



# RUSCOMBE

## Parish Council



## Neighbourhood Planning Team

## Ruscombe Neighbourhood Plan

Following the consultation in March 2019, and with the help of our volunteers and consultants, we have now prepared a Pre-Submission Neighbourhood Plan. To remind you from our previous communications a neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area. These planning policies are used to decide whether to approve planning applications.
- Written by the local community, the people who know and love the area rather than the Local Planning Authority.
- A powerful tool to ensure the community gets the right types of development, in the right places.

Within the plan for Ruscombe Parish, we have now reflected your views in a set of policies, briefly summarised below, which will guide development in Ruscombe. Beyond this consultation, we intend to submit this draft plan to the independent examiner for inspection and then we will invite you to vote for the plan in a referendum.

**You can view the full Neighbourhood Plan online at:**

*[www.ruscombeparishcouncil.co.uk](http://www.ruscombeparishcouncil.co.uk)*

*or*

**Request a printed copy by contacting Ruscombe Parish Council at:**

*Email: [clerk@ruscombepc.org.uk](mailto:clerk@ruscombepc.org.uk)*

*Tel: 07492 493672 if I am unable to answer,*

*please leave an answer phone message with your address.*

**Send your comments via:**

**Email: [clerk@ruscombepc.org.uk](mailto:clerk@ruscombepc.org.uk)**

**Post: PO Box 8246, Reading, RG6 9SU**

**By: 19th April 2021**

# Summary of Policies

## **Policy RU1: Development Limit For Ruscombe**

Conserve the distinction between Ruscombe's built-up areas and the open countryside.

## **Policy RU2: Ruscombe Housing Design Codes**

Establishes principles for housing design within different areas of the Parish, having due regard to their character.

## **Policy RU3: Enhancing Ruscombe's Conservation Area**

Establishes the significance of the Conservation Area and its setting to which development proposals should have regard.

## **Policy RU4: Community Engagement in Planning**

Defines the local community's engagement in development proposals.

## **Policy RU5: Buildings of Traditional Local Character**

Gives additional protection to buildings and structures of importance in recognition of the contribution they make to the character of the Parish.

## **Policy RU6: Employment**

Supports the preservation of employment in Ruscombe's business centres.

## **Policy RU7: Community Facilities**

Supports the preservation of identified community facilities and encourages appropriate improvements.

## **Policy RU8: Local Green Spaces**

Designates local green spaces that are valued by the community. Development proposals affecting these spaces will only be supported in very exceptional circumstances.

## **Policy RU9: Green Infrastructure and Biodiversity**

Defines a network of green infrastructure assets including open spaces, woodlands, trees, ponds, assets of biodiversity value, footpaths, bridleways and cycleways.

## **Policy RU10: Managing Traffic**

Aims to mitigate traffic volumes and speeds on Ruscombe's roads.

## **Policy RU11: Car Parking**

Seeks to ensure that new developments provide adequate off-street parking.

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