. There is a brief mention in 8.1, but I think it is important in a planning document to highlight this more strongly, as it is an important consideration when considering future development as to whether the area can support the extra population requirements. So I would also think it would be useful	The infrastructure referred to is strategic and within the remit of the Local Plan.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			to include the distances/maps showing the nearest secondary schools, doctors, dentists, shops, fuel station, train stations, etc. Are local schools full or is there capacity to support new residents? I appreciate this will change with time, but an indication would be helpful.		
61.	CAP14	10	CAP14 - Don't try to do too much, especially with recreation ground. Trying to squeeze too much into the ground will cause problems. Stick with little improvements. Don't turn it into a suburban leisure park - it will lose its character. One of its appeals is its general quietness for dog walkers and people just walking around or sitting on benches.	Noted.	✓
62.	CAP14	10	care needed when considering any further development of the Hermitage rd rec ground, which should not risk destroying the essentially village ambience and relaxed, tranquil nature of the rec ground. It must not be turned into a suburban park with all the associated anti-social behaviour. There is already a great deal of use of the rec ground and it cannot be made into all things for all people without ruining it.	Noted.	✓
63.	CAP 16	10	CAP16 - would want to ensure that no commercial activity is permitted in peoples houses or gardens which reduces residents amenity.	Noted – this would not be the intention of the policy, as set out in Clause 2. Additional supporting text has been added to emphasise this.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
64.	Section 9 (Commercial and Local Employment) Para 9.2	8	<p>Notes the lack of representation for farming, the agricultural industries and rural businesses.</p> <p>Section 9.2 reads: “In line with experiences across the British countryside, employment opportunities in the agricultural sector have reduced”.</p> <p>“Employment opportunities in the agricultural sector” have not “reduced” – the truth is in fact, the exact opposite. Registrations to study land-based degrees are on the rise, and the agricultural industry has the highest level of new entrants (from non-farming backgrounds) and diversity than ever seen previously.</p> <p>As the sector transitions to meet net-zero targets and work towards food production in light of ever-changing legislation and sustainability goalposts, the industry has welcomed a wealth of new career opportunities and working professionals. Farming and agricultural industries permeate a far larger social sphere than you have given credit, and to imply that the sector offers up no new opportunities is damaging and frankly insulting. It highlights a stark disconnect of the councillors with the parish and rural landscape within which they live, and supposedly represent.</p> <p>More than ever, the sector needs agronomists, meteorologists, geologists, data analysts, recruiters, PR, journalists, lawyers, policy writers, policy analysts, vets, land agents and estate agents, quality assurance</p>	<p>This is acknowledged and suggest adding the following to Para 9.2:</p> <p>“Notwithstanding this, the CNP would be supportive of proposals that would support the agricultural sector in the parish.”</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			<p>(especially in light of the recent food fraud scandal unearthed by <i>Farmers Weekly</i>), renewables specialists.... The list goes on. I have linked below an article which I hope will be enlightening as to the vast opportunity that exists within the land-based industries, and</p> <p>I hope you will take this into account and revise the above statement in section 9.2 of the NDP.</p>		
65.	Non-Policy Actions	6	<p>Ways in which Downe House could engage with the Development Plan Non-Policy Actions:</p> <p>Relevant Non-Policy Actions and areas of possible engagement:</p> <p><u>Potential to identify locally significant heritage assets to add to the Local List:</u> Providing access to the site in line with Health and Safety and Safeguarding guidelines. This might include access to sporting facilities and a developing plan to create a Downe House Site Circular Walk that would be available for local schools and the wider community to access through the appropriate channels.</p> <p><u>Improve information about local history and heritage:</u> Provide historical information about the history of the school.</p>	<p>Following a meeting with the representative, the SG acknowledge the role of the School as a major employer and the employment/ economy chapter has been amended to include a description of this – School as a key employer. The SG (and PC) would be keen to work with the school going forward.</p> <p>Include wording into the non-policy actions.</p>	<p>✓</p> <p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			<u>Establish an online business directory for the parish:</u> We would be happy to feature in the directory.		
66.	Non-policy actions	10	More should be done to create cycle facilities. Why not a leisure track along the Ridge.	The creation of new recreational routes is supported.	✓
67.	Non policy actions	10	18. Agree. Play areas need to be larger with more equipment for toddlers and primary school age. Equipment for teenagers needs to be considered.	Noted.	✓
68.	Non policy actions	10	All of the actions seem very appropriate	Noted.	✓
69.	Non policy actions	10	Any 20mph zones outside schools be operational only at school opening/closing times.	Noted.	✓
70.	Non policy actions	10	Apart from the "dark skies initiative, most of these ideas are of little practical value.	Noted.	✓
71.	Non policy actions	10	Attempt to address the sheer volume and speeding of traffic in the village, including 'rat running' on Cold Ash Hill to M4/A34 and on Collaroy Road to St Finians School?	Action 13 seeks to explore this further.	✓
72.	Non policy actions	10	Cold ash and its surrounding areas need to stay the way it is ! We don't need more houses or people destroying the wild life and it's natural beauty. Corporate greed needs to stop .	Noted.	✓
73.	Non policy actions	10	Community is important and should be inclusive, not exclusive	Noted.	✓
74.	Non policy actions	10	Good re biodiversity / wildlife. What would community energy scheme look like? Protect trees / hedges.	Noted.	✓
75.	Non policy actions	10	I broadly agree with these actions. I (we) would like to see a local planning bylaw added whereby anyone who	Noted and could be picked up in Non Policy	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			fells trees or otherwise clears land without the Parish Council (PC)'s knowledge and agreement prior to applying for planning permission is compelled to replace all trees 3 fold as a penalty and any subsequent planning application refused until the matter has been addressed to the complete satisfaction of the PC.	Action 7, for instance by exploring the use of additional TPOs in the Parish.	
76.	Non policy actions	10	i strongly disagree with the proposal to re-purpose the rifle shed as a community amenity such as a cafe -we have a village hall which is purpose built for such activity and has adequate parking, in addition we have the church meeting rooms - any developemt of the rifle shed will impact parking on ashmore green road already under pressure with the increased football activities taking place. any proposal to increased community faciities should clearly demonstrate why the Acland hall is not meeting this need. Ideas to develop options for older children /teenagers beyond the activities already provided should have been articulated in the project list -the older children have football clubs and cricket -any formal further development will impact the rural ambiance of the recreation ground and be less family and older people friendly	Noted. See Ref 57.	✓
77.	Non policy actions	10	In particular I support No 12, making the sunken lanes into 'quiet lanes' [NB in No 12 there is a typo 'quite' for 'quiet']	Noted and typo amended.	✓
78.	Non policy actions	10	No more houses should be built without public transport and more doctors as Thatcham Medical Practice is already over capacity.	Noted. These are outside the SNP scope.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
79.	Non policy actions	10	Providing cycle parking next to a rifle club shed? Quite frankly, ridiculous that that has even made it to such a document, along with the dark skies item (6) which is well covered in CAP10.	See Ref 57.	✓
80.	Non policy actions	10	Some good ideas, but not regarding development of the rifle club, which does not have the parking and is already congested. The Acland Hall already provides good facilities and has the space and facilities and parking and is the logical place to develop any further facilities.	See Ref 57.	✓
81.	Non policy actions	10	Some ideas seem sensible like protecting trees and WAG. But community cafe in rifle shed sounds nuts, when there is the Acland Hall with much better parking and kitchen etc already.	See Ref 57.	✓
82.	Non policy actions	10	There is a wide variety of subjects/interests covered by these actions, only a few of which are of direct interest to myself. None though would cause me any particular concern.	Noted.	✓
83.	Non policy actions	10	We would like to see 'Quiet lanes' mentioned here	Noted – these are included.	✓
84.	Non policy actions	10	Typo in Ref 12 (quiet)	Noted.	✓
85.	Non-policy actions	12	Many roads in Thatcham parish outside of the town lack pavements or have very narrow pavements, as described in paragraph 7.2 of the draft NDP for Cold Ash. While there is a footway on Cold Ash Hill, this is narrow and in some places two buggies or mobility scooters would be unable to pass. We therefore agree with the 'Non-Policy Action' "for improved footway/verge provision in places, increase	Noted.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group	✓
			capacity for pedestrians and reduce conflicts between pedestrians and vehicles” in the table in Section 10.		

COLD ASH NEIGHBOURHOOD PLAN. Response of the British Horse Society. (some wording overlaps with Access Forum Response)

I am responding to CAP 11 and CAP 12 and making some general points on behalf of the British Horse Society as its local Access & Bridleways Officer. I have submitted these comments both online and by email as the online submission removes the formatting which makes the submission less easy to read. A neutral response has been given where that policy is outside the Society's remit.

The Society supports CAP11 and 12 but would like to suggest some different wording in places, if it is possible at this stage, to ensure equestrians are not excluded and are catered for. This is essential if the parish is to remain horse friendly. It might be noted that horse keeping in the parish helps to keep a rural ambience which the plan mentions a number of times. It also makes a significant contribution to the local economy.

1. CAP 11 point 3: The current wording says 'The provision of new footpaths and cycle routes that, where feasible, are physically separated from vehicular traffic will be strongly supported'. The Society requests that the wording is amended as follows 'The provision of new public and permissive rights of way, and cycle routes that, where feasible, are physically separated from vehicular traffic will be strongly supported'. Footpaths are not legally open to horse riders. Broadening the term will mean they are not excluded. If amended, the Society strongly supports this policy. You will no doubt be aware of the permissive bridleway through Westrop Farm created by Bernard Clarke. This is a godsend to local horse riders as it provides safe access to the Pang Valley bridleway network especially as the definitive bridleway though Broad View Farm was inhospitable for many years. Further permanent (definitive) or permissive bridleways would be much welcomed by the equestrian community and, of course, bridleways can also be used by walkers and cyclists.

2. CAP 12 Sunken Lanes. 7.13 and 7.17: The Society welcomes and appreciates the inclusion and needs of horse riders here. Although not mentioned in the plan, there are a number of horses kept in the parish, some owned by Cold Ash residents, some not, particularly at Elmshurst Farm and Poplar Farm. In addition, many riders from Hermitage, Curridge, and Bucklebury parish ride through Cold Ash parish using these lanes and the bridleways and byways, the Ridge and even the Hermitage Rd as part of their circular rides in the area. Furthermore, horse drawn carriage drivers, with horses kept at Poplar Farm, use the local roads. These horses support rural economies and help keep the parish rural.

The Society will strongly support the concept of 'Quiet lanes' and any measures to make the roads safer for horse riding and carriage driving in the hope that these roads will remain suitable for horses. We do not see this listed in section 10 as a non-policy action. The focus on sunken lanes, while interesting as a feature, does lead to the lack of mention of the other lanes, Bucklebury Alley and Lawrences Lane. Bucklebury Alley is particularly important for horse travel and favoured by horse riders.

The public rights of way network is mentioned throughout the plan and appears to be very much valued. Thus it is a somewhat surprising that it does not have its own headed section. However, it is covered in Section 7 and policy CAP 11. Inaccuracies and unclear statements: There are some inaccuracies in the description of the public rights of way network. We request these are corrected because, while walkers can use all types of public rights of way, other user groups cannot.

Para 2.3 is not factually correct as not all the public rights of way in the area covered by the plan are footpaths. We suggest the word 'footpaths' is changed to 'public rights of way.'

Para 2.29: The Society welcomes and supports the statements here. However, we suggest that for accuracy mention should be made that the parish does have three BOATs (byways open to all traffic): Cold 5/1, COLD 5/2, COLD 5/3, COLD25/1 and COLD26 /1. We suggest mention is made of these because they legally cater for more than just walkers, ie. horse riders, cyclists, horse drawn carriages and public motor vehicles. This needs to be recognised by all to avoid confusion and conflict.

Para 5.57. 'Existing public footpaths are to be maintained, with new landscaped connections into the site and the wider footpath network encouraged.' It is unclear whether this is referring to footpaths as part of the public rights of way network or footways (pavements) alongside roads. If footways (pavements) are meant, we suggest the correct term is used according to Highway designation. If public rights of way are being referred to, we suggest the term 'public rights of way' is used. This point also applies to the summary where footways (pavements) may be meant in this statement 'Movement around the parish is a recognised issue, as many of the roads are little more than upgraded country tracks, several without footpaths'

6.16. '• a comprehensive network of Public Rights of way (see Public Rights of Way), including a network of bridleways': there really isn't a network of bridleways. As alluded to elsewhere, most of the public rights of way are of footpath status.

Page 104 V4: 'footpath' 25 is not a public footpath but a byway (BOAT) and bridleway. This needs to be corrected. Ridden horses and cyclists can thus use this path and need to be accommodated along it.

Table 2: Comments from West Berkshire District Council and SG response

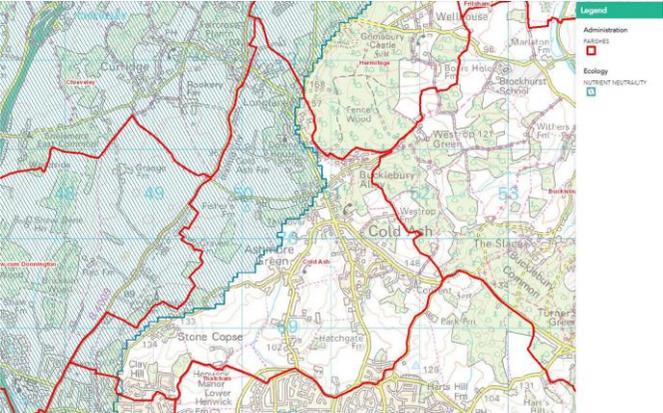
Comments received at the Pre-Submission (Regulation 14) consultation from West Berkshire District Council and response from the Steering Group

NDP page number	NDP Paragraph or Policy Reference	Comment	SG Response	✓
1-2	Contents page	In the contents page it would be helpful if the policy references could be included.	Noted – and added back in.	✓
3	First paragraph, Executive Summary	<u>Comments from Gareth Ryman, Principal Ecologist:</u> Incorrect that parts of Cold Ash are the highest point in Berkshire – look at Combe and Streatley land heights.	Amend to ‘among some of the highest points’	✓
3	First paragraph, Executive Summary	It is suggested for clarity that the first sentence refers to the North Wessex Downs Area of Outstanding Natural Beauty (AONB). You could reword to: <u>‘Cold Ash parish is diverse in nature, sitting partially within an area of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and comprising....’</u> Overall the Executive Summary provides a clear and succinct summary of the Plan, and links back to the overall vision of the Plan.	This has been amended.	✓

8	Paragraph 1.11	<p>The West Berkshire Minerals and Waste Local Plan (2022-2037) was adopted on 1 December 2022 (https://www.westberks.gov.uk/mwlp) and this supersedes both the Replacement Minerals Local Plan for Berkshire and the Waste Local Plan for Berkshire. The bullet points should therefore be updated as follows:</p> <ul style="list-style-type: none"> ● Replacement Minerals Local Plan for Berkshire – incorporating alterations adopted in December 1997 and May 2001 ● Waste Local Plan for Berkshire adopted December 1998 ● <u>West Berkshire Minerals and Waste Local Plan (2022-2037)</u> 	This has been amended as has the evidence Base list.	✓
8	Paragraph 1.12	<p>This paragraph could be re-worded to clarify that the Core Strategy Development Plan Document (DPD), the Housing Site Allocations DPD and the Saved Policies of the West Berkshire District Local Plan 1991 to 2006 together comprise the current Local Plan. The paragraph could also explain why the Local Plan is being reviewed</p> <p>The paragraph could be reworded into two paragraphs as follows:</p> <p><u>The current Local Plan comprises of the Core Strategy Development Plan Document (DPD), the Housing Site Allocations DPD, and the West Berkshire District Local Plan 1991-2006 (Saved Policis). The current Local Plan plans for development up to 2026 and in line with the NPPF, must be kept up-to-date and look ahead over a minimum 15 year period. The A Local Plan is therefore undergoing review to cover the period to 2039. Upon adoption, the West Berkshire Local Plan Review 2022-2039 is currently being developed and will replace in one document the three existing WBC documents mentioned above.</u></p> <p>Of the sites allocations in Cold Ash noted in the West Berkshire Core Strategy 2006-2026 and the Housing Site Allocations DPD 2006-2026 relating to Cold Ash, Site <u>Policy</u> HSA7 (St. Gabriels Farm The Ridge Cold</p>	This has been amended, although reference retained to the WB Minerals and Waste Local Plan.	✓

		Ash) has already been built out/nearing completion and <u>Site Policy HSA6</u> (Poplar Farm Cold Ash) is not considered deliverable at this time.		
8	Paragraph 1.13	<p>The first sentence in this paragraph can be updated to reflect that the Local Plan Review was submitted to the Secretary of State for independent examination in March 2023. It could be updated to read as follows:</p> <p>The West Berkshire Local Plan Review 2022-2039: Proposed Submission (Regulation 19 draft) (the LPR) was published for consultation in January 2023 <u>submitted to the Secretary of State in March 2023 so that it can undergo independent examination.</u></p>	This has been amended.	✓
8	Paragraph 1.13	The Local Development Scheme is updated periodically and the URL currently provided in this paragraph is to the current version (published in January 2023). To future proof this paragraph, it is suggested that the following URL is used https://www.westberks.gov.uk/lDs as any updates to the LDS will be published on this page.	The URL has been updated.	✓

9	Paragraph 1.19	<p>It would be useful for this paragraph to clarify that a housing requirement figure (of 40 dwellings) was originally identified for Cold Ash within the emerging draft of the Local Plan Review that was published for a Regulation 18 consultation between December 2020 and February 2021. The Steering Group undertook site selection work to try and identify suitable sites to meet this requirement, and this work should be linked to in this paragraph and included in Section 15 Reference Pack. Whilst this work identified one suitable site, it is located within the settlement boundary whereby there is a presumption in favour of development. The approach for the Local Plan has been to not allocate sites within settlement boundaries because the principle of development is already established.</p> <p>In light of the site selection work, the Proposed Submission version of the Local Plan Review did not identify a housing requirement for Cold Ash. As specified in paragraph 1.19 of the NDP, there are other sites that will meet the housing need in the District.</p>	The paragraph (now 1.20) has been updated to reflect this.	✓
9	Paragraph 1.21	<p>For clarity, it could be mentioned within this paragraph that the primary purpose of AONBs, as set out within the Countryside and Rights of Way Act 2000, is to conserve and enhance the natural beauty of the area. Additional text could be added to the paragraph as follows:</p> <p>Straddling four counties, the North Wessex Downs is one of Britain's most beautiful chalk landscapes, recognisable by its dramatic scarp slopes, swathes of ancient woodland and sheltered valleys criss-crossed by rivers and streams. <u>As set out in the Countryside and Rights of Way Act 2000, the primary purpose of the AONB is to 'conserve and enhance the natural beauty of the area'.</u></p>	This has been added.	✓

<p>13</p>	<p>Figure 1.2</p>	<p><u>Comments from Gareth Ryman, Principal Ecologist:</u></p> <p>It might also be useful to include a map which shows the area of Cold Ash Parish that falls within the Nutrient Neutrality Zone, eg.</p> 	<p>The map has been included.</p>	<p>✓</p>
<p>11</p>	<p>Paragraph 1.26</p>	<p><u>Comments from Fiona Simmonds, Education Place Planning Team Leader:</u></p> <p>The section on sustainability could include that development should be of the size and scale that it can be mitigated in the schools within Cold Ash. This would reduce the need for movements outside the village and improve the sustainability of any development.</p>	<p>Added in.</p>	<p>✓</p>

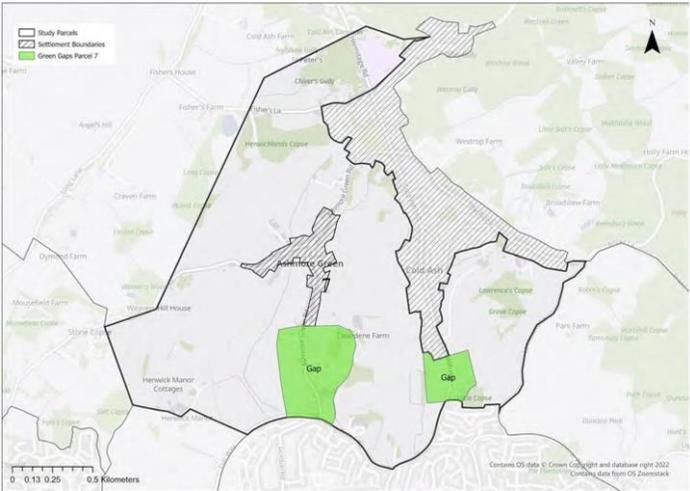
15	Paragraph 2.6	<p><u>Comments from Gareth Ryman, Principal Ecologist:</u></p> <p>Check Combe to see if the highest church site was here.</p>	Text amended.	✓
15	Paragraph 2.10	<p>Include a link in the paragraph to the assessment of housing by Simon Vanstone</p>	Link added.	✓
15	Paragraph 2.11	<p>For clarity, it would be helpful to mention that it is policy ADPP1 (Spatial Strategy) of the West Berkshire Core Strategy Development Plan Document (which forms part of the Local Plan) that identifies Cold Ash as a Service Village. The paragraph could be reworded as follows:</p> <p><u>Policy ADPP1 (Spatial Strategy) of the Core Strategy DPD identifies Cold Ash village as defined as a local Service Village. Service Villages are places settlements which have a more limited range of services and have some limited development potential where a small amount of development (particularly economic, or which extends the range of services available) may be appropriate.</u></p>	Amended.	✓

16	Paragraph 2.12	Is it Simon’s study that identifies that Cold Ash took the second highest increase in housing? If not, include a reference to the relevant source.	The information (“Cold Ash has had the second highest allocations after Hermitage in West Berks’ service villages”) was taken from the minutes of a WBC Planning Advisory Group meeting.	✓
16	Paragraph 2.12	<p><u>Comments from Gareth Ryman, Principal Ecologist:</u></p> <p>Of all the local Service Villages <u>within West Berkshire</u>, Cold Ash</p>	Added in.	✓
16	Paragraph 2.16	It could be mentioned here that the Core Strategy DPD identifies the Red Shute Industrial Estate as a Protected Employment Area.	Added in	✓

16	First sentence of paragraph 2.17	<p><u>Comments from Gareth Ryman, Principal Ecologist:</u></p> <p>The OS Maps states 155m above sea level.</p>	Amended.	✓
16	Final sentence of paragraph 2.17	<p><u>Comments from Gareth Ryman, Principal Ecologist:</u></p> <p>Which four counties can be seen? I can only think of three – Hampshire, Oxfordshire and Wiltshire.</p>	Amended.	✓
17	2 nd bullet point, paragraph 2.21	<p><u>Comments from Gareth Ryman, Principal Ecologist:</u></p> <p>Cold Ash Quarry is a Geological Site of Special Scientific Interest.</p>	Amended.	✓

17	4 th bullet point, paragraph 2.21	<p><u>Comments from Gareth Ryman, Principal Ecologist:</u></p> <p>It appears there are more than seven Ancient Woodlands. Paragraph 2.28 mentions there are nine Ancient Woodlands.</p>	Amended to numerous/several.	✓
17	1 st sentence, paragraph 2.28	<p><u>Comments from Gareth Ryman, Principal Ecologist:</u></p> <p>The number of Ancient Woodlands specified is different to the number given in paragraph 2.21 (4th bullet point)</p>	As above.	✓
18	Paragraph 2.32	<p><u>Comments from Gareth Ryman, Principal Ecologist:</u></p> <p>Reference should be made to https://www.gov.uk/guidance/landscape-and-seascape-character-assessments.</p>	Reference to this – and the WB Landscape Character Assessment - has been added.	✓

20	3 rd bullet point, paragraph 3.1	The third bullet point incorrectly identifies Lambourn as a Service Village. Lambourn is in fact a Rural Service Centre and in the settlement hierarchy, Rural Service Centres sit above Service Villages.	Removed reference to Lambourn as the comparison is unhelpful.	✓
21	Objective 2, 3.4	<u>Comments from Gareth Ryman, Principal Ecologist:</u> It might be worth adding something around the Local Nature Recovery Network for Berkshire here.	Reference to this has been added.	✓
24	Criteria 1 and 2, Policy CAP1: Location of Development	Paragraph 16 F) of the NPPF states: <i>'Plans should: ...f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)'</i> . Criteria 1 and 2 requires compliance with other policies in the West Berkshire development plan and therefore contrary to the NPPF. The policy should be reworded to avoid deferring to other development plan policies and be tailored more to Cold Ash's requirements. Please see a recent NDP Examiner's Report (paras 70, 76, 80) where this was identified as an issue by the Examiner and modifications made to remove sections of policy which deferred to the Development Plan.	Removed duplicating text in Clause 1. Removed duplication in Clause 2 and rephrased.	✓

<p>24</p>	<p>Criteria 2, Policy CAP1: Location of Development</p>	<p>The policy identifies a Buffer Zone and it is unclear what evidence sits behind this.</p> <p>In November 2022 the West Berkshire Appropriate Countryside Designation Study was prepared by WBDC (https://www.westberks.gov.uk/local-plan-evidence#Other%20evidence%20base%20documents) and this study identifies if appropriate and specific planning designation for the countryside around the towns of Newbury and Thatcham is needed. The study recommends two parcels of land between Thatcham and Cold Ash and Thatcham and Ashmore Green (as shown in the diagram below) for potential green gap designation in the Local Plan Review:</p>  <p>Figure 14 – Parcel 7 Potential Green Gaps</p> <p>Policy DM2 (Separation of Settlements Around Newbury & Thatcham) of the Local Plan Review (which was submitted to the Secretary of State for independent examination in March 2023) identifies that the two parcels of land as shown in the diagram above should be maintained to avoid coalescence and maintain the</p>	<p>This has been reconsidered.</p>	<p>✓</p>
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		separate identifies of the settlements. The Buffer Zone is inconsistent with these two parcels of land.		
25	Paragraph 5.3	<p><u>Comments from Debra Inston, Principal Conservation and Design Officer:</u></p> <p>The Historic Environment Record (HER) contain details on local archaeological sites and finds, historic buildings and historic landscapes. Not all buildings, monuments, sites, places, areas or landscapes contained in the HER are considered non-designated assets within the meaning and definition contained within the NPPF. Each entry within the HER will have varying levels of heritage significance. To merit identification as a non-designated heritage assets the heritage significance would need to be towards the higher level.</p> <p>Paragraph 5.3 also states that non-designated heritage assets should be 'conserved'. This does not comply with national and local policy as there is no requirement in either national or local policy to conserve these assets. Instead the correct requirement is set out in paragraph 203 of the NPPF, which states that:</p> <p><i>'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'</i></p>	The text has been amended to reflect this, noting that within the parish, St Gabriel's convent is contained in the Local List of Heritage Assets prepared by WBC and therefore would be considered as a non-designated heritage asset in policy terms.	✓

30-31	Policy CAP2: Local Character and Heritage	<p><u>Comments from Debra Inston, Principal Conservation and Design Officer:</u></p> <p>Policy CAP2 requires the submission of heritage statements for applications affecting heritage assets. The Council are currently updating our local validation list which will require heritage statements to be submitted with all listed building consent applications, and any planning application that has the potential to impact the significance of a heritage asset either directly or through development within their setting.</p>	Noted.	✓
32-38	Paragraphs 5.15-5.58	<p>The supporting text is quite lengthy and some of it reads as a policy, however the role of supporting text is to aid in the interpretation of the policy but cannot be used to prevail over the policy itself or insert new requirements. Paragraph 16 (f) of the NPPF states that: <i>'Plans should ...f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)'</i>.</p> <p>This policy refers to other policies which is unnecessary and could cause confusion – any planning application would need to comply with all relevant policies.</p>	<p>The text underpins the policy and should be retained.</p> <p>Reference to other policies has been removed.</p>	✓
32	Final bullet point, paragraph 5.16	The URL for the North Wessex Downs AONB Management Plan is required	This has been added.	✓

36	3rd bullet point, paragraph 5.32	<p><u>Comments from Gareth Ryman, Principal Ecologist:</u> Non-native species of plants should not be planted near or next to habitats as these non-native species have the real potential to compromise the habitat a certain amount. These habitats, particularly if linear, are likely to be utilised by nocturnal fauna feeding and commuting.</p>	This text has been added.	✓
39	Criteria B (b), Policy CAP3: Design of Development	<p>Typographical error: the guidance contained in the Quality Design West Berkshire <u>Supplementary Planning Document</u> and the North Wessex Downs AONB Management Plan</p>	This has been amended.	✓
39	Criteria B (b), Policy CAP3: Design of Development	<p>It would be helpful to include URLs, perhaps as footnotes, to both the Quality Design Supplementary Planning Document (https://www.westberks.gov.uk/spd-quality-design) and the North Wessex Downs AONB Management Plan (https://www.northwessexdowns.org.uk/our-work/management-plan/)</p>	These have been added.	✓

39	Criteria B, b (iii) and (iv), Policy CAP3: Design of Development	<p><u>Comments from Gareth Ryman, Principal Ecologist</u> Add a couple of words saying native flora somewhere here</p>	Reference added.	✓
40	Paragraph 5.59	<p><u>Comments from Emily Jellie-Ashton, Principal Environment Delivery Officer:</u> Suggest re-wording to the following: This policy seeks to ensure that development meets the highest environmental standards in terms of its construction, materials, energy use and resource energy use such as materials, water, waste etc. and energy use, to help mitigate against climate change.</p>	(Now para 5.57). The text is proposed is considered to add greater clarity and has been added.	✓
40	Paragraph 5.60	<p>Comments from Emily Jellie-Ashton, Principal Environment Delivery Officer: Suggest re-wording to the following: On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. In preparation for this, by 2035, emissions will need to be reduced emissions by 78% (compared to 1990 levels). <u>Locally, West Berkshire Council declared a Climate Change Emergency in July 2019 with an aim to deliver carbon neutrality for the District by 2030.</u></p> <p>These are demanding targets, which will require everyone to contribute, from households and communities to usinesses and local and national government. Being '2050 ready' will require new <u>buildings</u> to have minimal energy use and net carbon emissions over the year. They should follow the be highly energy hierarchy, looking at such measures as</p>	(Now paras 5.58 and 5.59): The text is proposed is considered to add greater clarity and has been added.	✓

		<p><u>insulation, energy efficient lighting and being fitted with or connected to low/zero carbon technologies (which includes renewable technologies. Consideration should also be given to the development reducing water demand through water efficiency methods and technologies. Insulated have low water demand and be fitted with or directly connected to renewable energy systems.</u></p>		
40	Paragraph 5.61	<p><u>Comments from Emily Jellie-Ashton, Principal Environment Delivery Officer:</u></p> <p>It is not optional, it is within WBDC planning policy. Also terms like ecologically sustainable are confusing. It should be environmentally sustainable homes, or given the context Net Zero Carbon homes or low/zero carbon homes would be more appropriate.</p>	The text has been amended.	✓
40	2 nd bullet point, paragraph 5.62	<p><u>Comments from Emily Jellie-Ashton, Principal Environment Delivery Officer:</u></p> <p>Sometimes PV is not the most appropriate option for the development due to the orientation of the building. Suggest re-wording to the following:</p> <p>Integrating renewable energy systems into new development, including existing and new public buildings. It particular <u>Where appropriate and viable</u> there is support locally for solar panels to be incorporated into new development;</p>	Noted and text has been amended.	✓

40	3 rd bullet point, paragraph 5.62	<p><u>Comments from Emily Jellie-Ashton,</u> <u>Principal Environment Delivery Officer:</u></p> <p>Suggest re-wording to the following:</p> <p>Reducing water consumption through grey water systems <u>and water efficient systems;</u></p>	This has been added.	✓
41	Policy CAP4: Sustainable Design	<p><u>Comments from Emily Jellie-Ashton,</u> <u>Principal Environment Delivery Officer:</u></p> <p>Suggest re-wording to the following:</p> <p>1. Proposals which incorporate design and environmental performance measures and standards to reduce energy consumption, <u>carbon emissions and adapt to current and projected climate change scenarios</u> and climate effects will be supported.</p> <p>2. Proposals which incorporate the following sustainable design features as appropriate to their scale, nature and location will be strongly supported, where measures will not have a detrimental impact on character, landscape and views:</p> <ul style="list-style-type: none"> a. Siting and orientation to optimise passive solar gain. b. The use of high quality, thermally efficient building materials <u>and measures such as loft and wall insulation, and double glazing.</u> c. Installation of energy efficiency measures such as loft and wall insulation and double glazing <u>LED lighting.</u> d. Incorporating on-site energy generation from renewable sources such as solar panels, ground source 	The suggested wording provides greater clarity without diluting the policy intent. Text amended.	✓

		<p>heating and energy generation etc.</p> <p>e. Reducing water consumption through water re-use measures including rainwater harvesting, surface water harvesting and/or grey water recycling systems.</p> <p><u>d f. Providing low carbon sustainable design and avoid or mitigate all regulated emissions by following the energy hierarchy. For example, use less energy and manage energy demand during operation through fabric and service improvements; where feasible exploit local energy sources such as secondary heat and supply energy efficiently and cleanly, via low carbon technologies; maximise the use of zero carbon technology / renewable energy by producing, storing and using zero carbon / renewable energy on-site; only where necessary, off-site measures to deal with any remaining emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems); on-site zero carbon technologies (such as solar panels) and, only where necessary, off-site measures to deal with any remaining emissions.</u></p> <p><u>e g. Providing the infrastructure for adequate electric vehicle charging points for each dwelling, where new parking provision is expected to be made.</u></p> <p>f h. Alterations to existing buildings should be designed with energy reduction in mind and comply with current sustainable design and construction standards, as set out in the Quality Design – West Berkshire SPD and the Building Regulations.</p> <p><u>g. Reducing water consumption through water re-use measures including rainwater harvesting, surface water harvesting and / or grey water recycling systems.</u></p> <p>3. The retrofitting of historic buildings is encouraged to reduce energy demand and to generate <u>renewable low / zero carbon energy</u> where</p>		
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		appropriate, providing it safeguards historic characteristics.		
43	Final sentence of Criterion c, paragraph 5.76	Typographical error: WBDC have prepared a an <u>adopted</u> SuDS Supplementary Planning Document;	Amended and URL provided.	✓
47	1 st sentence, paragraph 6.8	<u>Comments from Gareth Ryman, Principal Ecologist:</u> Also include mention of Ancient Woodland and linear habitats (ie. hedgerows, streams and ditches, etc.). With retaining water in upland areas reducing the wildfire risk and improving habitat quality across the catchment.	This has been added.	✓

50	Paragraph 6.12	<p><u>Comments from Gareth Ryman, Principal Ecologist:</u></p> <p>Within 18 months to two years, the Habitat Recovery Network for Berkshire will be in place. This process is being managed by the Berkshire Nature Partnership <u>Royal Borough of Windsor and Maidenhead</u>.</p>	Amended.	✓
51	Criteria 1 and 3, Policy CAP6: Biodiversity and the Network of Green and Blue Infrastructure	<p><u>Comments from Emily Jellie-Ashton, Principal Environment Delivery Officer:</u></p> <p>Policy needs to include reference to blue infrastructure. Suggest re-wording to the following:</p> <p>1. Proposals should be designed from the outset to create, conserve, enhance and manage green <u>and blue</u> spaces and connect chains of green and blue infrastructure, as identified on the Policies Maps, delivering a measurable net gain in biodiversity of a minimum 10% using the most up to date biodiversity accounting metric developed by Natural England for local people and wildlife. Development which would result in the loss of ancient woodland, aged trees or veteran trees will not be supported unless there are wholly exceptional reasons as envisaged in the NPPF and a suitable compensation strategy exists.</p> <p>3. Proposals that seek to improve the connectivity between wildlife areas, and green <u>and blue</u> spaces will be encouraged in order to enhance the green <u>and blue</u> infrastructure of the Neighbourhood area. In particular, proposals that support the enhancement and management of the identified Biodiversity Opportunity Areas will be supported. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.</p>	<p>Added in.</p> <p>Added in.</p>	✓

58-59	Policy CAP7: Managing the Environmental Impact of Development	<p><u>Comments from Emily Jellie-Ashton, Principal Environment Delivery Officer:</u></p> <p>This policy all makes sense to me and in line with best practice detailed in such methodologies as BREEAM.</p> <p>It also supports the work we are doing on Green and Blue Infrastructure, however I'm not a landscape specialist or ecologist.</p>	Noted.	✓
59	Criteria d, Policy CAP7: Managing the Environmental Impact of Development	<p><u>Comments from Gareth Ryman, Principal Ecologist:</u></p> <p>Where possible trees should be left as dead standing because they are a great biodiversity resource for wildlife and if left as a monolith pose little risk.</p>	Added into the policy / supporting text.	✓
59	Criteria f, Policy CAP7: Managing the Environmental Impact of Development	<p>Unless trees/hedges are under Tree Protection Order or within a Conservation Area they are not protected and it is not development to remove them. It might be difficult in practice to seek to retain hedgerows under this policy – the Council's Development Management Team tend to refuse loss of hedgerow in terms of the impact on the character of an area and/or impact on biodiversity, which this policy does not seem to cover.</p>	Noted – additional wording added into the second sentence of the policy.	✓

59	Criteria g, Policy CAP7: Managing the Environmental Impact of Development	<u>Comments from Gareth Ryman, Principal Ecologist:</u> Laurel and leylandii would not be permitted by us.	Noted. This wording was added following the comments received during the informal consultation (pre-Reg 14) on the CNP.	✓
64	Policy CA9: Local Green Spaces	Paragraph 16 F) of the NPPF states: 'Plans should: ...f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)'. The final sentence of the policy should therefore be deleted.	Noted and removed.	✓
74	Policy CAP11: Encouraging Sustainable Movement	<p><u>Comments from Chris Sperring, Principal Transport Policy Officer:</u></p> <p>This policy is supported in principle.</p> <ul style="list-style-type: none"> Any proposed footway or cycleway improvements will need to be developed in partnership with West Berkshire Council (as local highway authority). It should be noted that cycle improvements will need to be designed in accordance with Department for Transport Local Transport Note 1/20 (LTN 1/20: Cycle Infrastructure Design, July 2020). Improvements around schools may require the school in question to refresh their School Travel Plan (see comments for Section 10). Policy CAP11 or the supporting text in Section 7 could include the provision of broadband to allow opportunities for home working/shopping that could help reduce the need for travel. 	<p>Noted.</p> <p>Suggest this may be better placed in Policy CAP16.</p>	✓

		The draft LTP4 Strategy document recently subject to public consultation seeks to introduce shared mobility initiatives in rural areas, which may be option for Cold Ash in due course.	Added into the supporting text.	
77	Policy CAP12: Sunken Lanes	<p><u>Comments from Chris Sperring, Principal Transport Policy Officer:</u></p> <p>The unique nature of the sunken lanes in the parish is recognised. It is likely that this would be a Highways Asset Management issue.</p>	Noted. Reference within the CNP seeks to acknowledge their contribution to local character.	✓
79	Paragraph 7.23	<p><u>Comments from Chris Sperring, Principal Transport Policy Officer:</u></p> <p>Any proposals for public Electric Vehicle Charging Points would be supported.</p>	Noted.	✓

86-88	Section 10: Non-Policy Actions	<p><u>Comments from Fiona Simmonds, Education Place Planning Team Leader:</u></p> <p>The section on non-policy improvements does touch on subsidised school transport from Thatcham. Whilst families from Thatcham do choose the school this is a matter of choice and is not necessary, as these are not catchment pupils. Any transport considered would have to take into account whether this transport was necessary, the sustainability of this transport and the potential impact on schools in Thatcham.</p> <p>There is sufficient capacity in Thatcham for these families to be allocated places without needing transport.</p>	Noted, although this might be something pursued by the parish council.	✓
87	<p>Section 10 Non-Policy Actions</p> <p>Ref 12: Safeguarding sunken lanes against inappropriate traffic volumes</p>	<p><u>Comments from Chris Sperring, Principal Transport Policy Officer:</u></p> <p>The current WBDC Local Transport Plan (LTP) Active Travel (AT) Strategy (2011) notes that Quiet Lanes have been previously used in the Bucklebury Area and that they could be used in other rural villages to help all AT modes in their use of the countryside. The AT strategy is due to be reviewed, along with other supporting LTP strategies, following completion of WBDC's new LTP4 Strategy document, and it is likely the role of Quiet Lane's will be given further consideration as part of the review of the AT strategy.</p>	Noted and for CPC to consider.	✓
87-88	<p>Section 10 Non-Policy Actions</p> <p>Ref 14: Need to reduce congestion and improve pedestrian safety at schools</p>	<p><u>Comments from Chris Sperring, Principal Transport Policy Officer:</u></p> <p>If school travel measures and physical improvement works (such as pedestrian crossing points) are to be taken forward, it is likely that the relevant school will be required to refresh its School Travel Plan to demonstrate commitment to improving safety and encouraging Active Travel and sustainable means of travel to/from school. The current travel plans for St. Marks (2005) and St. Finnian's (2009) are now somewhat out of date and ideally should be refreshed.</p>	Noted – have made reference to school travel plans in para 7.5.	✓

88	<p>Section 10 Non-Policy Actions</p> <p>Ref 15: HGVs using inappropriate routes through the villages (despite existing weight limits)</p>	<p><u>Comments from Chris Sperring, Principal Transport Policy Officer:</u></p> <p>The road network in Cold Ash parish (including Cold Ash Hill) does not form part of the West Berkshire Freight Route Network as defined in the Local Transport Plan Freight Strategy 2014. Any amendments to weight restrictions and advisory signing would need to be developed with WBDC's Traffic and Road Safety Team.</p>	Noted and added in reference to this team.	✓
94-96	Section 14 Glossary	<p>Suggest including a definition of what is meant by the 'development plan', ie.</p> <p>A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. This includes adopted Local Plans and neighbourhood plans, together with any regional strategies that remain in force. It is defined in section 38 of the Planning and Compulsory Purchase Act 2004.</p>	Added in.	✓
95	Section 14 Glossary: Previously developed land / brownfield land	<p>The definition used should be that as given in the NPPF, ie.</p> <p>Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be PDL Previously Developed Land developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the</p>	This has been amended.	✓

		landscape.		
95	Section 14 Glossary: Settlement Boundaries	<p>Suggest rewording to accord with the definition given in the Local Plan Review:</p> <p>These identify the areas in the district of primarily built form, rather than countryside <u>the main built up area of a settlement within which development is considered acceptable, subject to other policy considerations. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance (NPPF and NPPG).</u></p> <p>They do not include a presumption for the development of greenfield land such as playing fields and other open space. Identified built up area boundaries do not necessarily include all existing developed areas. <u>While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable.</u></p>	The definition has been amended.	✓
96	Section 14 Glossary: Use Classes Order	Definition needs to reflect that the Use Classes Order was amended in 2020.	Amended.	✓

110-118	Appendix C: Local Green Spaces	Some of the Local Green Spaces are in private ownership, have the owners been contacted? The Group will need to be able to show the Examiner that this has been done and should be evidenced.	All owners have been contacted.	✓
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