

# COLD ASH PARISH COUNCIL

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## **Examination of West Berkshire Local Plan 2022-2039 Cold Ash Parish Council response to the Inspector's questions**

### **CA12 Henwick Park, Bowling Green Road, Thatcham (225 dwellings)**

The Council's modified housing trajectory indicates that development will start on this site in 2028/29 and be completed in 2032/33. The site deliverability form indicates the developer intends to start development in 2026/27 and to complete 225 dwellings by 31 March 2031.

**SQ7.13. Are the proposed development parameters for CA12 Henwick Park justified, and will they be effective in achieving sustainable development on the site? In particular, will part (g) be effective in avoiding or minimising adverse impacts on the setting of the AONB and the distinctive separate identify of Cold Ash?**

**Response:** We believe that the proposal will not be effective in achieving sustainable development nor avoid adverse impact on the distinctive separate identity of Cold Ash. The development has been brought forward several times in the past and been rejected on each occasion. The proposal conflicts with policy CA1 of the Cold Ash NDP which was passed at referendum in April 2024 and made in July 2024. We believe that the site represents a significant change from direction of travel of the LPR consulted on at Regulation 18. The proposed changes have not been consulted on and do not take account of the made NDP. The location of the sites will put additional pressure of the infrastructure of the surrounding area, which is already being challenged by the impact of the proposed Nort-East Thatcham development. We put forward options that could resolve the issues with the current plan and enable time and space to enable appropriate consultation on the proposed changes, in our supporting document.

**SQ7.14. Is there clear evidence to indicate that there is a realistic prospect that 150 dwellings will be built on proposed allocation CA12 Henwick Park by 31 March 2031, and is there a reasonable prospect that a total of 225 dwellings will be built on the site by 31 March 2041?**

No comment.

### **CA17 Regency Park Hotel, Bowling Green Road, Thatcham (45 dwellings)**

The Council's modified housing trajectory indicates that development will start on this site in 2028/29 and be completed in 2029/30. The site deliverability form indicates the developer intends to complete 150 dwellings on the site in 2026/27.

**SQ7.15. Are the proposed development parameters for CA17 Regency Park Hotel justified, and will they be effective in achieving sustainable development on the site? In particular, will part (r) be effective in avoiding or minimising adverse impacts on the setting of the AONB and the distinctive separate identify of Cold Ash?**

**Response:** We believe that the proposal will not be effective in achieving sustainable development nor avoid adverse impact on the distinctive separate identity of Cold Ash. The development has been brought forward several times and been rejected on each occasion. The proposal conflicts with policy CA1 of the Cold Ash NDP which was passed at referendum in April 2024 and made in July 2024. We believe that the site represents a significant change from direction of travel of the LPR consulted on at Regulation 18. The proposed changes have not been consulted on and do not take account of the made NDP. The location of the sites will put additional pressure of the infrastructure of the surrounding area, which is already being challenged by the impact of the proposed Nort-East Thatcham development. We put forward options that could resolve the issues with the current plan and enable time and space to enable appropriate consultation on the proposed changes, in our supporting document.

**SQ7.16. Is there clear evidence to indicate that there is a realistic prospect that 45 dwellings will be built on proposed allocation CA17 Regency Park Hotel by 31 March 2030?**

No comment