

RUSCOMBE NEIGHBOURHOOD PLAN

OCTOBER 2021

CONSULTATION STATEMENT

Published by



in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended)

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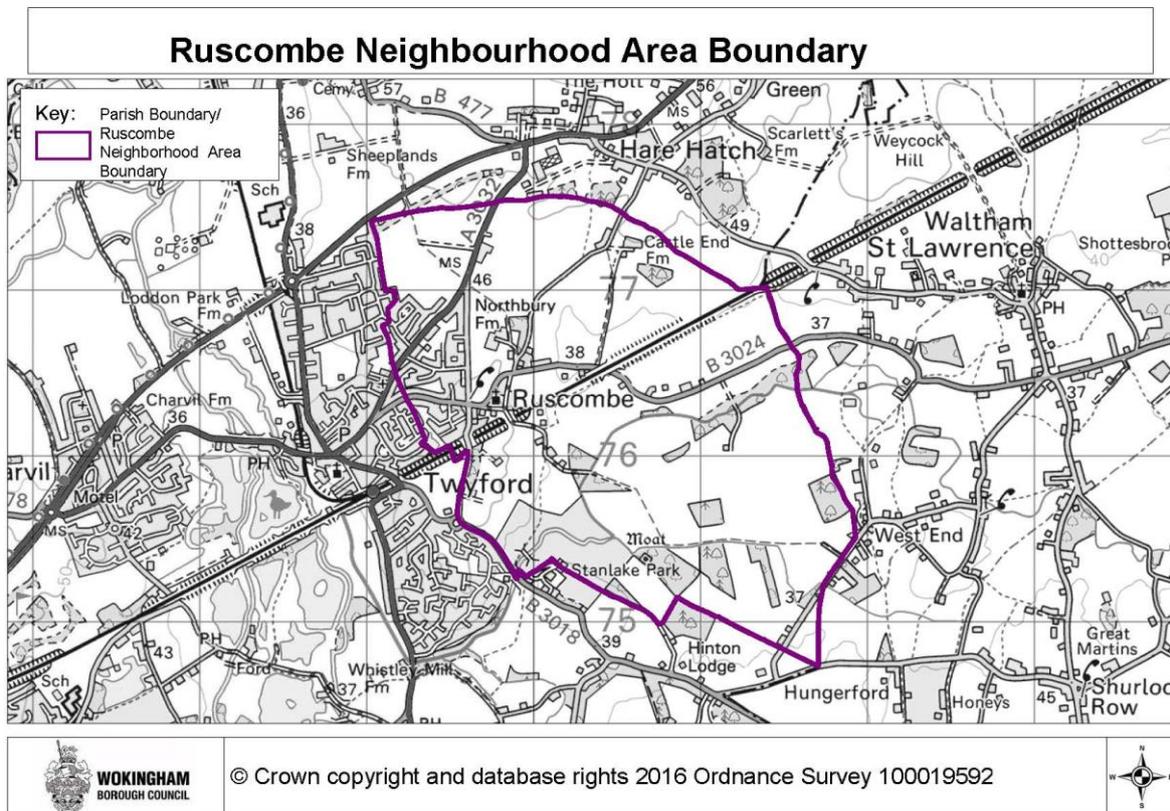
1. Introduction

1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Ruscombe Neighbourhood Plan 2019 – 2036 (RNP). The legal basis of this Statement is provided by Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and
- Describe how those issues and concerns have been considered and, where relevant addressed in the proposed Neighbourhood Plan.

Neighbourhood Plan Area Designation

1.2 Ruscombe Parish Council ('the Parish Council') has prepared a Neighbourhood Plan for the area designated by the local planning authority, Wokingham Borough Council (WBC), on 25th January 2018 (see Plan A below).



Plan A: Ruscombe Designated Neighbourhood Area

2. The Consultation Process

Dateline of events for Plan evolution

- 2.1 The dateline of events below demonstrates the evolution of the RNP.
- 2.2 Ongoing communications and feedback have been undertaken through regular updates via face to face and virtual meetings, presentations, flyers to every property in the Parish, and the Parish Council website. The Parish Council has received a monthly update from its Neighbourhood Planning Team.

2018

- January 2018 – Ruscombe neighbourhood area designated.
- July 2018 – Flyer delivered to all households in Ruscombe to invite all residents to a Neighbourhood Plan introduction meeting, included in appendix.
- 1st August 2018 – Public Neighbourhood Plan meeting, attended by approximately 60 people and 17 signed up to volunteer.
- August 2018 – RPC established volunteers' specific skills and interests.
- September 2018 – Volunteer meeting, 10 volunteers attended. The group discussed initial ideas of what the Neighbourhood Plan should include and allowed volunteers to ask questions.
- October 2018 – Volunteer's meeting. This was used to start drafting a questionnaire, looking at the types of questions other neighbourhood plans had used. Volunteers also discussed the objectives of the Neighbourhood Plan.
- December 2018 - Flyer delivered to all houses to inform them of the objects of the Ruscombe Neighbourhood Plan and inform them how the Neighbourhood Plan would be developed – flyer included in appendix.

2019

- February 2019 – Volunteer meeting to discuss the questionnaire. The group also discussed the division of work into topics, Environment, History, Facilities and Transport.
- March 2019 – Questionnaire sent out to all household with the option to complete online or return the paper versions to 4 locations around the main housing area of Ruscombe. The Questionnaire is included in the appendix.
- April 2019 – Volunteer with a career in data analysis, analysed all the questionnaire responses.
- April 2019 – Volunteer reported questionnaire results back to wider volunteer group.
- May 2019 – Volunteer meeting, agreed steering group and planning public meeting.
- May 2019 – Neighbourhood plan update given during Annual Parish Meeting
- June 2019 – Volunteer meeting, planning public meeting. Discussed three quotes for professional support from planning consultant.

- June 2019 – Results summary went out to all households to inform resident and invite residents to a public meeting.
- June 2019 – Public meeting attended by 19 residents to feedback the results of the questionnaire. Slideshow included in appendix. Residents had the opportunity to ask questions.
- August 2019 – O'Neill Homer engaged. Inception meeting with consultant and director.
- August 2019 – First draft plan received from O'Neill Homer and a list of actions.
- September 2019 – Volunteers meeting to go through the actions and divide the work amongst volunteers.
- October 2019 – Volunteer meeting to go through progress on actions. RPC requested screening opinion from WBC.
- November 2019 – Volunteer meeting to discuss quotes for biodiversity report quotes.
- December 2019 – RPC engaged Sundew Ecology to complete biodiversity reports.

2020

- January 2020 – First biodiversity report received from Sundew Ecology
- February 2020 – Landowners consulted. WBC begun screening opinion.
- March 2020 - Second biodiversity report received.
- May 2020 – RPC decide they would like to develop the design code policy further.
- May 2020 – Neighbourhood Plan update report posted to Ruscombe Parish Council website.
- August 2020 – RPC received screening opinion from WBC.
- September 2020 – RPC received feedback from WBC on the draft document. RPC meet with O'Neill Homer to talk about housing design policy.
- October 2020 – RPC engaged O'Neill Homer to undertake a full character appraisal for the area and write design code for future development.
- November 2020 – O'Neill Homer came to Ruscombe to do character appraisal and design code.
- December 2020 – Received design code from O'Neill Homer.

2021

- January 2021 – RPC signed off draft Neighbourhood Plan and begun work on publicity to accompany the Regulation 14 consultation.
- February 2021 – Flyer delivered to all households and businesses in Ruscombe and displayed on notice boards. Regulation 14 public consultation Monday 22nd February 2021.
- Regulation 14 – Full document available via RPC website. Flyer to all households informing them on the consultation and how to access the document or request a printed one to be delivered. RPC delivered 6 full printed documents.
- 19th April 2021 – Regulation 14 consultation ended.
- April 2021 – RPC collated feedback.
- May 2021 – Neighbourhood plan update given during Annual Parish Meeting.

- May 2021 – RPC consulted ONeill Homer on feedback.
- June 2021 – RPC made minor changes to the document following the review of feedback.
- July 2021 – RPC met with WBC to gather feedback from them.
- September 2021 – Two further land owners consulted and document amended to include further supporting evidence for Local Green Spaces, Buildings of Local Historical significance and Design Code.

Public and Stakeholder Consultation

2.3 The Neighbourhood Planning Team has been keen to ensure that the plan provides local residents with a voice as to how their community should grow and be sustainable, whilst continuing to be the busy and vibrant community that exists today.

2.4 Engaging with the community included:

- Holding local events
- Volunteer meetings
- Paper and online questionnaires and surveys
- Regular Neighbourhood Planning Team meetings
- Regular updates to the Parish Council

using the following communication channels:

- Social media
- Parish Council website
- Flyers/posters on noticeboards
- Flyers/posters and questionnaires posted through every door
- Email to Statutory Consultees and volunteers
- Parish Council meetings
- Workshops

2.5 In January 2018 the Parish Council took the first step in the preparation of a Neighbourhood Plan by designating a neighbourhood area. The Parish Council set up a Neighbourhood Planning Team made up of Parish Councillors and residents following an initial introduction meeting about the project with the community. This group coordinated the first round of questionnaires in early 2019 following a workshop in which the group prepared the following vision statement/objectives:

- To protect the Greenbelt areas within the Parish from unsuitable development.
- To protect the green and leafy appearance of our surroundings, the distinct character of our Parish and minimise the impact of development on the natural and built environment.

- c. To protect the biodiversity of our area, our local wildlife and its habitat and our trees.
- d. To maintain the separation between Ruscombe and neighbouring villages, avoiding the creep of urban sprawl.
- e. To enhance and protect all existing green spaces, including roadside verges, within the neighbourhood to ensure they remain for the benefit of the community
- f. To preserve and enhance the character of the St.James' Church Conservation Area.
- g. Ensure high quality design and construction in both residential and commercial development. Ensure adequate parking is provided for all new developments
- h. To ensure adequate infrastructure is provided to support new developments and to ensure such infrastructure is in place in advance of developing.
- i. To ensure a mix of housing types is delivered and especially include family homes that are affordable.
- j. To build more starter homes for younger people.

2.6 Over 90% of respondents rated vision statements a. – h. as important/very important with 55% rating i. to j. as important/very important. The survey report included in the appendix contains full details of the outcome of this engagement which was presented to the community at a public event and shared through an informational flyer. The majority of respondents wished to see housing demand being met in a way that is sympathetic to the area and accompanied by adequate infrastructure. In addition, the survey showed little evidence that residents have had to move away or remain in their current housing due to the lack of alternative housing in Ruscombe. The themes that emerged from this engagement are as follows:

- a. Maintain the identity of Ruscombe;
- b. Protect important green spaces and improve access to the countryside, protection and enhancing biodiversity and trees;
- c. Preserving and enhancing the distinct character of local areas, including the Conservation Area;
- d. Retaining sites which provide employment opportunity with specific support for small businesses and avoiding large scale industry and heavy transport and distribution, avoiding an increase in road traffic pollution;
- e. Re-use of brownfield as a priority for housing;

- f. Protecting important community facilities including new or expanded GP facilities;
 - g. The important of high-quality design when considering new development.
- 2.7 The engagement process aimed to involve as many local people as possible since the start of the project so that the RNP was shaped and informed by the views and knowledge of local people and other stakeholders. The Neighbourhood Planning Team sought to engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques. The results of activities were fed back to local people and available to read (in both hard copy and via the Parish Council website) as soon as possible after the consultation events.
- 2.8 The Neighbourhood Planning Team also engaged planning consultants to help understand how planning policy can help deliver the community's vision for Ruscombe and has engaged with WBC to seek advice and guidance through correspondence and face to face meetings.

Pre-Submission Consultation Process

- 2.9 The Pre-Submission Plan, with all the supporting documents were placed on the parish website on 22nd February 2021 as per the Neighbourhood Planning (General) Regulations 2012 Part 5 Regulation 14 (a) and emailed to the list of organisations as per Neighbourhood Planning (General) Regulations 2012 Part 5 Regulation 14 (b) – see appendices for the list of consultees. Copies of the Pre-Submission Plan were sent to WBC as per Neighbourhood Planning (General) Regulations 2012 Part 5 Regulation (c). The date for responses was set for 19th April 2021.
- 2.10 The consultation period was extended to last for 8 weeks due to Covid-19 restrictions. Printed copies of the plan were offered via the flyer and a telephone number was provided to answer any questions. The results of the consultation and actions taken are presented in Section 3 of this document.

3. Pre-Submission Feedback Summary

- 3.1 The Pre-Submission Plan generated comments from a number of organisations and the local community. The local community supported the main objectives of the plan and sought some minor amendments which have been made as detailed below.
- 3.2 Before the Pre-Submission Consultation WBC reviewed a draft version of the RNP and made many suggestions for edits. The Parish Council consulted ONeill Homer who made a number of recommendations which are detailed in the appendices. The Parish Council chose to adopt all recommendations in the note. WBC therefore declined to respond formally during the Regulation 14 period. Following advice from ONeill Homer, the Parish Council requested that WBC provide comments on the new approach adopted in its design policies which was not contained in the draft RNP it had previously seen as there is no further opportunity for amendments to be made to the RNP by the Parish Council once it has been submitted to WBC for examination.
- 3.3 RPC meet with WBC via a virtual meeting and WBC advised that they perceived the design policy as a design guide instead of a design code however ONeill Homer confirmed the design code meets with the definition of a Design Code set out by The National Design Guide.

Regulation 14 Feedback responses

Waltham St Lawrence (Neighbouring Parish) – Supportive comment, no change to the draft plan.

Dave Barks (resident) – Supportive comment, offer of help with biodiversity aspirations, no change to draft plan.

Simon Chapman (local resident) – Supportive comment, no change to draft plan.

Waverly Borough Council – No comment, no change to draft plan.

Highways England – No comment, no change to draft plan.

Environment Agency – Unable to comment due to staff shortages therefore they do not comment on Neighbourhood Plans that are within Boroughs that have up to date Local Plans, no change to draft plan.

HSE – Commented to say they are not a statutory consultee, no change to draft plan.

Transport for London – No comment, no change to draft plan.

Fiona Archer Lock (resident) – Comment to correct the design code typology policy mapping, corrected within draft plan.

Barry Setterfield (resident) – Comment to correct Green Space policy mapping, corrected in draft plan.

Rachel Craig (Resident) – Comment to say they do not agree with both proposed housing development sites, no change to draft plan because these sites are within the draft WBC Local Plan as development sites. In any case the sites can come forward without an allocation at any time and the community supported shaping future proposals. The RNP has therefore taken the opportunity to guide the design of any such proposals. Also commented to say any development on site 2 should all be bungalows; the Parish Council have amended some of the design code for site 2 to say any new properties adjoining the southern boundary of site 2 should be bungalows.

Mr & Mrs Trayling (Residents) – comment to say site 2 is named incorrectly, it runs behind 5 to 17 Northbury Avenue, not 9 to 19 Northbury Lane, this is corrected within the draft plan but the map cannot be changed because it was taken from WBC local plan. Also commented to say site 2 should all be bungalows. The Parish Council have consulted O'Neill Homer regarding this matter. The design code has been updated to require properties adjoining the Southern Boundary of site 2 to be bungalows. The western side of site 2 backs onto two storey properties at Russet Gardens. The Parish Council, following advice from O'Neill Homer, did not consider that requiring bungalows for the whole of site 2 would be an efficient use of land and may raise questions of viability.

Patricia Mentzel (Nearby resident and user of Bridleways in Ruscombe) – Commented to say the policy map has got bridleways and footpaths indexed incorrectly, this has been corrected and they commented that there is no mention of Horse riders within the plan. The Parish Council have included information on horse riding in the parish where possible. Also requested could more bridleways be added into Ruscombe, the Parish Council did not feel this was something they could do at present but have passed the comments over to WBC to be considered.

Nicola Greenwood (BHS access and Bridleways officer for Wokingham) – Commented to say that the policy maps has got bridleways and footpaths indexed incorrectly, the Parish Council have corrected this. Also commented to ask Horse riders to be comments on the following locations,

page 23 RNP objectives, the Parish Council did not change this because the objectives were set at the beginning of the development of the RNP and the Parish Council felt it would be incorrect to change an initial objective,

page 33 Policy RU9 Green Infrastructure opening paragraph, the Parish Council have added information about horse riding

Page 33 paragraph 5.29, the Parish Council have decided not to add information about horse riders because this paragraph is commenting on Core Strategy Policy CP6 and CP7 and they do not include the words horse riders so the Parish Council felt it inappropriate for this addition when discussing WBC's Core Strategy,

Page 35 RU10 paragraph 5.32 and 5.34, the Parish Council have added information about horse riders,

Request to acknowledge Wokingham Rights of Way improvement plan, the Parish Council have not added this to avoid duplicate policies.

Lichfields on behalf of Berkeley Strategic land limited – Commented to engage the Parish Council as the landowner is proposing large development on Greenbelt land, no change to draft plan because the RNP is not making any housing allocations.

David Turner (resident) – Commented to offer the Parish Council land to create a footpath on Stanlake Lane in exchange for permission to build a house in the garden of his house in Conservation Area, no change to the draft plan because the RNP is not making any housing allocations.

National Grid – No comment because there is no high voltage electricity assets and high pressure gas pipelines in Ruscombe, no change to draft plan.

Natural England – No comment, no change to draft plan.

Office for Nuclear Regulation – No comment, no change to draft plan,

Thames Water – They do not envisage any infrastructure concerns regarding water supply network in relation to the two potential development sites, no change to the draft plan.

Historic England – Commented to suggest edits to RU3 Enhancing Conservation area policy, the Parish Council consulted ONeill Homer to ask if their suggests do strengthen the policy, ONeill Homer agreed with the edits to the opening paragraph and the Parish Council amended the RNP. Historic England also suggested adding photos of the uninterrupted view of St James Church that the Parish Council want to protect, the Parish Council have added these in. Historic England also note that the most recent appraisal of the Ruscombe Conservation Area was 26 years ago and advise the Parish Council to ask WBC to update this, the Parish Council have asked WBC. Historic England support the list of buildings traditional local character but suggest adding more photos, these have been added where possible. Historic England support the list of Green Spaces but suggest adding the positive contribution to the character of the area they are in to strengthen the policy, this has been added.

Berkshire Gardens Trust – Commented to suggest recognising Stanlake Park in the RNP, the Parish Council consulted ONeill Homer who suggested adding it into Section 2 so that it is recognised but avoids duplication of policy. They support the policies RU3 Enhancing Ruscombe Conservation area, RU5 Buildings of traditional local character and RU8 Local Green Spaces policies.

Jeremey Hardman (resident) – Commented to suggest adding in the positives of having Grade 1 agricultural land, the Parish Council have expanded a paragraph in section 2 to include this.

4. Index to Appendices

1. Invite to 1st public meeting
2. 1st public meeting PowerPoint presentation
3. Flyer distributed to all households
4. Survey
5. Survey results flyer
6. Survey results public meeting presentation
7. Survey results report
8. OH note on WBC comments
9. Regulation 14 list of consultees
10. Regulation 14 notice and summary
11. OH Regulation 14 report

Ruscombe Parish Council

invites you to

Ruscombe Neighbourhood Plan Meeting

Wednesday 1st August 2018

7:30 pm

Loddon Hall

Your Village Needs You NOW

The Ruscombe Neighbourhood Plan will set out how our residents would like to see Ruscombe develop in the future. It is an important consultation document which must be taken into account when Planning Applications are considered. Most importantly, it must represent the views of the residents of Ruscombe.

So it's up to you!

We need your input, and we need volunteers to help produce the Neighbourhood Plan.

To find out more:

visit neighbourhoodplanning.org

or contact

our Clerk Ruth Reid 07492 493672

our Chairman Justin May 07796 445642

or our Chairman of Planning 01189 340166

Best of All, come to the meeting and discover:

- * How it works
- * What you can do
- * What happens next

Ruscombe Parish Council

Ruscombe Neighbourhood Planning

1st August 2018

Ruscombe Parish Council

Agenda

1st August 2018 – Loddon Hall, Twyford

Ruscombe Parish Council

Ruscombe Neighbourhood Planning

Introduction to Policy

Mike Evans – Ruscombe Parish Council Planning Chairman

What is a Neighbourhood Plan?

Ruscombe Neighbourhood Planning

Introduction to Policy

The policy aspect of our neighbourhood plan should cover at least the core four areas;

- Housing and Social Aspects
 - Environmental
 - Economic
 - Transport and Infrastructure
-

Examples and Focus Areas

Vision Statement

Examples Taken from Published Neighbourhood Plans;

"To meet new housing demand in a way that is sympathetic to the area, that ensures that the right type of housing is built in the right locations, and that a mix of housing types is delivered, to especially include family homes that are affordable by a wide section of the population"

"Protect and support the different roles that commercial and retail businesses play in supporting the community"

"To minimise the impact of development on the natural and built environment"

"To protect the biodiversity of our area, our local wildlife and its habitat and our trees"

"To protect the view and settings of heritage assets and conservation areas"

"The neighbourhood's green belt land is of great value to the community and should be protected from development."

Examples and Focus Areas

Housing and Social Aspects – Discussion Areas

Examples of policies taken from published neighbourhood plans;

- **Affordable Housing** – “Proposed developments in the neighbourhood area must include at least XX% of affordable houses”
- **Community Consultation** –
 - “NP/H1.1 Development Proposals which include 10 or more dwellings on sites larger than 0.4 hectares shall be required to submit a Development Brief, as set out in Appendix XXX, and to actively engage in consultation with the Parish Council and the community as part of the design process prior to any planning application being submitted.
- **Dwelling Design** – “Dwellings should be, in size and type, in keeping with the size and type of dwellings already prevalent in the surrounding area. New development should be similar in density, footprint, separation, scale and bulk of the buildings to the density footprint, separation, scale and bulk of buildings in the surrounding area generally and of neighbouring properties in particular, unless it can be demonstrated that the proposed development would not harm local character”
- *There isn't a great deal of development space in the Parish of Ruscombe. There is only really the Hyde's nursery site. If developed, do residents have preferences for the type of houses built in this area?*
- **Gardens** – “All dwellings capable of being inhabited by families should provide sufficient private garden amenity space to meet household recreational needs.”
- **Back Garden Developments** – “Proposals for new dwellings on private residential gardens should:
 - (a) Not result in an unacceptable reduction of the green space created by the garden itself or in combination with surrounding gardens AND
 - (b) Not result in an unacceptable impact on the landscape and environmental value of the site.”

Examples and Focus Areas

Economic, Transport and Infrastructure Aspects – Discussion Areas

Economic

- **Retaining Existing Employment-** Proposals for the redevelopment or change of use of an existing site where the current use provides jobs to a use where jobs will not be provided will only be permitted if the applicant demonstrates that all possible appropriate alternative job providing options have been considered and actively marketed on a realistic basis for a period of at least 12 months without any economically viable options resulting.

OR

- **Redeveloping Commercial Land** - Development on brown-field (previously developed) or in-fill sites within existing settled areas will generally be supported.
- **Encouraging Micro Business**
 - NP/E2.1 To the extent that planning consent is required to convert or split up existing employment space to create offices or light industrial units of 50-150 square metres suitable for micro or small businesses, such applications should be permitted, subject to considerations of parking and traffic.
 - NP/E2.2 Development proposals to provide new accommodation, including serviced offices, that is suitable for micro businesses shall be viewed favourably.

Transport and Infrastructure

- **Transport** - Development proposals must, wherever possible, provide adequate parking on-site and not rely on on-street parking.
 - **Community Infrastructure** - Infrastructure developments (eg lighting, utilities etc) should aim to enhance and replicate the residential character of the host area.
-

Examples and Focus Areas

Environmental Aspects – Discussion Areas

Heritage Assets

- “NP/DG4.1 Proposals affecting Listed buildings, Conservation Areas and their settings must conserve and, wherever possible, seek to enhance their significance, quality and character.
- NP/DG4.2 New developments should seek to avoid any adverse impacts on the landmark views and buildings”
- **Gaps Between Settlements** – “Any development proposals in the identified gaps between villages, as defined on Map XXX, should be located and designed to maintain the separation of the villages and to complement the relevant landscape characteristics of the gaps”
- **Biodiversity** – “Development proposals should seek to enhance biodiversity wherever possible”
- **Trees** – “Development proposals should seek to retain mature or important trees, groups of trees or woodland on site. Where removal of a tree(s) of recognised importance is proposed, a replacement of similar amenity value should be provided on site.”
- **Natural Character** – “Developments should contribute to the strongly green and leafy character of neighbourhood (where applicable). Developments should retain the open character of their semi-rural host areas (where applicable).”

Ruscombe Neighbourhood Plan Vision Statement

- 1) To protect the Greenbelt areas within the Parish from unsuitable development.
- 2) To protect the green and leafy appearance of our surroundings, the distinct character of our Parish and minimise the impact of development on the natural and built environment.
- 3) To protect the biodiversity of our area, our local wildlife and its habitat and our trees.
- 4) To maintain the separation between Ruscombe and neighbouring villages, avoiding the creep of urban sprawl.
- 5) To enhance and protect all existing green spaces, including roadside verges, to ensure they remain for the benefit of the community
- 6) To preserve and enhance the character of the St. James' Church Conservation Area.
- 7) To meet new housing demand in a way that is sympathetic to the area, that ensures that the right type of housing is built in the right locations, and that a mix of housing types is delivered, to especially include family homes that are affordable by a wide section of the population.
- 8) Ensure high quality design and construction in both residential and commercial development. Ensure adequate parking is provided for all new developments
- 9) To ensure adequate infrastructure is provided to support new developments and to ensure such infrastructure is in place in advance of developing.
- 10) To retain the sites in our area which currently provide jobs in their present use and provide sustainable employment opportunities for those who live within and outside it.



Preparing a Neighbourhood Plan for Ruscombe

What are the aims?

- Give local people a say in the future development of Ruscombe
- Let the Ruscombe community benefit from the higher amounts of CIL (Community Infrastructure Levy) available to towns and parishes with an adopted Neighbourhood Plan

What are the threats?

- Development driven by developers' profit (McCarthy & Stone!)
- The Wokingham Local Plan which talks about the possible development of between 500 and 3500 home in Ruscombe, nearly all on the Green Belt....

How can you get involved?

- Through volunteering
- By joining in workshops

What happens next?

- A workshop to help decide what our residents think are the main issues
- A survey, using a questionnaire, to find out what the community wants in more detail
- *But first of all, tell us what is important to you (see page 3).*

Question 1. – If we asked you what it is that you like about Ruscombe?

Answer - You may well say that:

- It has a large number of open green spaces where you can walk and be close to nature.
- The houses are a mixture of old and new and in the right locations.
- The roads are generally safe and not over-crowded
- There is a mix of both commercial and domestic communities giving local employment.
- The Ruscombe Conservation Area provides a unique view into the history of the area.

Question 2. – How can we ensure that these elements are not spoilt by future developments?

Answer – **By working with your Parish Council to prepare and submit for approval a Neighbourhood Plan.**

Question 3. – What is a Neighbourhood Plan?

Answer – In simple terms:

- A document that sets out planning policies for the neighbourhood area. These planning policies are used to decide whether to approve planning applications.
- They are 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.

Question 4. – What do we need to do next?

Answer – Your Parish Council is starting to develop the plan but they need your help:

- Identifying the key features that need to be included in our plan such as Housing, transport, the environment and a whole lot more. Workshops will be held where you can get involved and have your say.
- In the coming months, your Parish Council will ask you to fill out a questionnaire, to find out what the community wants in more detail. Please assist us by completing this survey.
- More details about these events will follow shortly
- By doing this you can make sure that we include all the most important things that make Ruscombe a great place to live and work.
- You can Support the project as a Volunteer.

Question 5. – What happens if we don't submit our Plan?

Answer –

- inappropriate developments will continue to be built without any input or control from the residents of Ruscombe!
- Until recently, Ruscombe was not under threat from large scale development hence a Neighbourhood Plan was not required. Today, given well publicised development threats to the area, creation of a Neighbourhood Plan has become our priority.

Your comments please

Please tell us what you see as the most important issues around development in Ruscombe, either by email to: clerk@ruscombepc.org.uk

Or by post to:

PO Box 8246, Reading, RG6 9SU

Or Facebook:

Ruscombe Neighbourhood Plan

Welcome to Ruscombe Neighbourhood Plan

The Parish Council wrote to every household in December 2018 outlining why it is critical for us to have an approved Neighbourhood Plan in place for Ruscombe. Without one, we will not be able to have a say in how any future developments impact our Parish.

Now this is your opportunity to tell us what you think should be included in the Neighbourhood Plan. What do we need to protect? How do we want to see Ruscombe grow and develop in the future? How can we keep it a special place to live and work?

The results of this survey will be used to determine the underpinning principles and direction of the plan and so it is very important that you, your family and your neighbours take this opportunity to make your views known. You live here, you know it best!

What to do next

Please complete the survey as fully and thoughtfully as you can and return it to us by **Monday 25th March 2019**. You can either complete and return this paper survey or if you prefer you can complete the survey online using this website address <https://www.surveymonkey.co.uk/r/KBGN8RB>

You can either complete one survey on behalf of everyone in your household or, if you would prefer you can do one each individually. If you require more paper copies please use the contact details below.

Where to return paper survey

Please return to one of these addresses

71 Pennfields, RG10 9BG

1A Walnut Tree Close, RG10 9PF

Ruscombe Cottage, Ruscombe Lane, RG10 9JT

19 Northbury Avenue, RG10 9LH

How to get help or further information

If you need help to complete the survey, or extra paper copies, please call the parish office on 07492493672 or email clerk@ruscombepc.org.uk

Thank you very much for completing this survey.



About Ruscombe Parish

1. What 3 things do you most like about Ruscombe? Tick three boxes only

- It has a large number of green spaces where you can walk and be close to nature
- The Ruscombe Conservation area provides a unique view into the history of the area
- The houses are a mixture of old and new and in the right locations
- Access to train station
- The roads are generally safe and not over crowded
- Access to major road routes
- There is a mix of both commercial and domestic communities giving local employment

Other (please specify)

2. How important are these environment statements to you?

Very important Important Neutral Unimportant Very unimportant

To protect the Greenbelt areas within the Parish from unsuitable development.

To protect the green and leafy appearance of our surroundings, the distinct character of our Parish and the impact of development on the natural and built environment.

Very important

Important

Neutral

Unimportant

Very unimportant

To protect the biodiversity of our area, our local wildlife and its habitat and our trees.

To maintain the separation between Ruscombe and neighbouring villages, avoiding the creep of urban sprawl

To enhance and protect all existing green spaces, including roadside verges, to ensure they remain for the benefit of the community

To preserve and enhance the character of the St. James' Church Conservation Area.

Other (please specify)



Housing

3. What 3 things do you least like about Ruscombe?

1

2

3

4. Within the past five years, has anyone in your household had to move away or remain with you due to lack of alternative housing in the Ruscombe Parish?

- Yes because of house prices
- Yes because no suitable housing is available
- No
- No they moved away because of other factors (work, study, relocation etc)
- Other (please specify)

5. Do you agree with the following statements regarding housing development in Ruscombe?

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I don't want to see any new housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The greenbelt is of paramount importance to local residents. Developments should not be encouraged in this area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree

Ruscombe needs a mix of housing types to meet the needs of the community

Ruscombe needs more affordable housing

It is important that new development, including extensions, complements the character of the surrounding area and architecture

Any new development must incorporate design policies which protect the character and heritage of Ruscombe

Housing growth must be supported by appropriate investment in local infrastructure, facilities and services

Any new houses must have a garden suitable to the size of the house

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Any new houses must have adequate off street parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public footpaths must be built for the safety of walkers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. How important are these housing statements to you?

	Very important	Important	Neutral	Unimportant	Very unimportant
To meet new housing demand in a way that is sympathetic to the area, that ensures that the right type of housing is built in the right locations	<input type="radio"/>				
To build more starter homes for young people	<input type="radio"/>				
To include more family homes that are affordable by a wide section of the population	<input type="radio"/>				
To ensure high quality design and construction in both residential and commercial development	<input type="radio"/>				
To ensure adequate parking is provided for all new developments	<input type="radio"/>				

Very important

Important

Neutral

Unimportant

Very unimportant

To ensure adequate infrastructure is provided to support new developments and to ensure such infrastructure is in place in before development begins

To retain the sites in our area which currently provide jobs in their present use and provide sustainable employment opportunities for those who live within and outside it

Renewable energy is important for new development in Ruscombe

Other (please specify)



7. Thinking about sustainable development in Ruscombe Parish over the next 15 years, where do you think priorities in house building should be? Please tick all you would support. (Note: Brownfield site means land that has been used before by a business and has been cleared for redevelopment)

- | | |
|--|---|
| <input type="checkbox"/> Use of Greenbelt / Greenfield sites | <input type="checkbox"/> Re-Use of farm buildings for housing |
| <input type="checkbox"/> In-filling existing sites in built up areas | <input type="checkbox"/> Nowhere |
| <input type="checkbox"/> Re-use of brownfield sites | |



Social and Amenities

8. Please tell us how strongly you agree/disagree that the following would be needed if Ruscombe continues to grow

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
New community allotments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanded church facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanded library provision	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New or expanded GP practice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Purpose built public meeting spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Play parks for children	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to countryside	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More street furniture (bins, benches etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

9. How important to you are the following features in the natural landscape?

	Very important	Important	Neutral	Unimportant	Very unimportant
Hedgerows	<input type="radio"/>				
Woodland	<input type="radio"/>				
Trees in the landscape	<input type="radio"/>				
Water courses	<input type="radio"/>				
Open spaces	<input type="radio"/>				
Public footpaths	<input type="radio"/>				

Other (please specify)



Economic

10. What types of new businesses would you like to see in Ruscombe?

11. Are there any types of new businesses that you would you find unacceptable and should not be encouraged?

12. Please read through the following list of statements and tell us how much you agree or disagree with each one.

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Employment opportunities within Ruscombe are important	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
We should promote Small scale and "Micro" business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ruscombe has sufficient space and facilities for local businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ruscombe's local retail needs are adequately met by neighbouring Parishes (e.g. Twyford)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A local pub is an important part of the community life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



Transport

13. How frequently do you use these modes of travel? (please tick the column that applies closest to your use)

	Almost everyday	At least once a week	Occasionally	Never
Bus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Train	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Car	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cycle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Thinking of where you live, how much of a problem are the following traffic issues? (please tick all that apply)

- Traffic speed
- Quantity of traffic
- Traffic noise
- Parked vehicles

15. Thinking of the parish as a whole, how much of a problem are the following issues? (please tick all that apply)

- Traffic speed
- Quantity of traffic
- Traffic noise
- Parked vehicles

16. Do you have any concerns with road safety? If so please specify

17. How much of a problem do you have finding parking for your car at home?

- Major problem
- Minor problem
- Not a problem at all
- Not applicable

18. Please read through the following list of statements and tell us how much you agree or disagree with each one

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I feel children are safe cycling on the roads to other villages	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I feel safe cycling on the roads to other villages	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Roads through Ruscombe feel safe with the current traffic levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ruscombe has a well-maintained network of footpaths/bridleways into the countryside	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing growth within Ruscombe should be supported by improvements to the roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Road improvements should be sympathetic to the rural setting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Any housing growth must not encourage peak traffic short cuts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking on the verges and pavement should be restricted to protect the safety of all	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

About yourself

19. What is your postcode?

20. What is your age range?

- 18-30
 31-45
 46-60
 61-75
 76+

21. Please enter the age range for each person in your household

Number of people in age range

0 - 10	<input type="text"/>
11 - 17	<input type="text"/>
18 - 30	<input type="text"/>
31 - 45	<input type="text"/>
46 - 60	<input type="text"/>
61 - 75	<input type="text"/>
75+	<input type="text"/>

22. If you have any other comments about the Neighbourhood Plan or if you wish to expand on any of your earlier comments then please do so below

The survey also included further questions about the parish, housing, local amenities, economics and transport. Here are a few highlights:

What three things do you like least about Ruscombe?

Overwhelmingly things that people liked least about Ruscombe involved traffic

- speeding
- heavy vehicles on narrow roads
- use of "rat runs" Pennfields, Northbury Avenue, Castle End Road
- dangerous crossroads (New Road/Ruscombe Lane)

Thinking about sustainable development in Ruscombe Parish over the next 15 years, where do you think priorities in housebuilding should be?

84% of respondents favoured re-use of brownfield sites, only 3% gave priority to greenbelt/greenfield development and 10% did not want development anywhere.

How much of a problem do you have finding parking for your car at home?

Only 11% of respondents stated that this was ever a problem – although several other questions raised on street parking as an issue -particularly in Ruscombe Lane and Pennfields.

It is important that you let us have your views along the way as The Neighbourhood Plan will play a key role in shaping any future development; large or small.



Result from the Questionnaire for Ruscombe's Neighbourhood Plan

We invite you to a public meeting on
Wednesday 26th June 2019 at 8pm in
Twyford Room, Loddon Hall to hear more
results from the Questionnaire and find out
what happens next to prepare the
Neighbourhood plan.

The questionnaire was delivered to all households in the parish and 156 (33%) of households returned a questionnaire either on paper or online, this was considerably higher than the typical return rate of 15% for surveys of this type – so thank you to everyone who responded.

The questionnaire was designed by the neighbourhood planning team to collect views of Ruscombe residents in order to ensure that the neighbourhood plan reflects the wishes and concerns of local people.

Here are the draft Ruscombe Neighbourhood Plan Vision statements and relevant headlines from the survey responses

- 1. To protect the Greenbelt areas within the parish from unsuitable development.**
- 2. To protect the green and leafy appearance of our surroundings, the distinct character of our parish and minimise the impact of development on the natural and built environment.**
- 3. To protect the biodiversity of our area, our local wildlife and its habitat and our trees.**
- 4. To maintain the separation between Ruscombe and neighbouring villages, avoiding the creep of urban sprawl.**
- 5. To enhance and protect all existing green spaces, including roadside verges, to ensure they remain for the benefit of the community.**
- 6. To preserve and enhance the character of the St James Church Conservation Area.**

All of these statements were rated as very important or important by over 90% of households – with the first and third statements being rated very important or important by 97% of households.

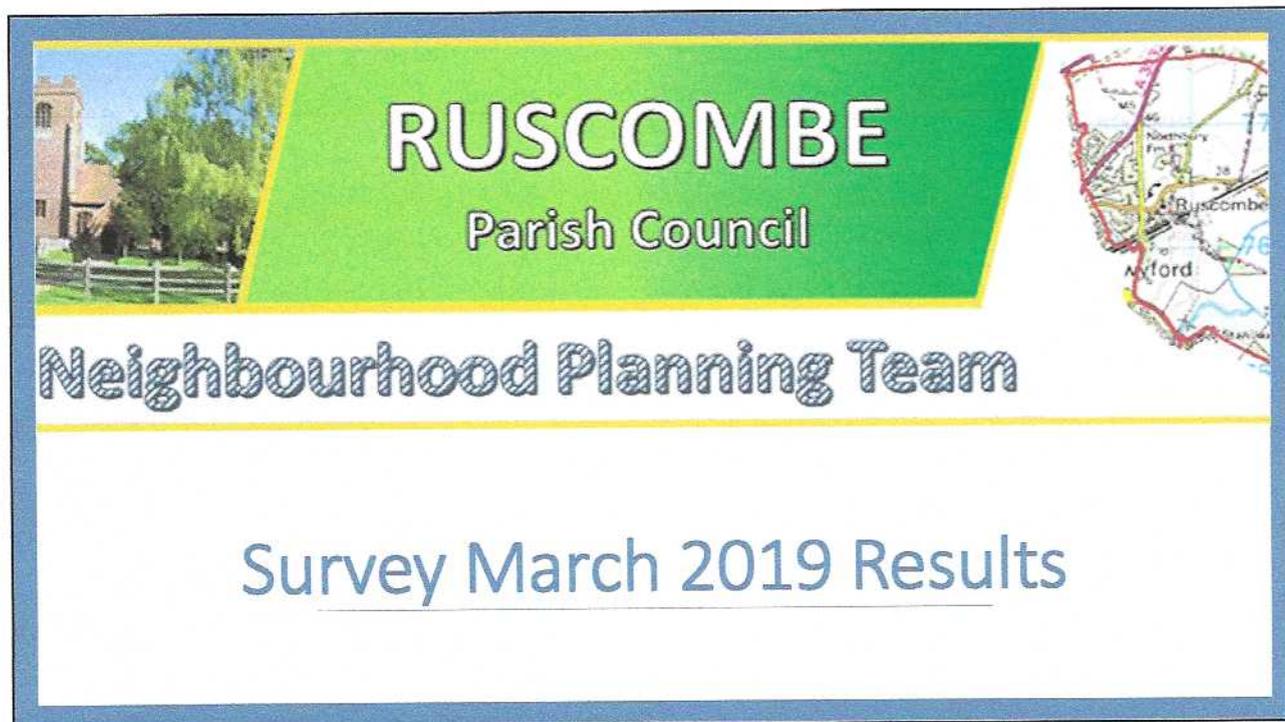
- 7. To meet new housing demand in a way that is sympathetic to the area, that ensures that the right type of housing is built in the right locations, and that a mix of housing types is delivered, to especially include family homes that are affordable by a wide selection of the population.**
- 8. Ensure high quality design and construction in both residential and commercial development. Ensure adequate parking is provided for all new developments.**
- 9. To ensure adequate infrastructure is provided to support new developments and to ensure such infrastructure is in place in advance of developing.**
- 10. To retain the sites in our area which currently provide jobs in their present use and provide sustainable employment opportunities for those who live within and outside it.**

Building houses sympathetic to the area, providing adequate parking and infrastructure were rated as very important or important by over 90% of responders. Provision of affordable homes and starter homes for young people were seen as less critical – with less than 60% of respondents stating them as very important or important.



- Introductions
- What is a Neighbourhood Plan?
- Results from the questionnaire
- Next steps
- Questions and additional feedback

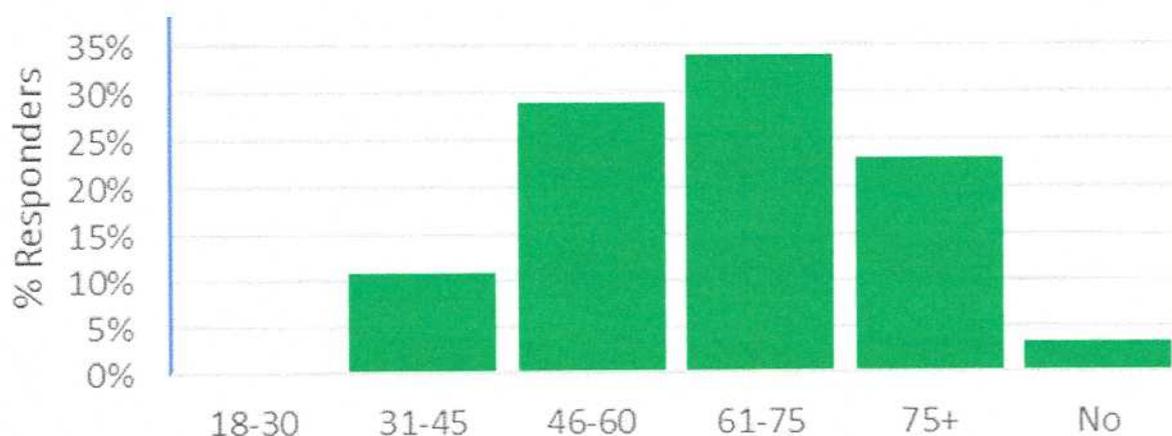
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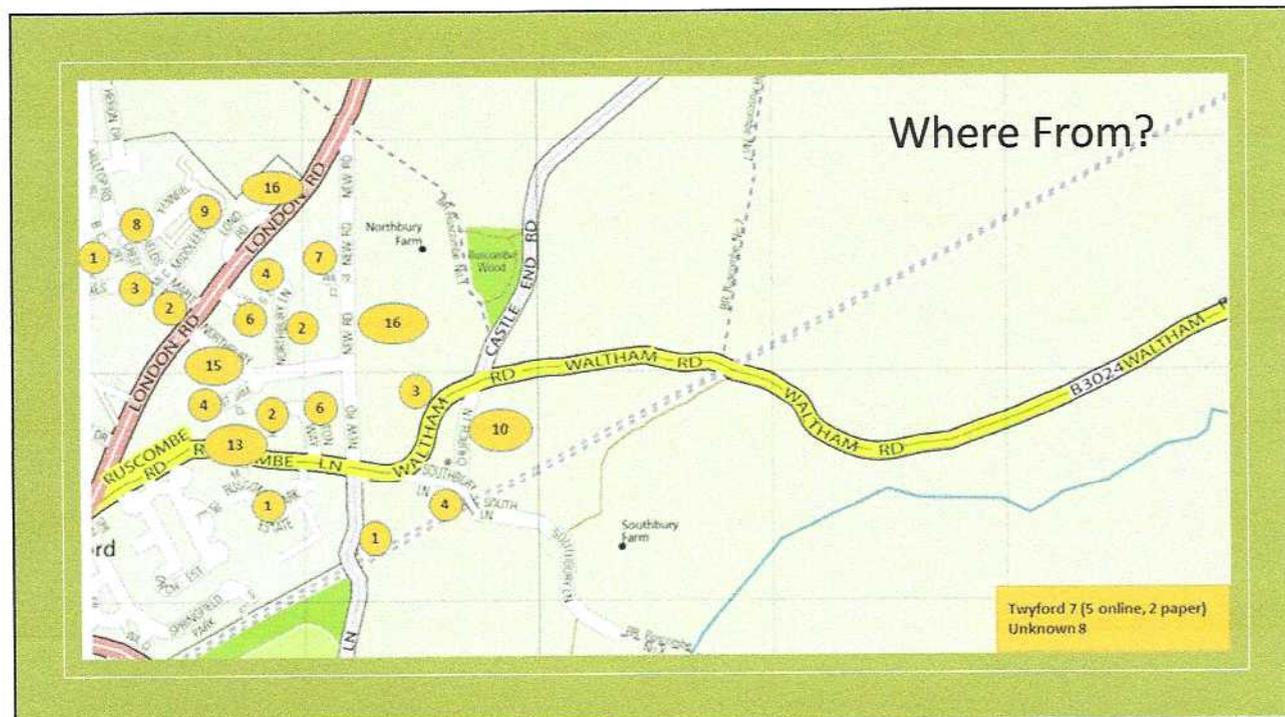
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Who Responded?

156 questionnaires returned (online and paper) – estimated as about 33% of Ruscombe Households



3



4

What Do you Like Best about Ruscombe?

Large number of green spaces
87%



Houses are a mix of old and new
47%

5

Supporting Vision Statement

- To protect the Greenbelt areas within the Parish from inappropriate development
- To protect the green and leafy appearance of the Parish and minimise the impact of development on the natural environment
- To protect the biodiversity of our area, including the Parakeet and its habitat and our trees
- To maintain separation between the Parish and neighbouring villages, avoiding the creep of development
- To enhance and maintain existing green spaces, including roadside verges, to ensure the benefit of the community
- To ensure the character of St James' Church Conservation Area is maintained
- To ensure quality design and construction in both residential and commercial developments. Ensure adequate parking is provided for all new developments
- To ensure adequate infrastructure is provided to support new developments and to ensure such infrastructure is in place in advance of developing

Over 90% of Ruscombe Households rate these statements as Important/Very important

6

Supporting Vision Statement

- To ensure a mix of housing types is developed, which should especially include family homes that are affordable for the majority of the population
- To build more start-up homes for young people

55% of Ruscombe Households rate these statements as Important/Very important

7

What do you like least about Ruscombe?

Traffic/
Speeding

Particularly New Road
London Road
Northbury Avenue and Pennfields "Rat Run"



8

What do you like least about Ruscombe?

Parking



Lack of Facilities

Fly Tipping



9

Housing Growth (% Agree)

93%

New Houses must have adequate off street parking

90%

New developments/extensions must compliment the character of the surrounding area

90%

New developments must incorporate design policies which protect character and heritage of Ruscombe

90%

Public footpaths must be built for the safety of walkers

84%

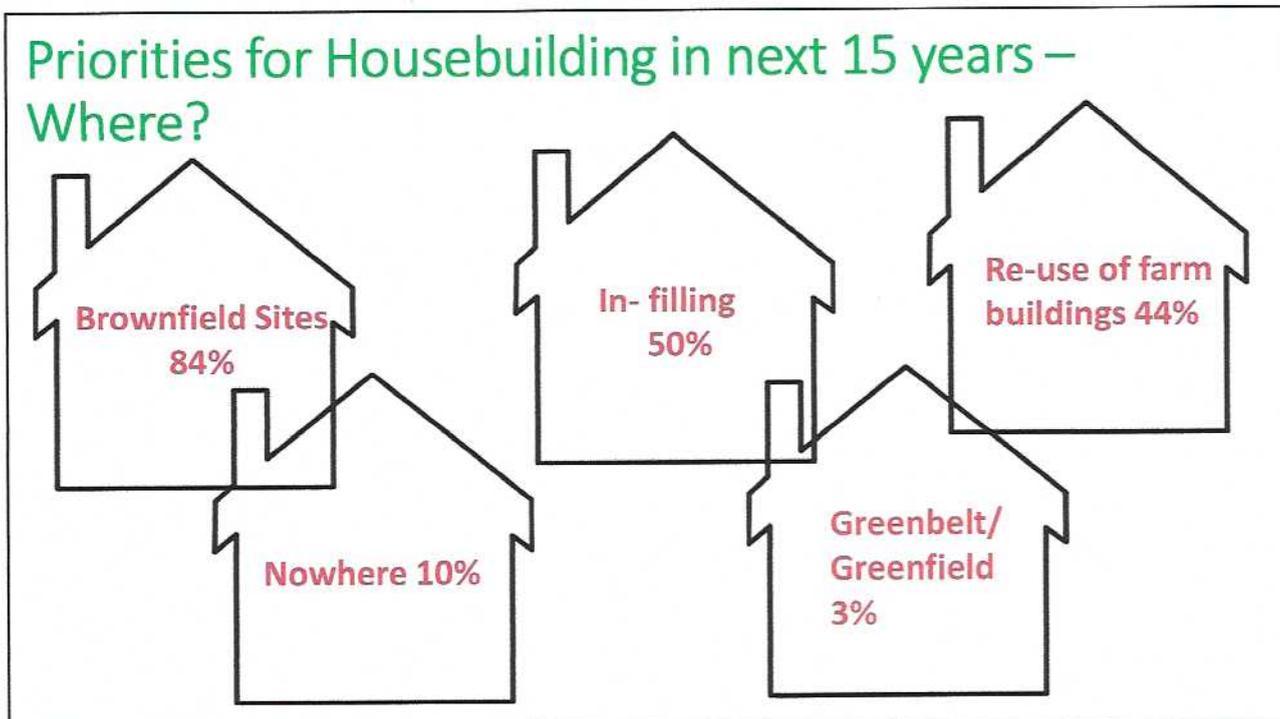
Any new houses must have a garden suitable for the size of the house

52%

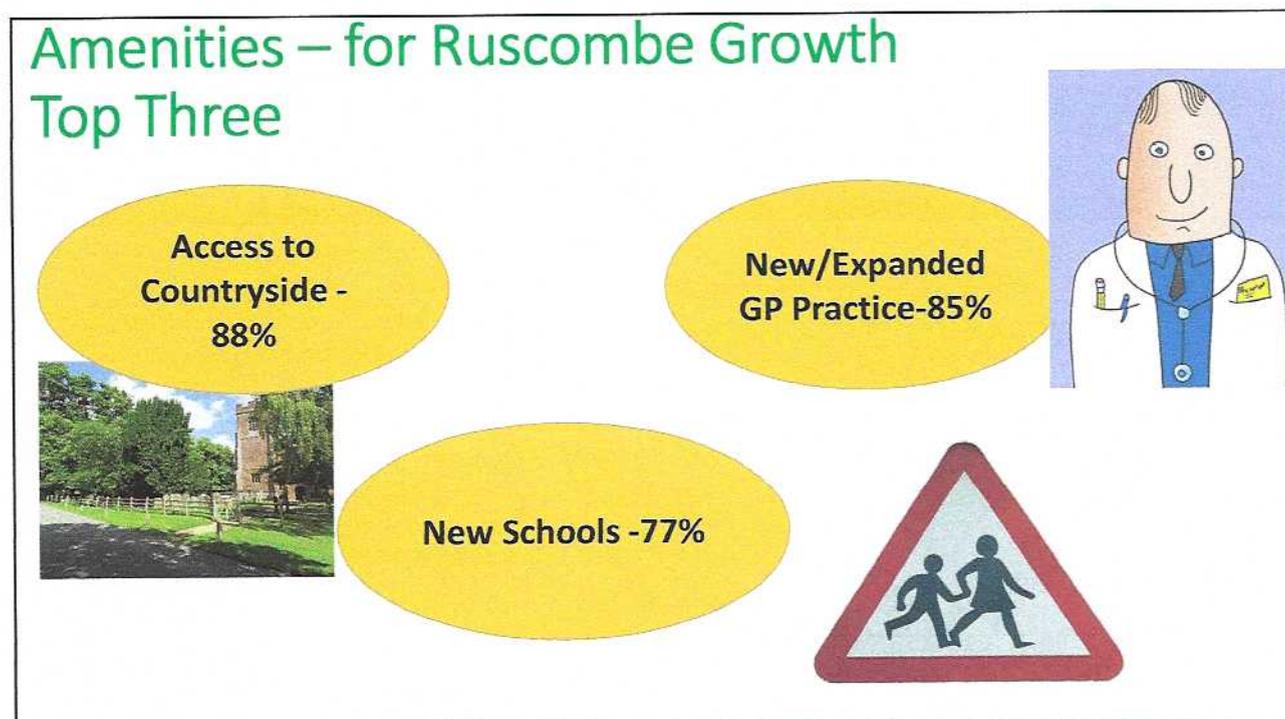
I don't want to see any new housing



10



11



12

Economic % Agree

A Local pub is an important part of community life

82%

We should promote small scale and micro business

79%

Ruscombe's local retail needs are adequately met by neighbouring parishes (e.g. Twyford)

69%



Employment opportunities within Ruscombe are important

57%



13

Economic – New Businesses – what types to encourage/discourage- lots of different answers

“Yes” to

- Small Businesses
- DIY shops
- Bank
- Pub/Restaurant

“No” to

- Large scale industry or distribution
- Large Offices
- Noise polluting factories
- Restaurants/Coffee shops
- Betting shops

14

Thank You for your interest and Support!!



15

A Neighbourhood Plan is a way of helping local communities to influence the planning of the area in which they live and work. It can be used to:

- **Develop a shared vision for your neighbourhood.**
- **Choose where new homes, shops, offices and other development should be built.**
- **Identify and protect important local green spaces.**
- **Influence what new buildings should look like.**

16

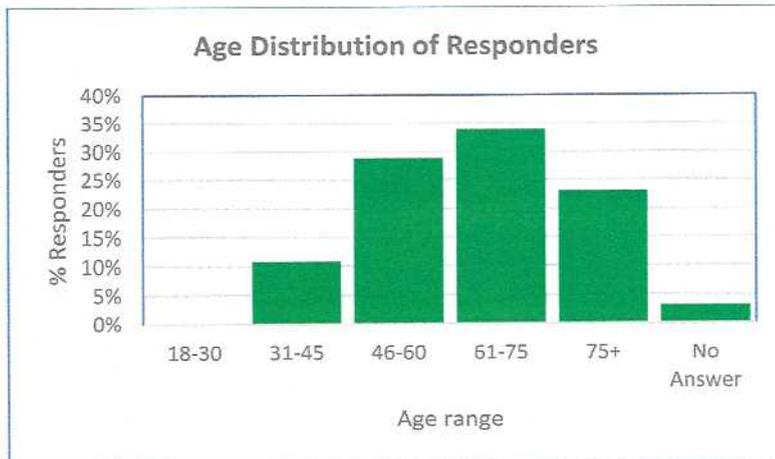
Ruscombe Neighbourhood Plan Survey Report

Survey Data

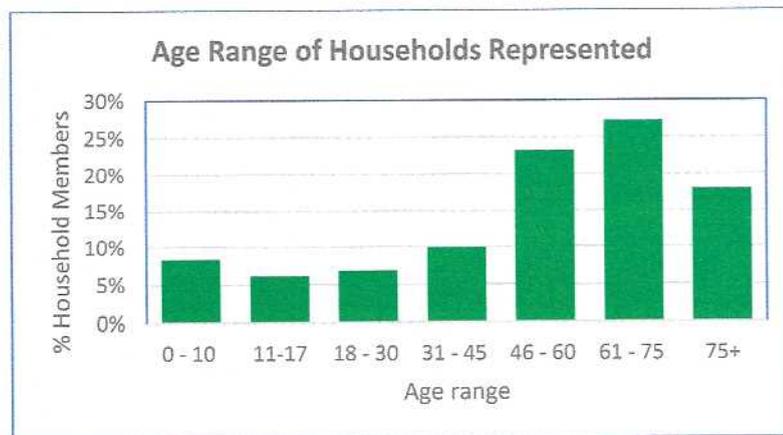
The survey was distributed to houses in Ruscombe parish and also made available online using Survey Monkey® during March 2019.

156 questionnaires were returned – 48 by online entry and 108 as paper copies. This is estimated as about 33% of households responding.

The age ranges of respondents are given below (Q20):



These responders represent households of the approximate age range below (Q21)



Note: These figures are approximate due to an error in the online survey set up which did not allow online responders (48) to enter the household fully.

A map showing the geographic distribution of responses follows:

Ruscombe Neighbourhood Plan Survey Report



Ruscombe Neighbourhood Plan Survey Report

Results:

About Ruscombe Parish

Q1: What 3 things do you most like about Ruscombe?

Table ranked by % Selected

Q1: What 3 things do you like most about Ruscombe?	Respondents	%
It has a large number of green spaces where you can walk and be close to nature	136	87%
The houses are a mixture of old and new and in the right locations	74	47%
Access to train station	71	46%
The roads are generally safe and not over crowded	64	41%
The Ruscombe Conservation area provides a unique view into the history of the area	54	35%
Access to major road routes	37	24%
There is a mix of both commercial and domestic communities giving local employment	22	14%

By far the most popular reason for liking Ruscombe is “It has a large number of green spaces where you can walk and be close to nature” chosen by 87% of responders.

Other Reasons stated

Q1:Other (please specify)
Ruscombe is a peaceful and tranquil haven
A large quantity of bungalows
Do not want overcrowding
Access to the shopping facilities in Twyford
many people been here for many years and appreciate the rural location and great belt area
Rural aspect
Access to bus routes
Generally a pleasant convenient place to live
It is a rural area yet within easy access to shops, station etc
It is still a country village
it is a stylish place to live
Rural hamlet within easy access to shops
Walking access to a major supermarket (2)
Excellent local schools and medical facilities. Good recreational spaces for organised football and cricket teams to represent the community.

Ruscombe Neighbourhood Plan Survey Report

Qn2: How important are these environmental statements to you?

Table ranked by % Important

Q2 How important are these environmental statements to you?	V Important	Important	Neutral	Unimportant	V Unimportant	No Answer	% Important
To protect the Greenbelt areas within the Parish from unsuitable development.	139	13	2	1	0	1	97%
To protect the biodiversity of our area, our local wildlife and its habitat and our trees.	120	31	3	0	0	2	97%
appearance of our surroundings, the distinct character of our Parish and the impact of development on the natural spaces, including roadside verges, to ensure they remain for the benefit of the community	131	18	1	1	0	5	96%
To preserve and enhance the character of the St. James' Church Conservation Area.	121	28	4	1	1	1	96%
To maintain the separation between Ruscombe and neighbouring villages, avoiding the creep of urban sprawl	113	30	8	2	1	2	92%
To maintain the separation between Ruscombe and neighbouring villages, avoiding the creep of urban sprawl	112	29	11	3	0	1	90%

% Important = %Very Important + % Important

All environmental statements are rated as important by almost all respondents

Other Specified

Other Specified
Preserving the identity of an area is very important
Lack of diversity
To protect our countryside and enjoyment of the semi-rural environment
To prevent residents operating anti-social businesses
to protect Ruscombe and surrounding areas from over development
keep the village a village a community to live and relax in de stress
Few amenities in Ruscombe, mostly in Twyford
To prevent WBC building new developments
to keep the land for growing crops, as this is grade A agricultural land
There must be no increase in road traffic pollution through any existing population areas. The era in which this has been acceptable is now at an end ethically/morally. To do so is a wilful act against the health and environmental living standards of existing residents.

Ruscombe Neighbourhood Plan Survey Report

Housing

Qn3: What 3 things do you least like about Ruscombe?

Comments classified into 15 groups

Comment Topic	Respondents
Traffic	101
Social/Amenities	48
Housing	44
Parking	32
Questionable-least liked?	14
Flytipping/Litter	13
Roads/Footpaths	11
Aircraft	7
Agriculture	6
Local Govt	6
Rail	3
Business	3
Church	3
Lighting	2
Noise	2

By far the most frequent topics focused on traffic

A table showing verbatim responses is given in the appendix.

Ruscombe Neighbourhood Plan Survey Report

Qn 4: Within the past five years, has anyone in your household had to move away or remain with you due to the lack of alternative housing in Ruscombe Parish?

Q4: Within the past five years, has anyone in your household had to move away or remain with you due to lack of alternative housing in the Ruscombe Parish?	Respondents	% Respondents
Yes because of house prices	10	6%
Yes because no suitable housing is available	5	3%
No	121	78%
No because they moved away because of other factors (work, study, relocation etc)	15	10%
Other	0	0%
No Response	5	3%

Little evidence that this is a problem – not surprising given that the majority of respondents are in the older age group and may have experienced these problems more than five years ago.

Ruscombe Neighbourhood Plan Survey Report

Qn 5: Do you agree with the following statements regarding housing development in Ruscombe?

Table ranked by % Agree

Q5. Do you agree with the following statements regarding housing development in Ruscombe?	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree	No Answer	% Agree	% Disagree
Housing growth must be supported by appropriate investment in local infrastructure, facilities and services	123	25	2	1	1	4	95%	1%
Any new houses must have adequate off street parking	108	37	4	1	1	5	93%	1%
It is important that new development, including extensions, complements the character of the surrounding area and architecture	96	46	7	1	1	5	91%	1%
Any new development must incorporate design policies which protect the character and heritage of Ruscombe	103	38	10	1	0	4	90%	1%
Public footpaths must be built for the safety of walkers	104	37	8	2	0	5	90%	1%
The greenbelt is of paramount importance to local residents. Developments should not be encouraged in this area	117	18	10	6	0	5	87%	4%
Any new houses must have a garden suitable to the size of the house	84	47	16	3	2	4	84%	3%
Ruscombe needs a mix of housing types to meet the needs of the community	37	55	32	17	7	8	59%	15%
I don't want to see any new housing	57	24	34	27	4	10	52%	20%
Ruscombe needs more affordable housing	32	33	36	32	18	5	42%	32%

% agree = % agree strongly +% agree % disagree=% disagree+%disagree strongly

Strongest agreement (>90%) with statements about new housing infrastructure and design that complements the area, also adequate parking. Just over half the respondents do not want any new housing developments.

Ruscombe Neighbourhood Plan Survey Report

Q6: How important are these housing statements for you?

Table ranked by % Important

Q6: How important are these housing statements to you?	V Important	Important	Neutral	Unimportant	V Unimportant	No Answer	% Important	% Unimportant
To meet new housing demand in a way that is sympathetic to the area, that ensures that the right type of housing is built in the right locations	115	29	5	1	1	5	92%	1%
To ensure adequate parking is provided for all new developments	113	30	4	1	2	6	92%	2%
To ensure adequate infrastructure is provided to support new developments and to ensure such infrastructure is in place in before development begins	120	23	6	1	1	5	92%	1%
To ensure high quality design and construction in both residential and commercial development	80	54	12	2	1	7	86%	2%
To retain the sites in our area which currently provide jobs in their present use and provide sustainable employment opportunities for those who live within and outside it	84	44	22	1	1	4	82%	1%
Renewable energy is important for new development in Ruscombe	61	60	26	0	1	8	78%	1%
To include more family homes that are affordable by a wide section of the population	34	58	38	12	6	8	59%	12%
To build more starter homes for young people	41	47	44	12	6	6	56%	12%

% Important = %Very Important + % Important

The most important aspects are again, sympathetic building design, adequate parking and also adequate infrastructure. Starter homes for young people are less important.

Other Specified

Q6: Other Specified
Not only in Ruscombe but nationally- Wind power, solar power, wave motion, biodigesters etc
Bungalows must be incorporated
Do not want farmland built upon or destruction of larger back gardens
Elderly populatioin need accessible amenities and accessible pavemnants and paths
Keep the village a village
Play parks in Ruscombe, most dissappointing part moving to Ruscombe 20 years ago was not haviung a very close play park
No development should take place in Ruscombe it is a green belt area and new development not required

Ruscombe Neighbourhood Plan Survey Report

Qn7: Thinking about sustainable development in Ruscombe Parish over the next 15 years, where do you think priorities in housebuilding should be?

Q7:Thinking about sustainable development in Ruscombe Parish over the next 15 years, where do you think priorities in house building should be?	Responses	%
Use of Greenbelt / Greenfield sites	5	3%
In-filling existing sites in built up areas	78	50%
Re-use of brownfield sites	131	84%
Re-Use of farm buildings for housing	68	44%
Nowhere (Only Response)	15	10%
No Response	4	3%

Only 10% of responses where nimbies, not in favour of building anywhere. A small percentage 3% were happy to see Greenbelt/Greenfields used as priority. The majority favoured use of brownfield sites.

Ruscombe Neighbourhood Plan Survey Report

Social and Amenities

Q8: Please tell us how strongly you agree/disagree that the following would be needed if Ruscombe continues to grow.

Table ranked by % Agree

Q8:Please tell us how strongly you agree/disagree that the following would be needed if Ruscombe continues to grow	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree	No Answer	% Agree	% Disagree
Access to countryside	98	40	12	0	0	6	88%	0%
New or expanded GP practice	101	31	16	4	1	3	85%	3%
New schools	72	48	24	7	2	3	77%	6%
Expanded library provision	52	62	28	6	3	5	73%	6%
Play parks for children	51	58	29	10	6	2	70%	10%
Recreation parks	55	42	35	16	3	5	62%	12%
More street furniture (bins, benches etc)	51	45	44	5	5	6	62%	6%
More shops	43	36	43	20	8	6	51%	18%
Purpose built public meeting spaces	34	33	58	19	9	3	43%	18%
New community allotments	24	38	71	11	5	7	40%	10%
Expanded church facilities	15	35	64	21	15	6	32%	23%

% agree = % agree strongly +% agree % disagree=% disagree+%disagree strongly

Responders see expanded or new GP facilities and access to countryside as most important. They are ambivalent about allotments and expanded church facilities.

Other Specified

Q8: Other Specified
The present inadequate GP facilities will require huge expansion if development were to go ahead
We live in a village, it should stay a village
Less Estate agents and takeaways
If this proposal continues Ruscombe will not continue to be a small friendly parish with open spaces
Sheltered bus stops
Well lit pavements for mobility vehicles/buggies
traffic calming and 30mph limits pedestrian crossings,roundabout at A4 turning
More parking
More integrated older people provision,similar to age uk centre Twyford, Residence association having a specific event/talk etc need community centre in Ruscombe
Improved local transport
All of above are in Twyford
Communication Infrastructure (Mobile phone Network, Internet infrastructure, etc...)
Car parking facilities, Open air/public exercise equipment
Improved local public transport links
Dusk to dawn LED street lighting
Any new development must be supported by a full range of facilities and services can be accessed on foot. Any development which requires increased road traffic to access essential services is now ethically/morally wrong and should be considered so in law.

Ruscombe Neighbourhood Plan Survey Report

Q9: How important to you are the following features in a natural landscape?

Q2 How important are the following features in the natural landscape?	V Important	Important	Neutral	Unimportant	V Unimportant	No Answer	% Important
Hedgerows	119	30	4	0	0	3	96%
Woodland	123	23	6	0	0	4	94%
Trees in the landscape	129	20	4	0	0	3	96%
Water courses	90	29	29	1	0	7	76%
Open spaces	107	39	5	0	0	4	94%
Public footpaths	109	36	7	0	0	4	93%

% Important = %Very Important + % Important

Ruscombe households think that the natural landscape is important – perhaps water courses were not rated so highly because we do not have any in the parish.

Other Stated

Q9: Other comments
Birds & Wildlife
hedge rows and footpaths should not be removed ,especially as the hedge sparrows and other nesting birds in the area are in decline as the hedge's are removed ,the same goes for the wild flowers that presently grow along side many fields
Less traffic/building construction. Vehicles on the roads - clogging up the London Road
Meadows, daffodils such as long A4
Natural Ponds
Streams and ponds for wildlife habitat
Trees need to be well managed and leaf clearance done
wild flowers in general, including in meadows and verges
Without the above why bother living here at all?

Ruscombe Neighbourhood Plan Survey Report

Economic

Q10: What types of new businesses would you like to see in Ruscombe?

Q10: What types of new businesses would you like to see in Ruscombe?	Respondents
Small Business	42
None	17
DIY Shop	10
Bank	10
Pub/Restaurant	10
Butcher/Baker/Greengrocer	9
General Store	8
Retail/shoe shops/clothes shops	7
Professional/Technical	7
Light production	6
Farm Shop/Garden Centre	6
PO	5
Health/GP Support	5
Craft workshops	4
Antiques/art galleries	3
Agriculture/Horticulture	2
Environmental/Energy	1
Country Park	1
Schools	1
Services Plumbing etc	1
Library	1
Tackle shop	1
No Answer	47

Open ended responses were coded into 22 groups and then ranked in order of mention.

Small businesses were mentioned most often, followed by none (no new businesses).

DIY stores and banks together with pubs/restaurants were also relatively high on the list. It is likely that respondents were considering facilities in Twyford when answering this question.

A full list of verbatim responses is included in the appendix

Ruscombe Neighbourhood Plan Survey Report

Q11: Are there any types of new businesses that you would find unacceptable and should not be encouraged?

Q11: Are there any types of new businesses that you would find unacceptable and should not be encouraged?	Respondents
Large scale Industry/heavy transport/Distribution	41
Noisy Polluting factories	19
Large Offices	14
Restaurants/Coffeese shops	12
Betting shops	8
Anything	7
Supermarkets/shops/bathroom stores	7
Quarrying/Landfill	6
Adult entertainment/nightclubs	6
Estate Agents	5
Pubs/Off Licences	4
Motor trade/Motor Repairs	4
Scrap Metal/Recycling Plants	4
Piggery/Abattoirs	2
Tatoo Parlours	2
Industrial Trading Estates	2
Chain Store	2
Beauty Parlour/Nail bar	2
Hairdresser/Barber	2
Charity shops	1
Power Stations	1
Airport	1
No Answer	48

Open ended responses were coded into 22 groups and then ranked in order of mention.

Large scale industry/heavy transport and distribution were mentioned most often. Again many respondents were considering facilities in Twyford when answering this question. Hopefully an airport will not be built in Ruscombe!

A full list of verbatim responses is included in the appendix

Ruscombe Neighbourhood Plan Survey Report

Q12: Please read through the following statements about employment and tell us how much you agree or disagree with each one

Table ranked by % Agree

Q12: Economic Statements: How much do you agree or disagree	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree	No Answer	% Agree	% Disagree
A local pub is an important part of the community life	70	58	15	6	1	6	82%	4%
We should promote Small scale and "Micro" business	55	68	19	4	4	6	79%	5%
Ruscombe's local retail needs are adequately met by neighbouring Parishes (e.g. Twyford)	54	53	21	20	1	7	69%	13%
Employment opportunities within Ruscombe are important	29	60	37	17	7	6	57%	15%
Ruscombe has sufficient space and facilities for local businesses	35	41	47	19	8	6	49%	17%

% agree = % agree strongly +% agree % disagree=% disagree+%disagree strongly

Only 57% of respondents thought that employment opportunities in Ruscombe were important but 82% considered a local pub important

Ruscombe Neighbourhood Plan Survey Report

Transport

Q13: How frequently do you use these modes of travel?

Q13: How frequently do you use these modes of transport	Almost Everyday	At least once a week	Occasionally	Never	No Answer
Bus	1%	12%	27%	51%	10%
Train	8%	19%	51%	14%	8%
Car	77%	12%	4%	3%	4%
Walk	62%	22%	9%	2%	5%
Cycle	4%	10%	26%	53%	7%

Q14: Thinking of where you live, how much of a problem are the following traffic issues?

Q14: Thinking of where you live, how much of a problem are the following traffic issues?	Respondents	%
Traffic speed	115	74%
Quantity of traffic	79	51%
Traffic noise	47	30%
Parked vehicles	85	54%

Q15: Thinking of the parish as a whole, how much of a problem are the following issues?

Q15: Thinking of the parish as a whole, how much of a problem are the following issues?	Respondents	%
Traffic speed	111	71%
Quantity of traffic	89	57%
Traffic noise	46	29%
Parked vehicles	106	68%

Q16: Do you have any concerns with road safety? If so please specify

Main issues with speed, road junctions and parking. List of verbatim responses in appendix

Ruscombe Neighbourhood Plan Survey Report

Q17: How much of a problem do you have finding parking for your car at home?

Q17: How much of a problem do you have finding parking for your car at home?	Responders	%
Major Problem	2	1%
Minor Problem	16	10%
Not a problem at all	102	65%
Not Applicable	31	20%
No Answer	5	3%

Although parking is seen as a big problem in Ruscombe, residents have little problem parking their own cars.

Q18: Roads and road safety in Ruscombe – tell us how much you agree or disagree with each statement

Table ranked by % Agree

Q18: Please tell us how strongly you agree/disagree that the following statements about roads in the area	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree	No Answer	% Agree	% Disagree
Road improvements should be sympathetic to the rural setting	109	36	4	0	1	6	93%	1%
Any housing growth must not encourage peak traffic short cuts	123	17	7	1	1	7	90%	1%
Parking on the verges and pavement should be restricted to protect the safety of all	117	21	9	2	1	6	88%	2%
Housing growth within Ruscombe should be supported by improvements to the roads	80	52	12	3	3	6	85%	4%
Ruscombe has a well-maintained network of footpaths/bridleways into the countryside	24	77	34	11	3	7	65%	9%
Roads through Ruscombe feel safe with the current traffic levels	5	40	36	50	19	6	29%	44%
I feel safe cycling on the roads to other villages	2	15	50	42	27	20	11%	44%
I feel children are safe cycling on the roads to other villages	1	14	36	60	39	6	10%	63%

Ruscombe Neighbourhood Plan Survey Report

Q22: If you have any other comments about the Neighbourhood plan or if you wish to expand on any of your earlier comments then please do so below

We need lights down St James Close - very dark
Any new developments should be sympathetic to the rural, semi-rural surroundings. Developers should bear the cost of new infrastructure eg schools, health centres, medical centres parks roads landscaping etc. "Garden village" style should be considered for any large scale developments
Keep ruscombe a small parish. Northbury avenue currently used as a short cut with fast traffic. Would not want further developments to increase this. Traffic calming measures could be introduced
Northbury avenue is bungalows, any infill development should respect this and be the same
Please inform of further developments
Exit from London Road to A4 needs a roundabout
It may not be right for elderly residents to proscribe how the next generation should choose to live, it must be right however to preserve our heritage because whatever we allow to be lost will be lost forever
None very comprehensive survey
Ruscombe is within the greater london green belt area and must be protected
some questions difficult to answer as we do not accept that Ruscombe needs any large scale housing developoment
Ruscombe local needs are currently met in Twyford but should not rely on that if extensive new building. A community centre would be a plus otherwise effectively just part of Twyford. Would like to see progress on toilet block at St James
Over parking on streets cars fully on road not on paths soft verges,prevents residents moving their cars in their own drives also block view when trying cross roads with children
Increase police patrol Pennfields
Keep villages green and village atmosphere don't turn into town, develop brown field sites in towns and cities preserve countryside
We do not waNT ANYMORE HOUSES
We think slip road before crossroads should be closed for traffic turning right as when they rewach Waltham Road vehicles are often on wrong side of Road and drivers are looking back and cant see traffic behind them
regard to cycling ques 18 I live on the edge of village and we get loads of cyclists passing by, however the windy road makes me nervous for my children cycling. Ive been here over 10 years and there hasn't been an accident involving cyclists its purely my motherly concerns and worry for my children
We wont be here to enjoy it but open spaces are needed for children and animals, nobody likes being over looked. Twyford and Ruscombe used to be a lovely place to live we had everything
Please keep going this is important
No building on greenbelt
Great to see this happening keep up the good work
Thank you for all your work trying to do your best for Ruscombe
Would like to hear the outcome of the survey at some stage
Support needed to help young people to be part of the community. Twyford comets a good example. Increase mental health support for 18/24 yr olds. Encourage local business to identify young people for training and support
Another GP practice is needed, more schools would be needed. A roundabout on A4 by Wyvale would be needed. Infrastructure needs to be improved for more houses to be built. New roads need to be considered as getting around the area is very difficult in the rush hour
Don't let WBC ruin the village with development
I have large concerns regarding the Infrastructure in the local area. I believe it is already under pressure with the current school admissions and waiting times at the local doctors' surgery. We already live on an extremely fast road where the speed limit of 40 is not adhered to even by large lorries heading into Twyford. I have serious concerns for the safety of my young children. I believe Ruscombe can not cope with the levels of housing that is being suggested by the local councils and government.
It would be a tragedy to develop Ruscombe on a mass scale as the uniqueness of the area would be lost to those who already live here and newcomers would not significantly benefit as it's loveliness would be lost to all forever.

Ruscombe Neighbourhood Plan Survey Report

There are many old and disabled people living in the Ruscombe area ,this in itself can course dangers as many use scooters or wheel chairs therefore the paths must not be reduced in size ,nor should there be further parking restrictions or car parks removed, as has happened in pennfields

1. There is enough Brown Field area / redevelopment opportunities in the local area without considering Green Field desecration. 2. This area is already overcrowded - get on the train at peak times to see clear evidence. Cross Rail will NOT improve this in any way.

We feel that due to population growth new housing is needed. Obviously, I feel very sad about new housing being built on green belt land that is valuable to wildlife and agriculture. However, if there is insufficient brown field sites are available in the local and wider area then it may be that green belt land may need to be considered as a last resort. I would urge any new houses to be built with as much consideration to wildlife and the environment as possible.

Q21 has been coded incorrectly. The idea that ever increasing populations, both globally and locally, can be sustainably achieved is an absurdity. Development in Ruscombe will just result in more 'flight from London' and additional numbers of commuters ludicrously travelling in and out of London to work. If additional homes for the young and old are deemed necessary then it must be provided through higher density 'brownfield' development.

I would like to be kept updated on its progress.

Ruscombe Neighbourhood Plan Survey Report

Appendix

Qn 3: Verbatim Responses “What 3 things do you least like about Ruscombe?”

(Noisy) Flight path for aircraft landing at Heathrow when the wind is from the East.
Aircraft noise
Aircraft noise into Heathrow
Aircraft noise, from landings at Heathrow
Increase in aircraft noise (Proposed)
Noise from overhead planes
Noisy aircraft
Livestock farmed off Church Lane, previous arable land
Livestock farming on previous open arable land causing mud & flies (summer) on Church Lane
Recent livestock farming off Church Lane and the problems it creates
verges mown preventing wild flowers flowering
Verges often enough
Farmers closing off footpaths
Binghams Brewery bill board near to Ruscombe Pond at weekend
The commercial buildings are out of character with the village.
Business park
Church
Would like to see St James' church and Ruscombe PC collaborate to produce and circulate a periodic newsletter
Poor church leadership
litter
Litter
Litter lack of waste bins
Litter on Roadside
No glass recycling
People leaving bins outside
The amount of fly tipping
Fly tipping
Fly tipping
Fly tipping in Castle end road
Flytipping
Flytipping
Increasing litter problem, mainly caused by a small number of residents who also demonstrate other forms of anti-social behaviour.
Being aligned with Wargrave and not Twyford
Vote with Wargrave & Remenham rather than Twyford
Vote with Wargrave & Remenham rather than Twyford
Wokingham council don't cut the grass
Non existent interest by WBC in maintaining Ruscombe's rural/village way of life
Poor council control
Council houses on London Road/Pennfields/Middlefields
Development for profit eg McCarthy & Stone
Development on London Road
Fear that the greenbelt will be developed on
House Infilling
inappropriate developments e.g. McCarthy and Stone
increase in building
Increasing amounts of new housing being built
Lack of affordable homes
Lack of affordable housing
Lack of affordable/appropriate housing for first time buyers
Lack of social housing
McCarthy and stone
McCarthy and stone Development
Mix of housing
New housing being out of character with older properties.
No affordable bungalows
Overdevelopment of infill sites
Possibility of development

Ruscombe Neighbourhood Plan Survey Report

Possible development sites around Ruscombe when we have too much traffic and no infrastructure to cope with such developments.
Possible planned development which would ruin it
Property owners selling their gardens to property developers
proposed development
Risk of over development
Steadily being built up
Style of building Ruscombe Vicarage
Style of housing in Northbury Avenue
style of majority housing
The amount of social housing
The constant threat of urban sprawl
The large scale construction of McCarthy and Stone site, too high and too big.
The proposal of new development
The threat it is under by development
The threat of building on green belt
The threat of development
The threat of thousands of houses being built
Threat of destroying village
Threat of development
Threat of new builds
threat of over development destroying Ruscombe's character
Threat to Green Belt
Too many new houses
Too many retirement properties
Unwanted development by McCarthy & Stone
Street Lighting
Street lighting not good
Plant noise
vehicle noise
Caravans parked on front drive
Careless/selfish parking on Church Lane & near Church
Careless/selfish parking on Church Lane & near Church
Cars parked blocking paths
Front gardens being used for cars
Growing practice of side street parking all day or days
Inadequate parking to deal with Twyford train station
Inconsiderate parking on roads paths and grass
lack of off street parking
Lack of parking
Lack of parking
lack of paving or protection for pedestrians in some well-used rural roads
Nothing apart from the increase in road parking for the station
On street parking
Over crowded parking at schools doctors shops and station
Over parking in residential streets
Parked cars on road
Parked Vehicles
Parking along Ruscombe Lane
Parking by commuters
Parking cheap, from Business aprk and station
Parking in Ruscombe Road
Parking on paths and verges
Parking planning and provision very poor
people parking too close to junction
People who turn their front garden to parking
Public car parks
Rail passengers parking on our roads
roads are used as parking lot's for the train station which attracts many people from out side Ruscombe and Twyford
Street parking for Twyford station
The amount of cars parked on the streets
The number of commuters that park cars for the day
Easy access
Easy access to countryside
Easy access to countryside

Ruscombe Neighbourhood Plan Survey Report

Good access to main line station and roads
Good community
good shared community with Twyford/guides scouts
Houses well spaced with gardens and trees
It's a village
Lovely country feel
My Lovely running route
Near to Twyford for shops etc
Peace
Station and ships mostly accessible by walking
Surrounded by country green
Lack of a footpath along Stanlake Road
Lack of proper road maintenance
Lack of road and walkway maintenance
Lack of street lighting on New Road
Narrow pathways
Poor road and footpath maintenance
Poor road surfaces
Poor road surfaces and lack of drainage on roads
Stanlake Lane needs a footpath
State of Roads
Uneven Pathways
Adverse visual effect of recent electrification of railway
Its use by GWR as a dumping ground
New Railway bridges should vbe painted
Does not seem independent of Twyford
availibility of services
Inability to get a doctor's appointment due to number of people in area already
Insufficient medical resources
Lack of a bus service (except Sat) along London Road to Reading
Lack of a shop
Lack of banks/building societies
Lack of consideration for others in managing trees and hedges
Lack of Drs surgery
Lack of local shops
Lack of small shopping outlets
Lack of street Lighting
Lack of things of interest for early teens upwards
Lack of visual police presence
Limited public transport
Losing its village atmosphere
Miss the shop
More of a bus service
Neighbours
No Bank facilities
No Bank facilities
No bank or building society in locality
No clear identity
No community feel (All Twyford)
No community feel (all Twyford)
no facilities of its own
No focal point to meet or promote neighbourliness
No local shop
No natural village focus basically Twyford centre
No playgrounds for children
No Postoffice
No public transport
No recreation facilities
No separation from Twyford
No shop
No small corner shop
No village centre
No village sign
No workable Post Office
Not enough old shops - butchers green grocer
Not many shops

Ruscombe Neighbourhood Plan Survey Report

Occasional misbehaviour mainly from social housing areas
Overcrowding at local Doctors Surgery
Oversubscription at local schools
poor choice of shops
That it blends into Twyford so no clear boundaries
The lack of a community hub/social centre
Twyford people
60mph derestricted Waltham Road
After 25 years increase in traffic
Amount of Traffic
Busy Roads
Busy Ruscombe road and Lane
Cars driving too fast
Congestion on A4 at peak times
Cycles on path (ok a universal issue)
Dangerous cross roads Stanlake Lane Ruscombe Lane
Dangerous Crossroads at end of New Road, Ruscombe
dangerous gross roads at New Road
Dangerous Junction off A4 into Ruscombe
Dangerous junction, inconsiderate/illegal parking at junction of Longfield road and Hilltop Road, parking of so many cars on large grassy area of pennfields
General road speed
Heavy and speeding traffic on London Road especially at weekends
Heavy lorries using Ruscombe Lane
Heavy vehicles on narrow roads
Illegal cycling on public footpaths
Inadequate traffic signs on B3024 Waltham Road RE Bridge height
Increase in traffic
Increase in traffic
Increase volume and speed of traffic
Increased traffic
Increased traffic at certain times
increasing traffic
Increasing volume and speed of traffic
Increasingly busy
Industrial scale (lorries et en) in a residential area (ex-Council development)
Joining A4 along London Road
Junction B3024 and New road/Stanlake Lane
Lack of 30 mph signs
Lack of police interest in periodic speed checks
Lack of police patrols (Pennfields)
lack of sufficient speed restrictions on B road through Ruscombe
Lanes being used as rat runs
Little traffic congestion
Local lanes being used as rat runs
Local roads a rat run
London Road/A4 intersection
New road as rat run
New road traffic very fast and busy
No slow sign on a very dangerous bend
Noise (Traffic. Airplane, neighbours)
Noise from trains
Northbury avenue has become a rat run
Number of heavy goods vehicles on A3032
Pennfields being used as a cut through to and from the a4
Police speed checks
Poor traffic junction with A4
Proposed increase in Grundon traffic
Road Safety
Roads are not safe for children
Roads used as a 'rat run'
Speed limits too high (greater use of 20 and 30 mph zones)
Speed of community traffic
Speed of Increasing traffic in New Road, Ruscombe
Speed of traffic
Speed of traffic

Ruscombe Neighbourhood Plan Survey Report

Speed of traffic , very fast
Speed of traffic in Castle End Road
Speed of traffic on the roads
Speeding Cars at times
Speeding drivers
Speeding in London Road
Speeding on London Road (A3032)
Speeding traffic
Speeding traffic on New Road
Speeding traffic on Ruscombe Lane/Road
Speeding vehicles
The 60mph derestricted Waltham Road
The deristricted speed limit past the church
The increase in traffic over recent years
The roads are busy
The roads are getting busier.
The use of London Road as a 'racetrack' by increasing numbers of drivers.
Through Traffic
Through Traffic
too much through traffic
Too much traffic through Ruscombe Lane
Traffic
Traffic
Traffic
Traffic
Traffic speed on London Road
Traffic along New Road
Traffic along New Road
Traffic entering/exiting trading estate
Traffic especially A4 junction
Traffic ie heavy traffic
Traffic inc large lorries
Traffic jams at peak times
Traffic on the main road is too fast and there are too many cars.
Traffic Speed
Traffic speed and noise on most roads
Traffic/Parking in Ruscombe Lane/Road
Traffic Speeds on local roads
Unresolved accident blackspot at new road X roads
Use of Castle End road as a rat run
Volume & noise of traffic at times
Volume of traffic and speed at rush hour
Waltham Road derestricted 60mph

Ruscombe Neighbourhood Plan Survey Report

Q10: Verbatim responses -What types of new businesses would you like to see in Ruscombe?

Good traditional restaurant
1. Independent hardware store
A small general store
Agricultural, horticultural, retail, butchers, greengrocers, convenience store, post office
Any
Any thing that is seen as clean and diverse ,but low in car /lorry movements per day .
Anything "non factory"
Anything that does not draw heavy lorries
Art gallery
Bank (5)
Bank, post office, DIY shop
Banks and DIY Shops
Business with Turnover £250000-£500000
Businesses that people visit eg Picture framing, chiropodist healthcare, financial advisers,landscape gardeners
Butchers, greengrocers, bakery, fishmonger, sweet shop, post office
Butchers, Greengrocers fruit etc Bakers
Clean Hi tech
Cottage industries
Craft and workshop facilities
Currently none as well served
DIY Shop Bank
DIY Store
DIY suppliers eg Paint, wood screws etc electrical parts-branch of bank or building society
Don't Know (2)
Encourage small business -EG Bingham Style
Environmental energy producers
Garden centre, antique centre, small trading establishments
Good quality café/community space. Country park/nature area. Good quality retailers for essential items -bakery,hardware shop, greengrocers
GP Support - chiropodist physio etc
High Tech
I am not sure there is room for new businesses alongside housing being built in infill/brownfield sites without encroaching onto the greenbelt.
independent shops,small family businesses that cater for local people such as farm shop and garden centre who draw people from outside too
Independent shops/pubs/restaurant
IT, Local crafts Mainly office work.
Light Industry
light industry/micro businesses, high tech
Local and small
Local businesses
Local community business such as farm shop garden centre pubs
Local independent trades that serve the local community
Locally owned business,small business

Ruscombe Neighbourhood Plan Survey Report

Low impact light industry ie high tech
Micro business should be encouraged as should farming business
Micro Businesses (2)
Modern technology Business/Science parks etc - small companies start ups
More schools doctors services restaurants small offices
More Shops
More varied convenience stores
New light commercial and administrative businesses only. To be restricted to Ruscombe business park
Nothing if not using existing premises
No industrial development but there is room for more commercial offices on the existing sites -e.g. Castle End and Ruscombe Business Park
No more shops Keep Ruscombe as it is
None (10)
None, but development of existing businesses such as Hare Hatch Sheeplands would be welcome
None, Ruscombe is a rural hamlet and should be maintained as such.
None. This is a rural hamlet
not sure
Post Office
Professional and Technical services,small shops
Proper pub
Pubs, post office chemist, butcher non chain bakery small business in general
Retail
Retail Shops etc
Return of Banks etc
Ruscombe residents should be more aware of what is in Ruscombe business park seems like a separate place, maybe let residents have a tour
Self starter units built in close to industrial estate
Shoe shops. Ladies Wear, Robert Dyas, Affordable supermarket, good bakery, menswear, tackle shop
shops
Small
small artisan eg studios,upholsters,furniture restoration etc
Small bakers,grocers hardware(used to be 3 in Twyford)
Small businesses of varying types that encourage and support local employment
Small business units to encourage start ups and micro businesses
small businesses and cottage industries
Small businesses and retail and service
Small businesses for local people
Small businesses owned and run by local residents.
Small DIY shop (3 closed and woods Yard)
Small independent businesses (3)
Small independent family run businesses/pub
Small independent family run businesses/pub
Small innovative enterprises
Small of any type offering local job opps for all ages
Small scale eg craft workshopos
Small Shop
Small corner shop

Ruscombe Neighbourhood Plan Survey Report

Some decent shops
Start up units, light industrial, office based
Tap room to come back, shops selling local produce, farm shops, no plastic packaging shops
Technology
There is more than enough existing unused space in sites such as Ruscombe Business Park
Those that create employment for locals i.e production lines that need a lot of people
Those that would provide jobs to young people. Family ran. Farming. Garden. Local services such as plumbing etc.
Varied to offer employment opportunities for all
Variety of different shops so the elderly do not have to walk all the way into Twyford for smaller items. A new library which attracts health and jobs of quality and good pay

Q11: Verbatim responses -What types of new businesses would you find unacceptable and should not be encouraged?

additional supermarkets or businesses that set up in opposition to others
Adult businesses gambling shops off licence
Adult entertainment
all businesses (3)
all businesses should be centred on Twyford, Ruscombe business park exists, another is not necessary. A shop would not survive in Ruscombe
All businesses. Ruscombe is a rural hamlet which must be protected. Any business development should be directed to Twyford, Wokingham, Maidenhead & Reading
All small businesses should be encouraged as long as it doesn't cause pollution and noise
Anby that create pollution
Another Supermarket/ Charity Shops
Any industrial site
Any industry that increases commercial vehicle movement
any manufacturing/warehousing businesses that require lots of delivery vehicles
Any more eateries
Any requiring large vehicles,noise or pollution
Anything noisy or polluting
Anything requiring more lorries
Anything requiring new building work or Industrial
Anything that draws heavy lorries
anything that draws too many new cars to the area
Anything that would disrupt the character of the village - ie, noisy businesses, nightclubs, etc
Anything which changes the local rural feel
Bathroom stores Bookmakers
Betting & coffee shops
Betting shops
Betting shops, fast food outlets
Big enviromentallyHousing?
Big pollutant industrial businesses that would bring heavy traffic through village
Business parks
Businesses using heavy transport unsuitable for our local roads
Chain stores or businesses
Coffee shops and takeaways

Ruscombe Neighbourhood Plan Survey Report

Companies involved in distribution i.e. large lorries using the roads in and around the village
Concerned if frequent large lorries deliveries Etc or pollution
Consider should include increased road traffic, pollution and noise
Construction Companies
Dirty, noisy, vehicle dependent businesses
Distribution warehouses
Don't know (3)
Estate Agents
Estate agents - nail bars - hairdressers/barbers
Estate Agents Coffee shops Betting Shops
Factories
Factories - creating noise and environmental problems
Fast food chains / chain coffee shops
garages, commercial/private vehicle sales/servicing/repair. Scrap metal recycling. In particular Industrial scale businesses should be made unlawful in residential areas (e.g. Low Loader flat bed lorries, retrieving old/broken down cars, repairing on an industrial scale
Heavy engineering
Heavy engineering/companies that require heavy and long vehicles/lorries for transport deliveries
Heavy extractive landfill
Heavy Industrial (6)
Heavy Industry and factories
Heavy industry and heavy manufacturing
Heavy Industry and industrial trading estates
Heavy Industry Distribution-the roads are inadequate between Ruscombe and Twyford
Heavy Industry Major Employees
Heavy industry noisy manufacturing don't need lots of deliveries in And out
heavy industry, haulage
Heavy manufacturing and large office development
Heavy transport, betting shops
Industrial (2)
Industrial and large commercial
Industrial, quarrying, motor trade
Industrial/Commercial/Polluting eg noise/air quality large enterprises
Its impossible to control this.
Large businesses as this is a village
Large industries which would increase traffic
Large national or multinational companies. Businesses that create any pollution.
Large offices
Large scale industrial businesses
Large super markets
Large Supermarkets or Large Industrial Estates
Low tech manufacturing that creates dirt and mess
More curry houses
More estate agents
More pubs
New businesses should not be encouraged because of traffic, large lorries and people parking their cars in road
Night Clubs Betting Shops Superstores
No
No factories or large scale productions - no noise or pollution

Ruscombe Neighbourhood Plan Survey Report

No further estate agents in village
No heavy industry or large buildings
No more beauty salons or hairdressers
No more cafes coffee shops
No more restaurants or pubs
Noisy manufacturing business or one producing unpleasant odours.
Noisy Ones (2)
Off licence, large supermarket, car showroom
Offices
Piggery, those generating noise
Recycling PlaNTS Abattoirs
Recycling plants and Nightclubs
Restaurants, take aways etc
Restaurants
retail and pubs
Rubbish tip, power station, chemical works, gravel pit, airport and other heavy industry
Scrap Yards
Tattoo shops
Tattooing! Adult services.... Large companies attracting workers out of the area
Warehouses, office blocks
Waste management or landfill sites
We do not need another business park
Would be concerned about possible pollution Also if big increase in traffic especially large lorries or frequent deliveries

Q16: Do you have any concerns with road safety? If so please specify

Access to Stanlake meadow from Ruscombe on foot is difficult
Cars drive too fast
Cars parked on road hindering visibility. Cars travelling too quickly. Volume of traffic.
Crossroad between Ruscombe Lane and New Road is dangerous
crossroads Ruscombe Lane/New Road/ Stanlake Pennfields and Ruscombe lane layby needed by postbox on Ruscombe lane overhanging branches obscuring view. Unlit areas and blocked pavements by parked cars mobility issues for disabled
Cycle lanes separated from pedestrians and road motor traffic
Cycling in Ruscombe is unsafe due to lack of respect for cyclists or walkers by car drivers
Cyclists and mobility scooters on the paths
Enormous heavy lorries using narrow lanes with dangerous bends made even more dangerous by on road parking speed also a big problem
Extent of 'speeding' along London Road. Lack of pavement width outside Haweli restaurant in Twyford. Lack of pavement either side of railway bridge traffic lights in Ruscombe.
Having to walk on roads because paths are used for park cars
Heavy vehicles and general speeding
I would not be at all comfortable cycling around Ruscombe. Rush hour traffic (am and pm) goes too fast
Junction at New road is dangerous
Junction layout south end New Road and London road/Bath road at Hare hatch
Junction of Northbury avenue and London road Twyford. Especially for houses on London Road
Lack of footpaths on some well-used rural roads, e.g. Southbury Lane, Waltham Road in the area of St James' Church, Ruscombe
Lack of decent footpaths

Ruscombe Neighbourhood Plan Survey Report

Lack of paths and verges at times
Leaving my front drive close to a dangerous bend on a derestricted 60mph road
London road is used as a speed track sometimes.
Many potholes. Road gullies not being emptied and cleaned in years has led to nearly all rainfall running off on the road surface. This and frost action have caused road break-up earlier than would be expected had drainage been kept clear. Road surfaces are therefore in poor condition and a danger to cyclists in many locations. And the general lack of cycle paths makes things worse. The junction at the A4 by the garden centres has a poor layout which creates queues of traffic and seems to me to have dangerous priorities, plus A4 traffic does not slow down when approaching this junction making it even harder to use. A roundabout should have been put there years ago.
Narrow paths, sometimes cars are parked on the pavement. Speed of traffic very dangerous, where cars are parked on Ruscombe Road
Need roundabout/lights at New Road crossroads
New Road - cars speed all the time without any traffic controlling measures/deterrent.
New road is 40mph limit but drivers regularly exceed this
New Road Ruscombe should be 30 mph speed restriction
New Road Ruscombe should have 30 mph speed restrictions which has speed warn signs installed
No parking restrictions in Ruscombe could do with yellow lines to avoid possible accidents
No, other than bad parking in our Lane (Church Lane) and the effect that flytipping has.
Once cross rail up and running Twyford and Ruscombe wont know whats hit them, commuters will park in any available space now its time to think of yellow lines
Only concern is joining A4 opposite Wyvale Garden Centre
Parking around the Hill Top Road shops is dangerous and people drive too fast along there too
Pennfields into Hilltop parked cars and speeding(Cut through from A4)
People along New road drive as if it were a race track
people drive too fast considering how many young children and elderly adults there are in one community
People from "other streets" parking in spaces for residents. Parking on pavement and on either side of the road
People parking in a chain on Ruscombe Lane and too close to junctions commuters parking in residents spaces
Poor Junction design
Poor street lighting for pedestrians
Poor visibility when turning left from Hurst Road on to Waltham Road and when turning right onto Waltham Road at La Fontana.
Potholes
Road junction southern end of New road and road junction off London Road and A4 at the Hatch parking in Maple bank, speed limit in New road is too high at 40mph
Ruscombe Lane/Road bend by footpath/Old school house parked cars and speed of traffic approaching to Burattas side accident waiting to happen possibly car mounting path
Safety at junctions/ crossroads in Ruscombe
Should be a pavement from railway bridge to Church Lane along Stanlake Lane
Sort out issues of junctions opposite Wyevale on A4 top of New Road
speeding down Waltham Road and junction at Stanlake Waltham Road, New Road and Ruscombe Lane
speed along New Road used as cut through
Speed limit too fast in Ruscombe
Speed limits need to be more rigorously monitored and policed
Speed limits too high on certain roads speed limits not adhered to
Speed of cars on country roads and danger to horses
Speed of traffic along Castle End Road
Speed of traffic at certain times
speed on A4 the junction on A4 at Wyevale, speed on London Road
Speed on London Road and parking, speed on New Road
speeding
Speeding on London Road + New Road ruscombe. On street parking causing flow problems on Pennfields. Lack of Street lighting on Pennfields
Speeding on London Road and New Road
Speeding vehicles on new road makes walking dangerous should be a lower speedlimit
Speeding. Lack of parking space at Penn fields. Cars are parking on grass.
The junction of London road with the A4 is DESPERATELY in need of redevelopment!!! A roundabout please
The queues at the traffic lights are ridiculously long in the morning and evening. Traffic is parked on all available roads from 7 am until late in the evening by commuters as they have very little parking at the station and its very expensive. Parking around the schools areas is very dangerous for any children trying to cross roads etc
Too much traffic passing through morning & Evening
Traffic cutting through , to and from the A4 , at speed
Traffic Speed
Traffic speed and over parking on streets extra dangerous for children

Ruscombe Neighbourhood Plan Survey Report

Traffic speed in Narrow Roads and large lorries
Traffic speed.
Traffic Speed. Large Lorries and Through Traffic
Waltham Road 60mph derestricted
We need some more crossings in Twyford Bath Road, Springfield Road where I live traffic is heavy at rush hour but no speed limits in place
Yes - parking on paths mean that pedestrians have to walk on the road as do mothers with prams, people pushing wheelchairs
yes - road speed on London Rd and New Rd. Should be reduced to 30mph
Yes and I have asked the police on numerous occasions to operate occasional speed checks down New Road. I have slipped on damp leafy pavements a number of times and fear for me children walking / cycling and scooting down the New Road motorway.
Yes- many vehicles on London Road (A3032) speed, also many industrial HGV vehicles use A3032 and speed
Yes Ruscombe Road, cross roads with New Road, parking in Ruscombe Road
Yes speed on some roads outside the 30mph limit
Yes the speed of traffic and quantity on small roads around Ruscombe means that safety is a big issue for the young and elderly. New Road Ruscombe is a rat run for access to the A4 and is extremely busy especially during the morning and evening rush hours, meaning it is extremely difficult to leave our drive at those times and a lot of those using the road drive very fast. There are many people who do use bicycles in the area and I do worry for their safety.
Yes, as mentioned earlier the derestricted Waltham Road
Yes: The national speed limit is used on too many roads and lanes where 30 mph should be enforced. Speeding traffic makes walking and cycling v hazardous.
Zebra crossings needed on Bath Road

PROJECT NOTE

Project: Ruscombe Neighbourhood Plan (RNP)
Date: 12 September 2020
Circulation: Ruscombe Neighbourhood Plan Steering Group (RSG)

WBC comments on the Pre-Submission Plan (August 2020 version)

The purpose of this note is to set out the recommended response to WBC comments on specific policies prior to the Regulation 14 consultation. For the most part WBC seems supportive of the plan and its content seeking refinement/clarification on a few matters. Comments on specific policies, where amendments are recommended or further detail is necessary, are detailed below. The remaining comments are not necessary for the plan to meet the basic conditions and the Steering Group should consider these alongside the desire to maintain a good working relationship with WBC. It is noted however, that comments were informal officer comments as opposed to a formal response to the plan.

Policy RU1: Development limit for Ruscombe

WBC considers that the policy adds few details to policies within the existing development plan. In part, this is true as it repeats the development limit defined for Ruscombe in Policy CP9. However, WBC has failed to recognise that the policy also seeks to acknowledge the extent of the Green Belt and its importance to the community in defining the character of the Parish as well as the separation of Ruscombe Village with Hare Hatch.

It is therefore recommended that the supporting text to the policy is updated to reflect this more clearly as follows. **Considering replacing paragraph 5.6 with the following text:**

5.6 The policy distinguishes between the built-up area of Ruscombe with the surrounding countryside in order to manage development proposals accordingly. The policy accords with Core Strategy (CS) Policy CP9 which defines Ruscombe as a modest development location where modest development would be acceptable within the development limits, and refines Managing Development Local Plan (MDLP) Policy CC02 by identifying the character of the Parish through the built-up area of Ruscombe and the surrounding countryside, enhanced by the role of the countryside as Green Belt. Throughout consultation with the community it was clear that there was a majority support for the character of the Parish to continue to be defined by its two principal components, the built-up area of Ruscombe village and

the countryside that surrounds it. The significance of the Green Belt at Ruscombe is also recognised in WBC's Green Belt Review June 2016:

'Specification of finer-grained parcels substantiates the conclusions of the strategic review of Green Belt purposes, where land to the east of Wargrave and Tywford is identified as making a contribution to Green Belt purposes, this being significant in relation to land in the vicinity of Ruscombe which protects the setting of the village, and for land to the east of Twyford (east of the B3018 Waltham Road).'

This distinction between Ruscombe village and the surrounding countryside, enhanced by the role of the countryside as Green Belt, is fundamental to the character of the area and is reflected in the policies of the Plan and the way in which development proposals should be managed.

Consider a new paragraph 5.7 as follows:

5.7 The final paragraph of the policy seeks to ensure that the separation of Ruscombe and Harehatch is maintained within the Plan period. WBC's Landscape Character Assessment November 2019 recognises that development pressures for expansion, infill and densification within existing settlements, especially at Twyford/Ruscombe, could lead to the loss of individual settlement identity. There are also commercial development pressures along the A4 (which lies outside of the parish) extending along the A3032 (which lies within the parish). The document also recognises that there is need to conserve the rural setting and gaps between settlements and 'avoid linear development between Hare Hatch and Twyford along the A4'. The policy therefore seeks to conserve the rural character and settlement form of this part of the parish by highlighting its significance in addition to the two principal components that define the character of the Parish.

Policy RU2: High Quality Design

Oneill Homer has previously advised its recommended approach to evidence supporting this policy and agrees with WBC in that the policy requires further consideration.

Although the Steering Group has rejected this approach in the past, we continue to advise that the policy sets out those characteristics that are especially important to defining the 'character typologies' in that part of the village. The aim of this is to make it clear to applicants what roads, building groups, plot sizes, green spaces, views, significant trees etc are especially important to defining that typology in that part of the village. The applicant is then required to demonstrate how the scheme has responded to these characteristics and, if not, demonstrate why an alternative approach has been taken. This type of approach is also encouraged in line with the publication of the recent White Paper which places greater emphasis on design. Currently information has been drawn from the Village Design Statement and the Steering Group's addendum to this document, but the policy continues to lack

specific detail ('character typologies') which ought to be captured to be as effective as possible. To do so, **we recommend that** the Village Design Statement is re-validated (checking that the information and analysis is up to date and accurate and adding missing information) and includes additional helpful information (the 'character typologies' missing from the Village Design Statement).

This would result in additional detailed information included in the policy which is effectively 'design codes' to provide clear design cues for applicants to reflect upon in line with the requirements of Policy RU3, and avoids simply repeat national and local policy or guidance, but provides a list of the particular qualities of different parts of the village. The proposed piece of work ought to be eligible for the additional grant through Locality.

The policy is currently preceded by general design principles, which lack information specific to Ruscombe and risks repeating the provisions of existing adopted policy and guidance. It continues to remain unclear how minimum garden sizes have been arrived at and evidence supporting this approach have also not been presented. We are unable to recommend that the policy is published in its current form, however, should the Steering Group wish to pursue the current draft of the policy we recommend the group respond to WBC's comments accordingly.

Policy RU3: Community Engagement in Planning

Policy AD1 in the of the Arborfield and Barkham Neighbourhood Development Plan repeats the provisions of the NPPF whereas Policy RU3 specifically tailors the Local Validation Requirements process. WBC considers that this is not a land use policy. Although assumed to be a non-land use matter, Neighbourhood Plan examinations elsewhere have consistently regarded a policy of this type and intent to be a valid policy that meets the basic conditions in respect of translating the national policy provision of the NPPF (notably §15, §128 & §129) and paragraph 17 of the new National Design Guide into local policy, however examiners are inconsistent in how they approach this type of policy.

It is therefore recommended that the Steering Group consider the amendments set out below. In addition, further detail can be added to paragraph 5.31 to detail occurrences of the past that has led to inclusion of the policy in the Plan.

Policy RU3: Community Engagement in Planning

Applicants should demonstrate early, proactive, and effective engagement with the community particularly with regard to design issues.

For proposals of 10 or more dwellings or more than a 1000m² of new floor space or where the site is greater than a hectare in size, applicants should ~~shall~~ demonstrate in the Statement of Community Involvement how they have engaged in a

meaningful way with local residents and other stakeholders prior to submitting a planning application.

Where appropriate, As a minimum, the Statement should describe how the knowledge and opinions of the local community on design matters have been sought, positively considered and responded to in formulating the proposals set out in the separate Design and Access Statement. Where a proposal has not accommodated that knowledge or opinion, then the Statement should explain the reasons for not doing so.

Policy RU4: Buildings of Traditional Local Character
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WBC request minor amendments to policy wording and supporting text. The majority of the proposed amendments should clarify the policy's application and evidence base and **it is therefore recommended that** these amendments are made as follows:

- Update policy and supporting text as set out below,
- Use photographs as recommended by WBC in Appendix B,
- Include introduction and set out methodology used in Appendix B,
- Update Policies Map as recommended (OH to action once agreed).

Policy RU4: Buildings of Traditional Local Character

The Neighbourhood Plan identifies the following buildings and structures, as shown in the Policies Map, as Buildings of Traditional Local Character by way of their local architectural or historic interest:...

5.12 The policy designates certain buildings or structures as Buildings of Traditional Local Character in order to give them additional protection as heritage assets, in recognition of the important contribution that they make to the special character of the Parish, for application of MDLP Policy TB26. This is in addition to, but separate from, those properties which are Grade I or Grade II listed, and which are ~~scheduled~~ designated ~~as this~~ by Historic England¹. This Neighbourhood Plan can add no more protection to these properties. In analysing the Village Design Statement, the Neighbourhood Plan Steering Group identified candidate buildings for designating as Buildings of Traditional Local Character by way of their local architectural or historic interest. A criteria-based assessment of candidate buildings, using WBC's Buildings of Traditional Local Character Policy, was undertaken. The reason for designating each building or structure have been summarised in the Buildings of Traditional Local Character report attached as Appendix B.

¹ <https://historicengland.org.uk/listing/the-list/>

Policy RU5: Employment

WBC recommends clarification of the policy and refers to its latest Employment Land Needs Survey (February 2020). The latest evidence shows that the majority of demand in Ruscombe Business Park is from professional services looking for space in Twyford and that it generally attracts more local occupiers.

Additionally, the Steering Group should be aware of recent changes to the Use Class Order. A summary from Lichfields has been attached as a simple guide should the Steering Group be unaware of this.

It is therefore recommended that the policy and supporting text is amended as follows:

Policy RU5: Employment

Development proposals that will result in the loss of employment floor space at Ruscombe Business Park, as shown on the Policies Map, will be resisted, unless it can be demonstrated that it is in accordance with other employment related policies of the development plan, or that there will be an increase in jobs as a result of the proposals enabling a higher employment density to be achieved.

5.13 The policy seeks to avoid the loss of employment floor space at its defined Core Employment Area at Ruscombe Business Park in accordance with CS Policy CP15.

5.14 The Central Berkshire FEMA Economic Development Needs Assessment, Oct 2016 recognises that each Local Planning Authority will need to take a view on the replacement of employment space lost in the future and Wokingham Borough Council has already recognised that there is a need for additional floorspace for new jobs and there have been some losses of employment floor space through the implementation of permitted development rights. The latest evidence shows that the majority of demand in Ruscombe Business Park is from professional services looking for space in Twyford and that it generally attracts more local occupiers WBC's Employment Land Needs Survey, February 2020. It is acknowledged that the new Use Classes Order defines Commercial, Business and Services Uses by combining previous retail, financial services, café/restaurant, offices and other social uses. Additionally, Prior Approval Consent for the change of use of an existing office building to 12 residential apartments at Spitfire House, Ruscombe Business Park has recently been secured and the policy therefore seeks to avoid further loss of employment space as do other policies of the development plan, but also seeks to encourage a higher employment density.

Policy RU6: Community Facilities

WBC considers that there are community facilities in the Parish which is not currently covered by the policy. The Steering Group should advise appropriately and update the policy to include all community facilities it wishes to encompass. The purpose of

Page 5/7

the policy is to be locally specific so that there is no confusion as to what a community facility in Ruscombe is. Comments also advise the inclusion of a test or evidence to demonstrate the facility is no longer viable. As CS Policy CP3 does not include such a test, and the timetable of the emerging Local Plan is unclear, **it is recommended that the** Steering Group review the tests proposed in the emerging Local Plan (see below) with a view to include these in the supporting text of the policy.

"To justify the loss or redevelopment of a community facility for a non-community use, the following evidence should be provided:

- *Evidence of continued marketing for at least 12 continuous months, demonstrating there is no longer demand for the facility.*
- *Evidence that other service providers and the community have been consulted to confirm there is no need for the facility.*
- *Evidence of alternative facilities of a similar size, function, accessibility and adaptability in the local area to meet the day to day needs of the community."*

Policy RU7: Local Green Spaces

WBC recommends revising policy wording following a review of Policy HC4 of the emerging plan. Paragraph 99 provides flexibility in the application of LGS policy through the application of the very special circumstances test but does not indicate what these circumstances might be. The same approach applies to Green Belt policy. Policy HC4 defines such circumstances as "...those limited types of development which are deemed appropriate...". Appropriate is defined as follows: "Development proposals will be considered appropriate where it is compatible with the reasons for which the land was designated.". Successful policies that have passed examination elsewhere communicate this flexibility in different ways. As WBC officers will be applying these policies it is recommended that the same language is adopted. It is therefore recommended that the policy is amended as follows:

Policy RU7: Local Green Spaces

The Neighbourhood Plan designates Local Green Spaces, as shown on the Policies Map, and as follows:

- i. Ruscombe Wood and Pond, Castle End Road;***
- ii. Ruscombe Ponds, Castle End Road;***
- iii. Crossroads Natural Ponds;***
- iv. New Road Natural Ponds;***
- v. Church Lane Allotments;***
- vi. Church Green, Southbury Lane;***
- vii. Crossroads – Stanlake Lane, New Road, Waltham Road, Ruscombe Lane;***
- viii. Pennfields Park;***
- ix. Land at London Road;***

x. *Land at Pennfields.*

Proposals for any development on these Local Green Spaces will not be supported unless they are compatible with the reasons for which the land was designated, or some other very special circumstances can be demonstrated.

WBC also raise some concerns about the justification for each designation in Appendix C which have also been highlighted to the Steering Group by Oneill Homer (see email dated 25 November 2019). WBC also provide a number of examples to demonstrate the types of evidence required. It is not considered necessary to repeat the contents of Appendix C into the supporting text of the policy. **It is however recommended that** the Steering Group review Appendix C to add additional justification.

Policy RU8: Green Infrastructure and Biodiversity

WBC's comments on the policy largely relate to the absence of supporting information. The policy has been successful in a number of Neighbourhood Plan examinations and given the multifunctional role of green infrastructure there is no reason one green infrastructure policy cannot deal with sustainable movement and ecological connectivity and value. To provide clarity **it is recommended that** the policy wording is amended as follows:

Policy RU8: Green Infrastructure and Biodiversity

The Neighbourhood Plan identifies a Green Infrastructure Network, as shown on the Green Infrastructure Plan, for the purpose of promoting sustainable movement and ecological connectivity through the village and surrounding countryside and for mitigating climate change.

The Network comprises a variety of open spaces, Local Green Spaces, woodlands, trees, ponds, assets of biodiversity value, footpaths, bridleways and cycleways.

Development proposals that lie within or adjoining the Network are required to demonstrate how they maintain or enhance its visual characteristics and biodiversity; and to ensure their landscape schemes, layouts, public open space provision and other amenity requirements (such as pedestrian and cycle connections) contribute to improving the connectivity and maintenance of the Network, including delivering a net gain to general biodiversity assets.

Proposals that will lead to the loss of land lying within the Network and that will undermine its integrity will be resisted. Proposals which enhance/maintain the existing Green Infrastructure Network will be supported. Proposals to create new Green Infrastructure, including pedestrian and cycle routes, will also be supported, provided they are consistent with all other relevant policies of the development plan.

Regulation 14 List of Consultees

The list of consultees includes (but not limited to):

Thames Valley Police
Hambledon Parish Council
Hampshire County Council
Bramshill Parish council
Test Valley District
ORR
National Grid
Reading Borough Council
Shiplake Parish Council
Homes and Communities Agency
East Hampshire District Council
Transport for London
Oxfordshire County Council
Waverley Borough Council
South Bucks District Council
MBNL
Sports England
Crossrail
Bracknell Forest Council
National Farmers Union
Wiltshire Council
South East Water
Wycombe Council
Theatres Trust
South Oxon District Council
Office for Nuclear Regulation
Sherfield Loddon Parish Council
Bracknell Town Council
Eye Dunsden Parish Council
Bucks County Council
Environment Agency
Network Rail
National Rail
Ministry of Defence
Heckfield Parish Council
Highways England
Hurst Parish Council
Twyford Parish council
Natural England
Wokingham Borough Council
West Berks Council
Barkham Parish Council
Charvil Parish Council
Finchampstead Parish Council
Thames Water
Hurley Parish Council
London Gov
Yateley Town Council

Historic England
Henley Town Council
Gypsy Association
Chiltern District Council
Wokingham Without Parish Council
Spellthorne Borough Council
Woodley Town Council
Shinfield Parish Council
Cherwell District Council
Wargrave Parish Council
National Grid
Woking Borough Council
Surrey County Council
Royal Borough Windsor & Maidenhead
Swallowfield Parish Council
Surrey Heath Borough Council
NHS
Beech hill Village Council
SSE
Marine Management Organisation
Winnersh Parish Council
Eversley Parish Council
Health & Safety Executive
Swindon Borough Council
Earley Town Council
Arborfield Parish Council
Basingstoke and Deane Borough Council
Remenham Parish Council
Wokefield Parish Council
Runnymede Parish Council
Sonning Parish Council
Slough Borough Council
Theresa May
West Oxon District Council
Amec
Guildford Borough Council
White Horse District Council
Mono Consultants
Mayor of London
Winchester City Council
Crowthorne Parish Council
Sandhurst Town Council
Canal and River Trust
Binfield Parish Council
Wokingham Town Council
Homes England
Waltham St Lawrence Parish Council
Savills
Laytons
HW Hyde and Son



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

or

Request a printed copy by contacting Ruscombe Parish Council at:

Email: 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

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.

Send your comments via:

Email: clerk@ruscombecpc.org.uk

Post: PO Box 8246, Reading, RG6 9SU

By: 19th April 2021

PROJECT NOTE

Project: Ruscombe Neighbourhood Plan (RNP)
Date: 27 May 2021
Circulation: Ruscombe Neighbourhood Plan Steering Group (RSG)

Focussed comments on the RNP Pre-Submission Plan

The purpose of this note is to set out the recommended response to comments on specific policies following the Regulation 14 consultation of the RNP. RSG has requested that Oneill Homer (OH) provide a recommendation on responding to comments submitted by Historic England, the Berkshire Gardens Trust and a member of the community to prepare the RNP for submission to Wokingham Borough Council (WBC).

Policy RU2: Ruscombe Housing Design Code

Concerns regarding the design code set out for Site 2 (off Northbury Lane) in terms of the provision of two-storey buildings on the site and its impact on the amenity of nos. 5 – 9 Northbury Avenue has been noted. The RSG considers that there is merit in amending the design code to restrict the provision of new homes on this site to bungalows.

It would appear that the objection relates to concerns of overlooking and privacy which are material planning considerations. The adopted Wokingham Borough Design guide sets out in its design principles R15 and R16 separation distances to maintain privacy and it quotes 22m between the rear of two buildings (1 or 2 storeys) that directly face each other as a generally accepted guideline for there to be no overlooking or material loss of privacy. The Guide also recommends that the Council's minimum garden length of 11m is generally accepted guideline for private garden space. Should a flank elevation face existing properties there should be 1-2m distance to its boundary to maintain access. These guidelines are reflected at the scheme delivered at Walnut Tree Close which the existing design code recommends. However, in the interests of clarity **it is recommended that** the code is amended as follows:

- o Plot arrangement and depths as per Walnut Tree Close with minimum separation distances to maintain privacy as set out in the adopted Wokingham Borough Design Guide but narrower widths of 5 – 6m for a mix of two storey, 2/3 bed detached and semi-detached houses

It is also recommended that RSG urges the Parish Council to contact WBC to provide some comments on the approach of this policy. There is no further opportunity to amend the RNP once it has been submitted to WBC other than through the examination.

Policy RU3: Enhancing Ruscombe Conservation Area

Historic England supports the policy approach but recommends minor amendments which is considered to aid clarification of its application. **It is therefore recommended** that the policy is amended as follows:

Development proposals should sustain and enhance the historic environment, particularly the special architectural and historic significance of the designated Ruscombe Conservation Area and its setting. The significance of the Conservation Area and its setting Features identified as positive characteristics of the Conservation Area and its immediate setting are defined in the Ruscombe Housing Design Code attached as Appendix A, to which all proposals that could affect the area must have full regard.

It is also recommended that Typology 8 is defined as The Conservation Area and Church Lane on the Design Code Typology mapping.

It is a statutory requirement for local planning authorities, in this case WBC, to review conservation area boundaries and the supporting texts from 'time to time'¹. Historic England confirms that the purpose of a reviewing an appraisal is to update conservation area boundaries and supporting documents to ensure their relevance and reliability in planning decisions. These updates cannot be implemented through a Neighbourhood Plan. **It is therefore recommended that** RSG requests that the Parish Council pursues this matter with WBC.

Policy RU5: Buildings of Traditional Local Character

Historic England supports the policy approach but recommends minor amendments which is considered to aid clarification of its application. **It is therefore recommended** that the policy is amended as follows:

... Development proposals affecting non-designated heritage assets, including buildings of traditional local character listed above, will be supported where they sustain or, where practical, enhance the significance of the asset. Proposals which cause harm to the asset or its setting will not be supported unless the public benefits outweigh the harm to the significance of the asset.

Other

The Berkshire Gardens Trust highlights the historic designed landscape value of the grounds at Stanlake Park, part of which lies in Ruscombe and requests it is considered for inclusion in the RNP. Adopted Policy TB21 Landscape Character requires that proposals demonstrate how they have addressed the requirements of WBC's Landscape Character Assessment. **It is therefore recommended that** the RNP avoids duplication but highlights the significance of this landscape in Section 2.

¹ Planning (Listed Buildings and Conservation Areas) Act 1990 S.69(2)

Next Steps

Once the recommendations in this note, and any other Regulation 14 comments, have been considered, the outstanding actions necessary to take the Neighbourhood Plan through to its submission stage include the preparation of the Submission Plan, Basic Conditions Statement and Consultation Statement.