

Did You Know?

The Independent Examiner found that in his view there were some shortcomings to the draft plan.

The Examiner's recommendations for wording changes have been taken onboard with the plan that is going to referendum.

The major issue about a lack of a landscape assessment has been dealt with by commissioning such an assessment from an independent consultant and considering her findings.

Did You Know?

The plan has been subject to several rounds of community consultation.

There was a start-up meeting in the village hall, a consultation meeting in a marquee on the Fairground, an exhibition in Budgens' old shop, a questionnaire delivered to every house in the parish and another meeting in the village hall to discuss the preliminary design for the housing site.

Did You Know?

There have been three rounds of formal consultation with the public and interested bodies like the Environment Agency.

The Parish Council carried out its own consultation on its draft plan. West Berkshire Council also carried out a consultation once it had the plan. They also carried out another round of consultation before deciding to hold a referendum on the plan.

Did You Know?

There are several policies in the plan concerning the provision of adequate water supply and waste water drainage to ensure that any new development does not cause any problems.

The plan requires a far higher standard than has been adopted by West Berkshire to ensure that surface water run off from any development does not cause any flooding.

Did You Know?

The plan is keen to see affordable homes being provided on any new development. It has taken on board the West Berkshire policy of providing 40% of new homes as affordable homes on any development with 5 or more dwellings.

One of the most important things in the plan is an emphasis on a good mix of housing on any new development. For instance for The Site behind the Horse and Groom the plan requires approximately 40% 1 or 2 bed dwellings split between flats and houses, 20% 2 and 3 bedroom bungalows and the remainder 3 and 4 bedroom houses.

Did You Know?

Work on the Projects has already started. The Heritage trail is nearing completion and consists of two maps and a lot of interesting information about buildings and features in the village. The whole thing will be available to download for free.

Did You Know?

Work on the Projects has already started. The Parish Council is working with both Englefield Estates and GWR about providing a lot of extra car parking at the station. All three have been talking to West Berkshire Council about how this might be achieved.

Did You Know?

The NDP has already had an impact. The developer of The Site behind the Horse and Groom has produced a draft site design brief, which is called for in the NDP, and organised a presentation both to the Parish Council and separately with the public. The Parish Council is now in discussions with the developer over the site design brief.

Without the NDP nothing would happen before a planning application was submitted.

Did You Know?

The plan designates several areas as Local Green Spaces. This means that they have an enhanced level of protection from any form of development. The areas are The Fairground, Windmill Common, the War Memorial Island, the Alfred Palmer Memorial Field and the walk along the Foudry Brook.

Did You Know?

The plan restricts the height of new houses and apartments. It says that they should not be over two storeys high unless the roof space is being used.