

INDEPENDENT EXAMINATION OF THE COLD ASH PARISH NEIGHBOURHOOD PLAN

EXAMINER: Andrew Mead BSc (Hons) MRTPI MIQ

Ivor McArdle
Chair of the NDP Steering Group and Vice-chair of Cold Ash Parish Council

Laila Bassett
Principal Planning Officer
West Berkshire Council

Via email

Examination Ref: 02/AM/CANP

13 November 2023

Dear Mr McArdle and Ms Bassett

COLD ASH PARISH NEIGHBOURHOOD PLAN EXAMINATION

Having now reviewed all the documentation submitted with the Cold Ash Parish Neighbourhood Plan (CAPNDP) and conducted the site visit, I have four questions for Cold Ash Parish Council (CAPC) and West Berkshire Council (WBC) which seek clarification on some of the matters within the CAPNDP.

In order to progress the examination, I would be grateful for responses to my questions to be made by **Monday 27 November 2023**, if possible. All the points set out below flow from the requirement to satisfy the Basic Conditions.

Policy CAP1: Location of Development

1. Paragraph 2 of Policy CAP1 refers to the Green Gaps which are shown on Figure 6. These, as explained in paragraph 4.8 of the CAPNDP, are an extension to those illustrated in Figure 5 and which, in turn, are derived from the West Berkshire Appropriate Countryside Designation Study 2022. The Green Gaps are defined in the West Berkshire Local Plan Review (WBLPR) which is currently being examined. Policy DM2 of the WBLPR describes the policy to be applied.

Given the definition of the Green Gaps in the WBLPR, does WBC consider that their proposed extension in the Neighbourhood Plan is a strategic matter and more properly dealt with at Local Plan level?

Comments from CAPC would also be welcome.

Policy CAP8: Iconic Views

2. Policy CAP8 lists Iconic Views, with viewpoints shown on Figure 13. Further details are shown in Appendix B of the CAPNDP, including the places from where photographs of the views are taken. I have concerns about whether the photographs showing V2 and V6 have been taken from publicly accessible locations.

V2: When viewed from The Ridge, albeit glimpsed through the vegetation bordering the road, the field appears to be more dominant in the foreground. The photograph appears to

have been taken from well into the privately owned field, away from the road, and which makes the distant woodland seem much closer.

V6: On my site visit, I found it difficult to identify the point from which the photograph showing V6 was taken. Figure 18 of the CAPNDP accurately shows Fishers Lane as a Sunken Lane. The views from adjoining gardens facing westwards could fall within the definition of "iconic" in the CAPNDP, but my perception of the photograph from V6 is that it may have been taken from the upper floor of an adjoining house.

Comments from CAPC would be welcome.

Policy CAP15: Supporting commercial businesses existing and expansions

3. In the Regulation 16 representations, WBC state that to ensure that the Basic Conditions are met, modifications are required. Please could WBC suggest how the policy should be modified.

Policy CAP16: Supporting SMES, flexible start-ups, and homeworking

4. In the Regulation 16 representations, WBC state that to ensure that the Basic Conditions are met, modifications are required. Again, I would be grateful if WBC might indicate how the policy should be modified.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter is placed on both the Parish and West Berkshire Council websites.

Thank you in advance for your assistance.

Yours sincerely

Andy Mead

Examiner