

Section 8: Community and Social

Important community facilities

Purpose

8.1. Cold Ash Parish has a wide range of community, recreational and cultural facilities, however the Parish is reliant on the nearby urban areas of Thatcham and Newbury for doctors, dentists and larger shops. This policy identifies the community facilities particularly valued by the community and seeks to protect them from loss or change of use, where possible. It supports proposals to enhance these facilities.

Justification

8.2. Table 8.1 shows the community facilities that have been identified as particularly important to the community and which should be safeguarded from loss. It also details improvements, where noted by the community, that would be supported by the policy. These are mapped on Figure 8.1.



The village shop and post office

Important Community Facility	Description	Supported improvements
Acland Hall	Provides a community hub with meeting rooms and pre-school.	<ul style="list-style-type: none">Enhancement /expansion of the village hall to act as a community hub.
Village Shop/Post Office	A small community shop providing post office services.	
Village Pubs (The Spotted Dog & The Castle)	Two well established pubs next to each other in the village.	
Hermitage Road Recreation Ground	The field includes a playground for younger children, playing	<ul style="list-style-type: none">Repurposing the rifle shed to offer additional facilities to

	fields, tennis courts and a cricket square. It also hosts numerous community activities such as football clubs and fitness activities, as well as informal parishioner enjoyment. The site also includes a storage building known as the “rifle shed”.	complement the Park: this could be a café, men’s shed, meeting room, space for youth activities. <ul style="list-style-type: none"> • Provision of facilities for older children and teenagers. • Provision of outdoor fitness equipment. • Provision of public toilets
St Mark’s Church	Provides religious services as well as a community hub with meeting rooms.	

8.3. Proposals for new development, which involve these important community facilities, identified in the table above, will be supported only if the proposal does not result in the loss of, or have an adverse effect on, the asset or facility concerned, unless satisfactory alternative facilities are provided or unless it can be clearly proven that such assets are no longer required; or unless the new development will provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a strong local need.



Acland Hall

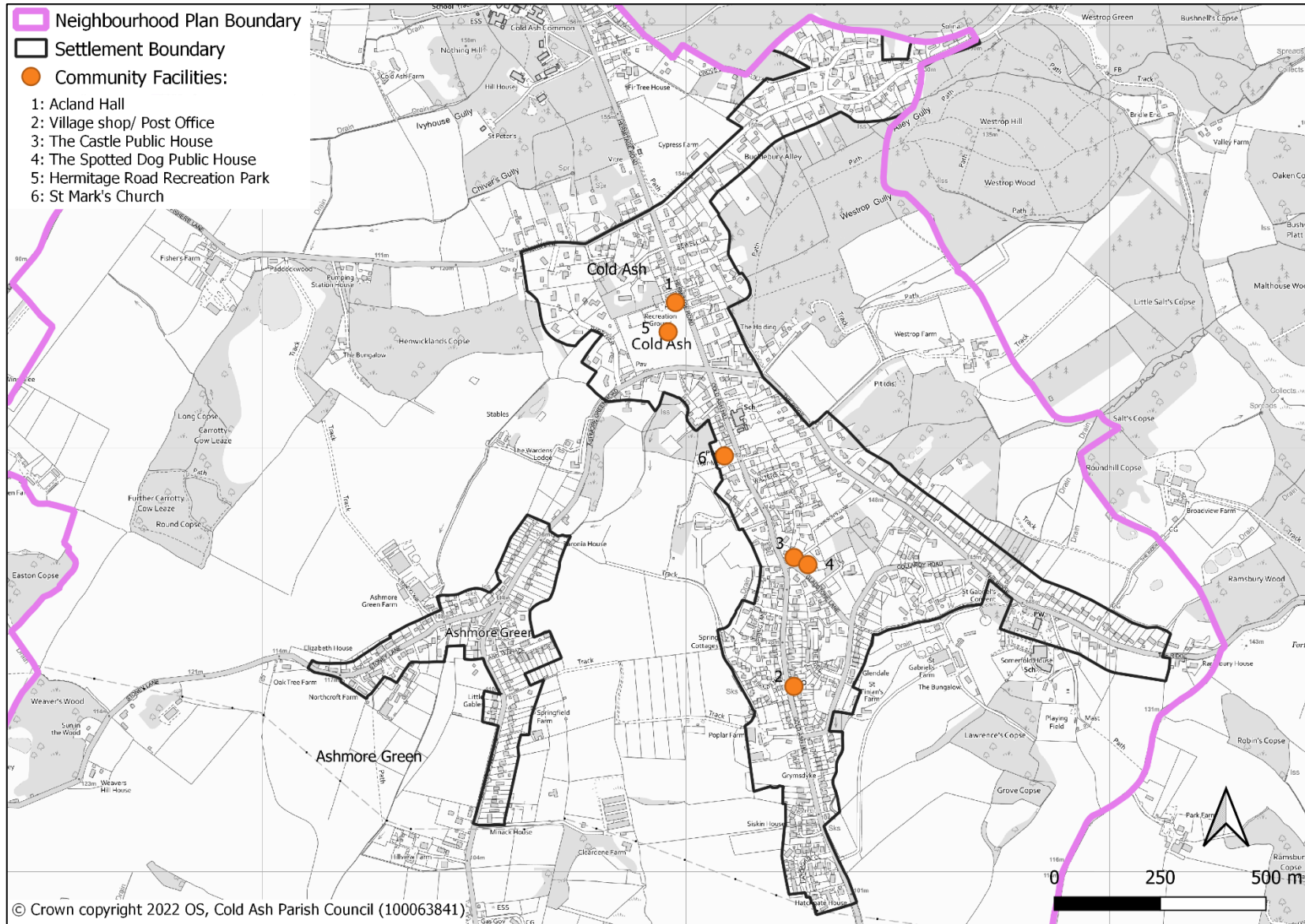


Figure 8.1: Map showing key community facilities

- 8.4. In parallel with this policy, Cold Ash Parish Council will explore options to formally list the facilities as Assets of Community Value.

POLICY CAP14: IMPORTANT COMMUNITY FACILITIES

- 1. Development proposals that would result in the loss of all or part of the following important community facilities, will not be supported unless alternative facilities of equivalent standard and convenience have been agreed incorporating adequate safeguards for delivery:**

- a. Acland Memorial Hall
- b. Cold Ash Village Shop and Post Office
- c. The village pubs: The Spotted Dog, and The Castle
- d. The facilities at Hermitage Road Recreation Ground
- e. St. Mark's Church

- 2. Development proposals to upgrade or expand these facilities, or to provide new ones, to enable either their continued operation or for an alternative community use, which deliver the following shall be strongly supported:**

- a. the provision of additional and improved youth facilities, including improvements to the facilities at the Hermitage Road Recreation Ground;
- b. the provision of additional play areas to serve the needs of children of all ages, in line with the WBC's quantity and quality Standards and designed in accordance with Sport England's design guidance notes. Where possible, these should incorporate areas for 'natural play'.
- c. the provision of outdoor gym equipment at the Hermitage Road Recreation Ground;
- d. the provision of accessible toilet facilities.

Such proposals will be required to address the following criteria:

- a. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and
- b. the proposal would not have significant unacceptable impacts upon the local road network; and
- c. the proposal would respect the historic importance and integrity of the buildings.

Conformity Ref: CAPNDP Objectives: 4; Saved Local Plan Policy: RL2, SHOP5; Adopted Core Strategy: ADP2; Local Plan Review: SP24, DM39; NPPF: 91, 92