

COOKHAM PARISH COUNCIL

NEIGHBOURHOOD PLAN

CONSULTATION STATEMENT

JUNE 2024

VOLUME 4: REPORT OF
REGULATION 14 CONSULTATION
ON THE NEIGHBOURHOOD PLAN



Cookham Parish Council
Cookham Neighbourhood Plan
Consultation Statement: June 2024
Volume 4: Report of Regulation 14 Consultation
on the Neighbourhood Plan



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Future Cookham



**Neighbourhood Plan
Regulation 14
Consultation Summary: May 2024**

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1. Introduction

The Regulation 14 consultation of the pre-submission draft Cookham Neighbourhood Plan took place for a period of eight weeks between Monday 18th March and Sunday 12th May 2024. This report presents a summary of the process followed and feedback received.

Consultation material was available to view online and in person:

- The Parish Council website was updated to include the Regulation 14 version of the Neighbourhood Plan as well as all supporting documentation, including summary display posters.
- Summary display posters were available to view at three staff exhibitions during the consultation period. Members of the Steering Group were in attendance at the exhibitions to answer questions and walk people through the material as required.
- The summary display material and all other Plan documents were also available to view at the Parish Council offices during the consultation period.

Banners were displayed prominently around the Parish to inform people of the consultation period.

The posters prepared to summarise the Neighbourhood Plan and displayed at the drop-in events are presented in the Appendix, as are copies of all other material prepared at this stage. People were encouraged to provide feedback via an online survey which was also available in print format for those wishing to complete by hand.

Notification of the consultation was sent directly to:

- Statutory consultees, as advised by the Royal Borough of Windsor and Maidenhead Council (RBWM).
- RBWM, in their role as a statutory consultee.
- Neighbouring Local Authorities and Parishes.

A full list of organisations notified of the consultation is presented overleaf. A copy of the letter / email notifying organisations of the consultation is included in the Appendix.

In addition to this, the main landowners in the Parish were contacted about the consultation, as were all residents and other organisations who had responded to earlier consultation activities and said they would like to be kept notified of future events.



Figure 1: Banner displayed during the consultation period



Figure 2: Banner displayed during the consultation period

Statutory Consultees

- English Heritage
- Environment Agency
- Greater London Authority
- National Highways
- Historic England
- Home Office
- DLUHC
- MOD
- National Grid
- Natural England
- NHS Berkshire Healthcare Foundation Trust
- Network Rail
- Office for Nuclear Regulation
- South East Water
- Sport England
- Thames Valley Police
- Thames Water

Owners of Electrical Communications Equipment

- UK Power Networks
- Southern Gas Network
- British Gas
- Cadent Gas Ltd
- EDF Energy
- National Grid
- Affinity Water
- Sothern Water
- South East Water
- Thames Water
- Virgin Media
- Cable & Wireless
- British Telecom
- EE
- O2
- Vodafone
- Arqiva Communications Limited
- Hutchison 3G UK Ltd
- Mobile Operators Association
- Mobile Broadband Network limited

County and District Councils

- Bracknell Forest Council
- Buckinghamshire County Council
- Reading Borough Council
- Slough Borough Council
- Royal Borough of Windsor & Maidenhead
- West Berkshire Council
- Wokingham Borough Council
- Wycombe District Council

Neighbouring Parish Councils

- Bisham Parish Council
- Hedsor Parish Council
- Little Marlow Parish Council
- Taplow Parish Council
- Wooburn and Bourne End Parish Council

2. Response rate and headline messages

Respondents to the survey primarily comprise residents of Cookham Parish.

A total of 48 responses were received to the survey (mainly online but also in paper format) plus two further written responses to this. All responses to the survey were from residents. Comments were also received separately from RBWM, Historic England and the Church Commissioners.

In terms of responses to the survey:

- Not all expressed an opinion about all policies but, where they did, most policies were supported, with respondents expressing agreement or strong agreement to them (See Figure 3). In particular:
 - Design and Placemaking: 89-98% of all respondents either agree or strongly agree to all policies, with the exception of C-DP6a (in respect of agricultural development) and C-DP6b (in respect of equestrian development), where they overall level of support feel to 83% and 58% either in agreement or strong agreement respectively. However, and although some expressed disagreement to these policies, many neither expressed agreement or disagreement.
 - Natural Environment: 96-98% of all respondents either agree or strongly agree to all policies.
 - Setting and Identity: 91-96% of all respondents either agree or strongly agree to all policies.
 - Local Infrastructure: 91-94% of all respondents either agree or strongly agree to all policies.
 - Access and Movement: 77-89% of all respondents either agree or strongly agree to all policies.

The pages that follow after the summary chart below present the headline findings and comments from the survey. This is ordered by policy section of the NDP.

COOKHAM NEIGHBOURHOOD PLAN

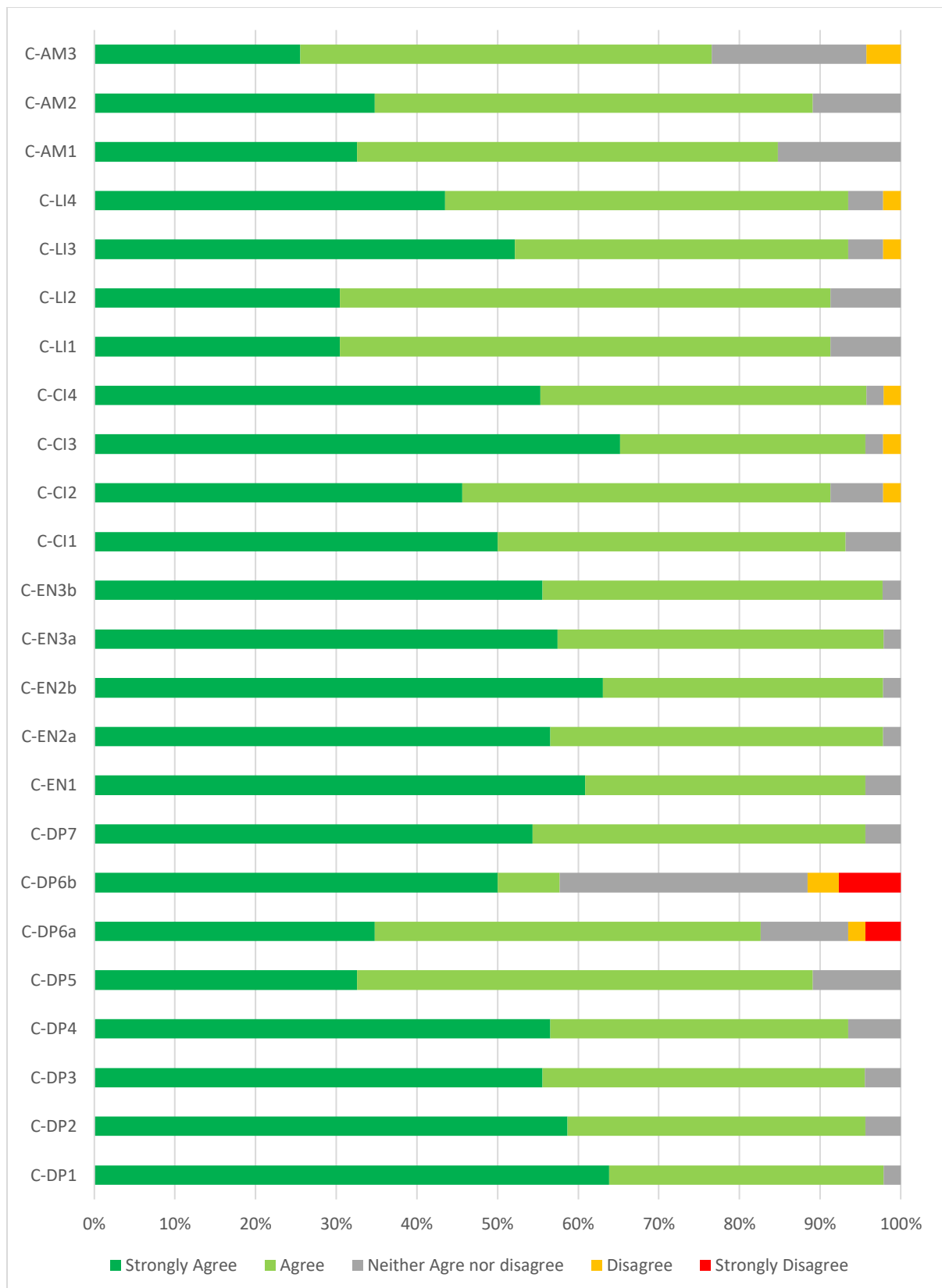


Figure 3: Chart displaying overall responses to each of the policies in the draft Neighbourhood Plan

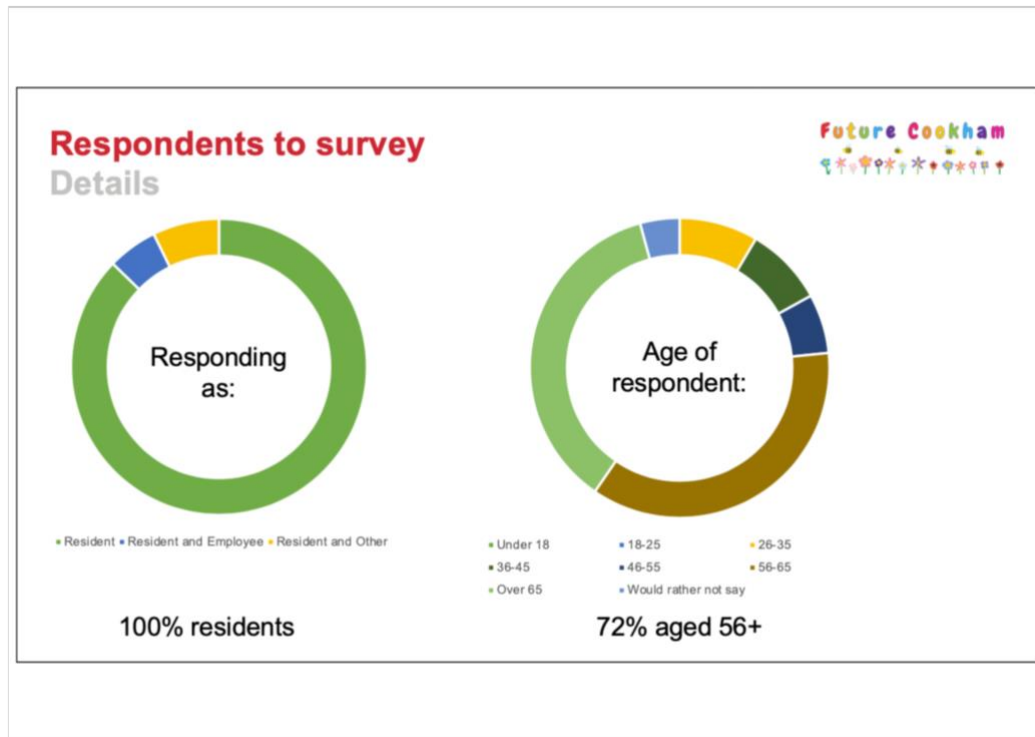


Figure 4: Breakdown of survey respondent

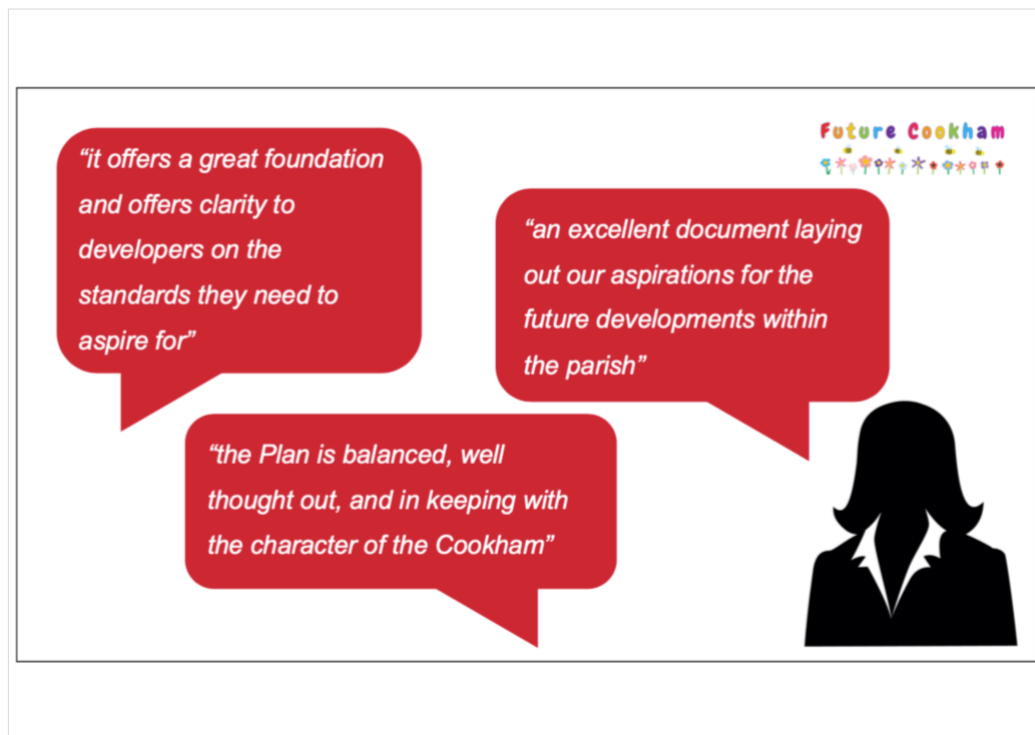


Figure 5: Where comments were provided many of these expressed support for the Plan

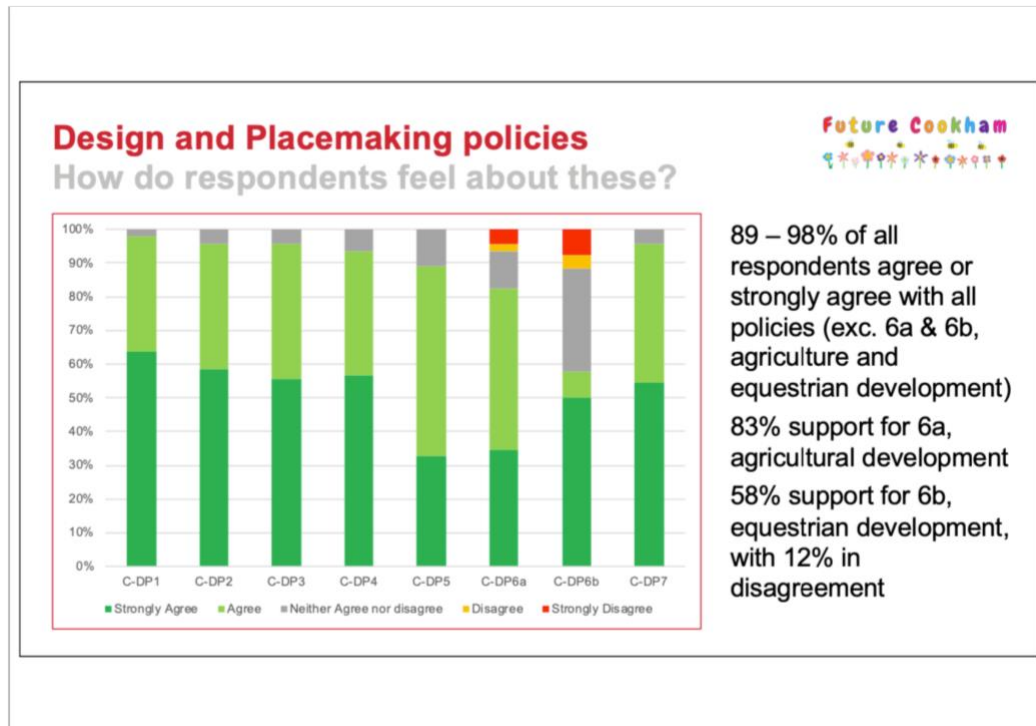


Figure 6: Response to question asking respondents how they felt about the design and placemaking policies

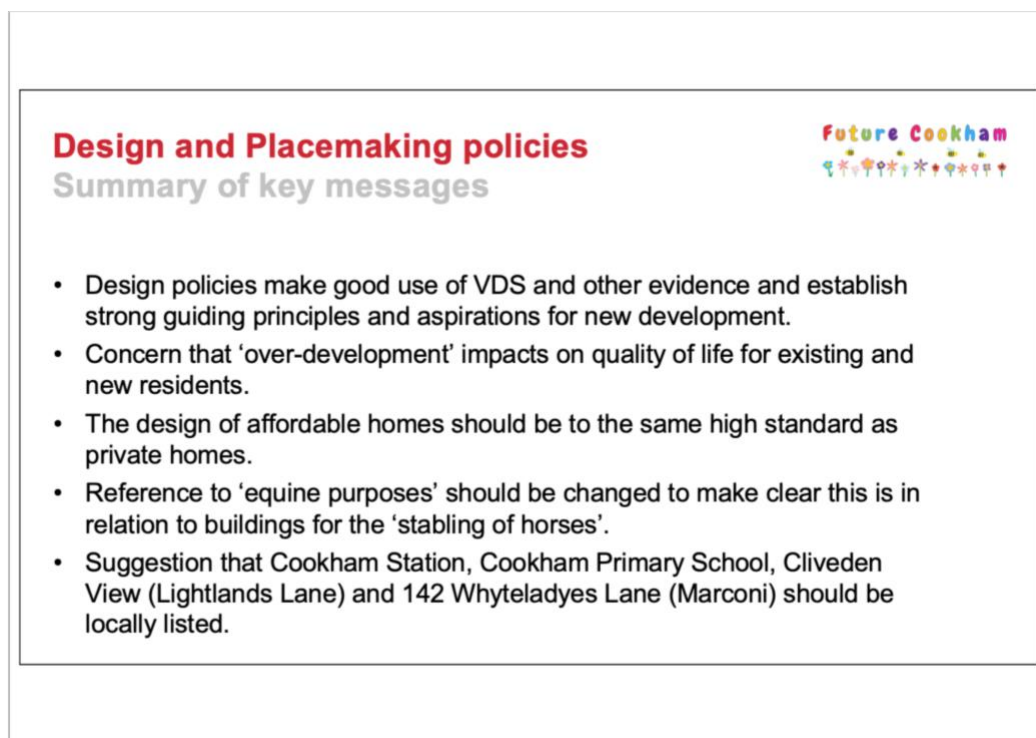


Figure 7: Summary of comments made in response to the design and placemaking policies

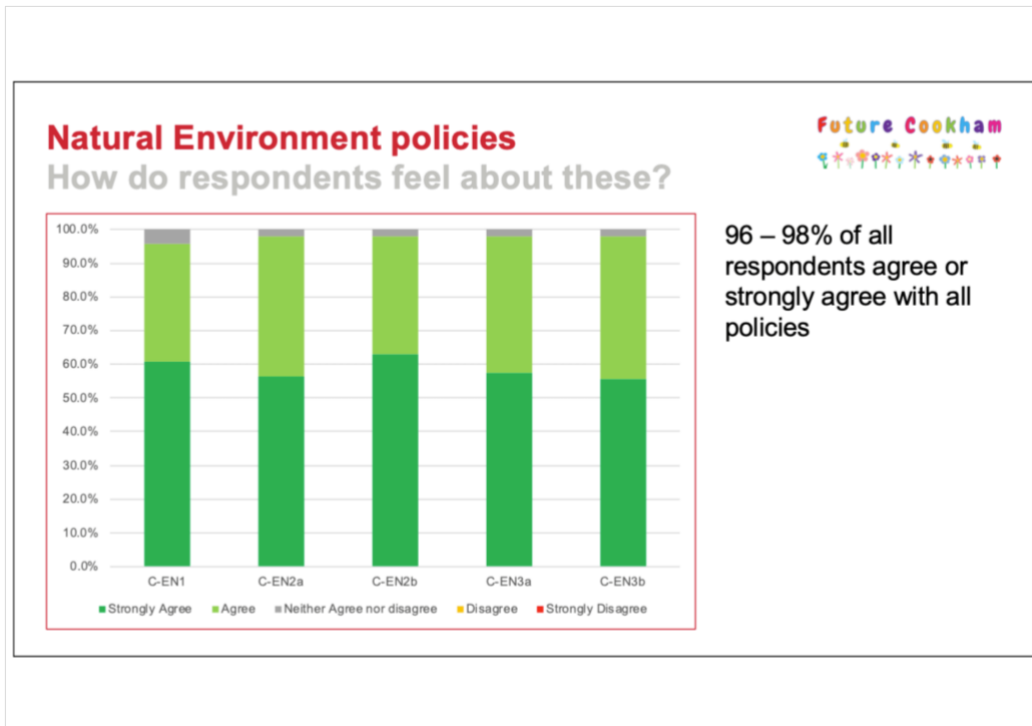


Figure 8: Response to question asking respondents how they felt about the natural environment policies

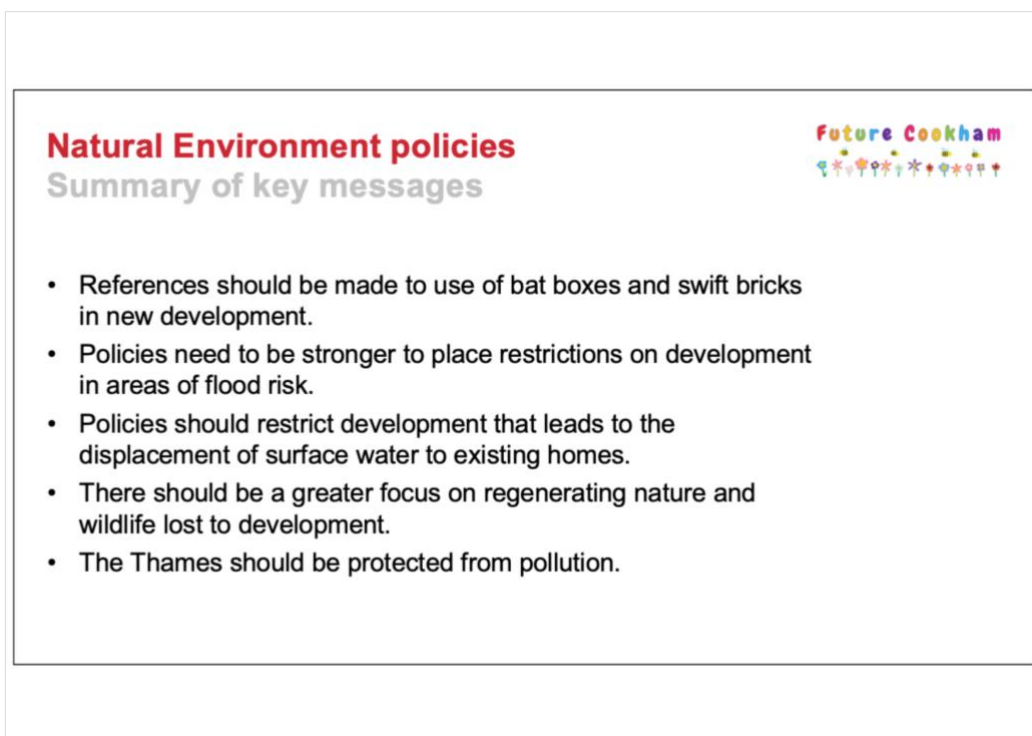


Figure 9: Summary of comments made in response to the natural environment policies

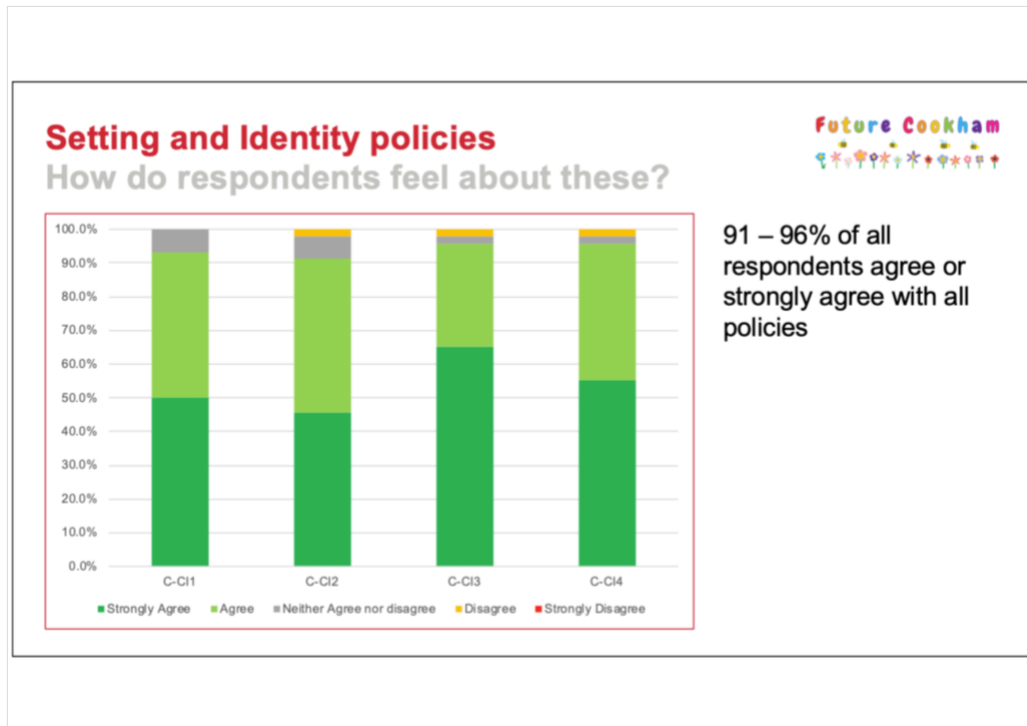


Figure 10: Response to question asking respondents how they felt about the setting and identity policies

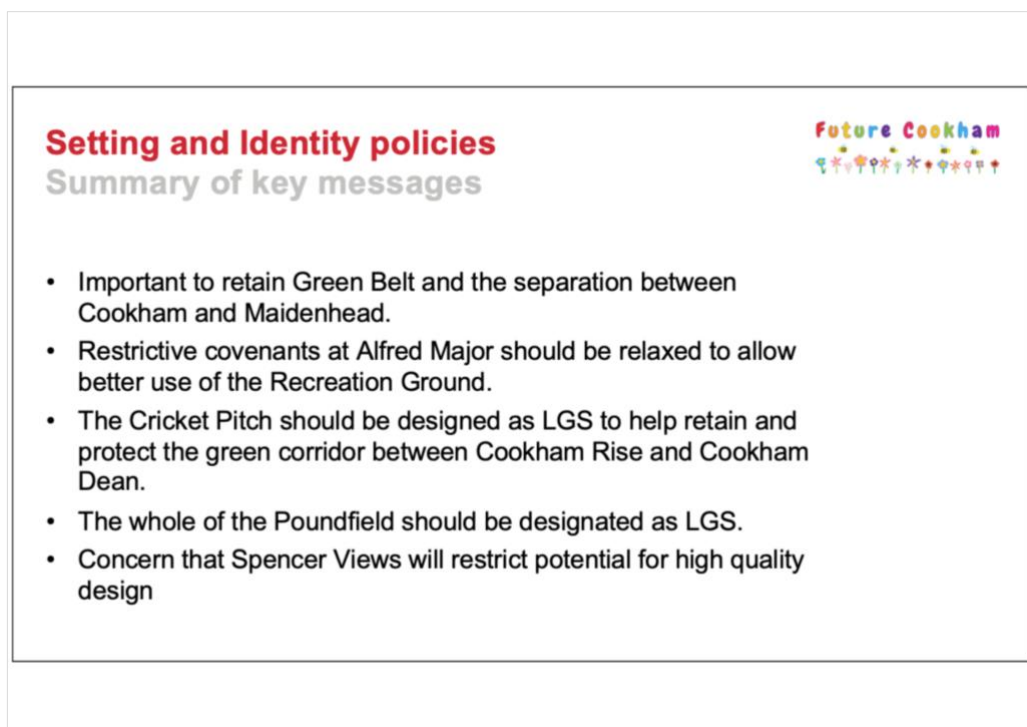


Figure 11: Summary of comments made in response to the setting and identity policies

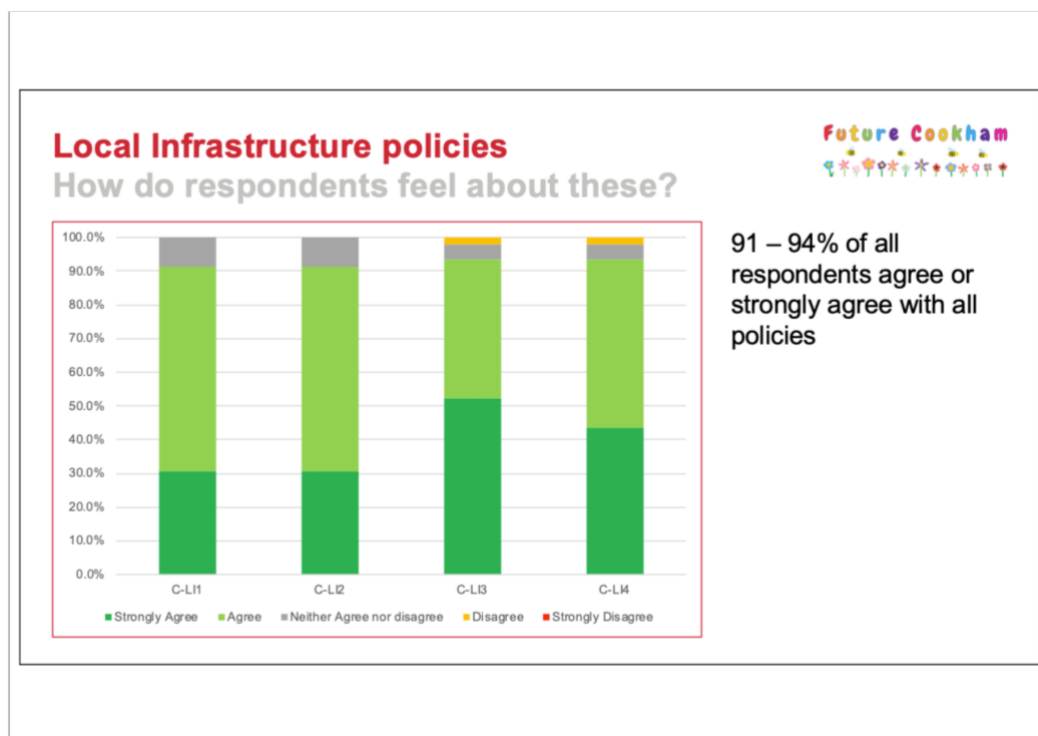


Figure 12: Response to question asking respondents how they felt about the local infrastructure policies

-
- Local infrastructure policies**
Summary of key messages
- Future Cookham
- Churches and halls should be listed separately under the list of important facilities.
 - All schools should be added to list of important facilities.
 - Allotments should be added to list of important facilities.
 - Restrictive covenants on the allotments at Alfred Major should be lifted, making them more useful.
 - There is a shortage of town centre car parking which needs addressing.
 - There is a need for assisted living and care schemes in Cookham for the ageing population.

Figure 13: Summary of comments made in response to the local infrastructure policies

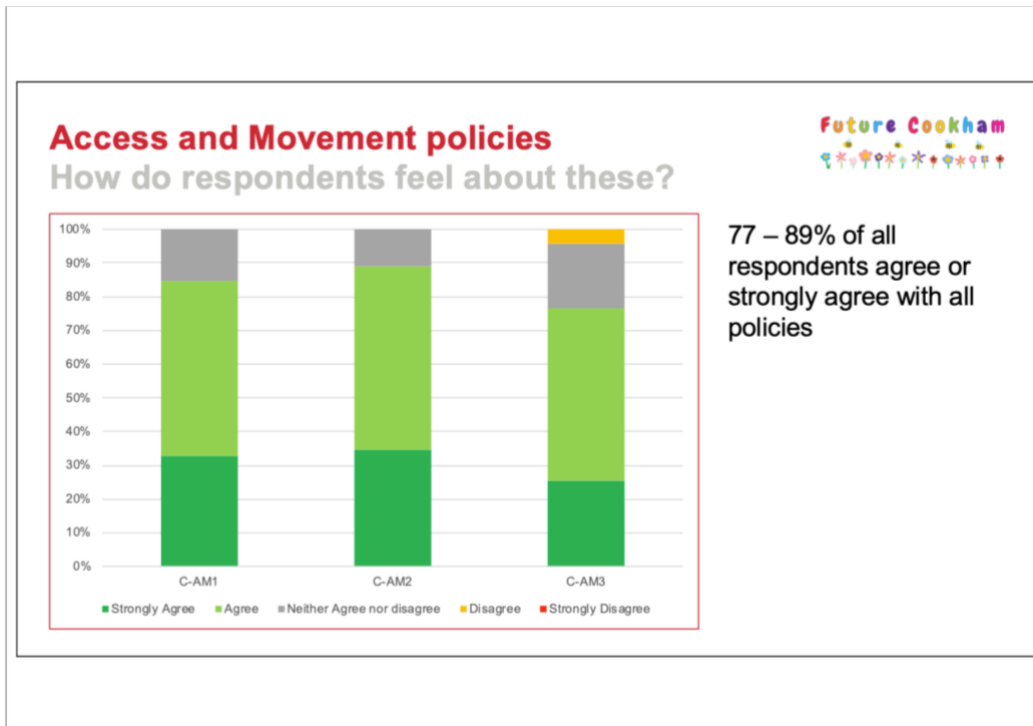



Figure 14: Response to question asking respondents how they felt about the access and movement policies

-
- Access and Movement policies**
Summary of key messages
- Future Cookham
- Parking design policy should advise against use of tandem parking (where one space cannot often be used properly without another car first being moved).
 - Policy could be more proactive on saying where public EV Charging points could / should be provided.
 - Projects to reduce traffic speed and congestion, and thus improve road safety for all (particularly on The Pound), should be prioritised.
 - The road network cannot cope with strains placed on it by additional development.
 - More parking should be provided in new developments.

Figure 15: Summary of comments made in response to the access and movement policies

Other comments

Summary



The logo for 'Future Cookham' features the text 'Future Cookham' in a colorful, multi-colored font. Below the text is a decorative horizontal line composed of small, colorful icons including stars, hearts, and other symbols.

- Objections made to Strande Park and Lower Mount Farm allocations in Local Plan.
- Plan should establish need for affordable homes and support development of these: up-to-date information on this is needed.
- Up-to-date information is also needed on retail demand and traffic (volume and parking).
- The Plan and associated material is a lengthy read. A summary should be provided.
- Concern that policies might stifle development, particularly small scale schemes.
- Plan should be stronger in protecting the area from development.
- CIL funding could be directed to sports facilities and health care.

Figure 16: Summary of other comments made on the Plan

3. Comments on the policies

Comments submitted by residents and others to the survey

Comments provided via the survey are set out in the table that follows, ordered by section of the NDP. Responses to each comment are provided, showing how these have been considered in amendments, as appropriate, to the NDP.

Comments from RBWM

Comments made by RBWM are set out in the table that follows, ordered by section of the NDP. Responses to each comment are provided, showing how these have been considered in amendments, as appropriate, to the NDP.

Comments from Historic England

Historic England responded to confirm receipt of the notification of consultation on the Neighbourhood Plan. The response stated that production of the Cookham Neighbourhood Plan is welcomed and that Historic England is *“pleased to see that the historic environment of your parish features throughout this draft”*. However, no specific comments beyond this were made on the Plan, with the remainder of the response comprising Standard Advice issued by Historic England at this stage. Based on this, it is inferred that Historic England is supportive of the Neighbourhood Plan and that no changes are required to this before submission.

Comments from the Church Commissioners

On behalf of the Church Commissioner a response was received promoting a site for development in the Green Belt between Cookham Rise and Maidenhead.

The Neighbourhood Plan has not sought to allocate sites for development and, as confirmed by Planning Practice Guidance, does not need to. Indeed, RBWM has, through the Local Plan, already allocated sites for development in Cookham. Through this process RBWM assessed the role, function and performance of the Green Belt and where appropriate releases might be made to this to accommodate future growth. In respect of land between Cookham and Maidenhead, the assessment highlighted the very strong role the Green Belt plays. As such, the Local Plan retains this as an area of Green Belt. The importance this part of the Green Belt plays in terms of retaining the separate identity of Cookham from Maidenhead is also recognised in the Neighbourhood Plan in Policy C-C11, and which has been strongly supported through responses to consultation. No changes are made to the Neighbourhood Plan based on this response.

Table of responses to comments to the survey

The following table presents the comments made in response to the Regulation 14 survey. It includes responses to these and, in red text, highlights where changes are made to the Neighbourhood Plan as a result of these.

DESIGN AND PLACEMAKING POLICIES

Consultation comment	Response
The Cookhams is an area of natural beauty and ant development needs to be sympathetic to retaining this. I think this Plan will ensure that happens.	Comment in support of the NDP noted. No change needed.
<p>Policy C-DP6b: Where proposals for new equine buildings are approved, the Parish would be keen to see a condition attached to this that requires removal of the buildings and re-instatement of the ground if, at a future date, the building is no longer required for equine purposes.</p> <p>"Equine purposes" should be renamed to "Stabling of horses". A building could be purported to be an "equine purposes" which would include storage of feed or equipment, and therefore be of a warehouse type, e.g. Equestrian World in Long Lane could be defined as "equine purposes".</p>	Comment noted and change to be made.
I believe that a strong and focused Cookham orientated design and planning guide for Cookham is needed and this delivers it	Comment in support of the NDP noted. No change needed.
<p>Policy C-DP1: High Quality Design</p> <p>Please consider adding the following text between asterisks to the existing points here:</p> <p>5. The requirement for high quality design applies to all development, including all residential tenures. Affordable housing must be designed to ensure it is integrated into the design of the overall proposal and the materials used should be similar to the general market element. *****Affordable housing should be designed to meet the needs of our local community, for example, address the need for affordable family homes, and should not be smaller or in less advantageous positions than comparable other units*****.</p>	The Local Plan establishes the thresholds, mix and requirements for delivery of affordable homes, and site allocation proformas refer to the need for affordable family-sized homes. This is not duplicated in the Neighbourhood Plan. Wording in respect of the location of affordable homes to be incorporated into the NDP.

<p>Information Box 4 - Designated Heritage Assets</p> <p>Please consider adding the following buildings in Cookham Rise to this list of Designated Heritage Assets, if these are not specifically covered elsewhere (I could not find them) :-</p> <p>Cookham Rise Station (surprisingly, this building does not seem to be included in the Listed Buildings register).</p> <p>Cookham Rise Primary School ,originally one of the first non-fee-paying state secondary schools in Berkshire, and where Stanley Spencer taught art classes.</p> <p>Clievden View, blue plaque home of Stanley Spencer.</p> <p>Whyteladyes Lane, blue plaque house, where Marconi lived and conducted early radio experiments.</p>	<p>The list of non-designated heritage assets is based upon the VDS. Additions to this will need to be subject to assessment and consultation, following guidance and advice established by Historic England. This could be undertaken through a single issue review of the NDP once the NDP has been made.</p>
<p>Policy DP6b, Equestrian Development:</p> <p>This policy needs strengthening and Cookham road traffic cannot co-exist alongside Riding School</p>	<p>Policy IF2 of the Local Plan requires the traffic impacts of development to be assessed. This is not duplicated in the NDP.</p>
<p>Overdevelopment impacts incomers and existing residents equally, reducing the quality of life for all.</p>	<p>Noted. Design policies in the NDP seek to ensure that new development responds positively to local character and identity.</p>
<p>The Plan’s strength is its comprehensive coverage of the qualities and qualitative factors of the special characters of the Cookhams that consultees have fed back. The Parish Council has produced a good Plan overall. The Cookham Visual Design Guides adopted since 2013 provide a very strong evidence base for the design and character of the Cookhams. The latest draft of the Cookham Neighbourhood Plan (CNP) has been strengthened by the inclusion of many links to relevant policy documents nationally and locally principally the RBWN BLP.</p>	<p>Comment in support of the NDP noted. No change needed.</p>
<p>Policy C-DP3 g) Parking is to be provided on plot and should be carefully screened from adjacent properties and Parking spaces provided at properties should provide "independent parking", i.e. not one car parking space being blocked by another. If parking is designed in this way the result can be that the 'blocking' space is not used,</p>	<p>This clause should be read alongside the principles outlined in Policy AM2. This is to be updated to state that ‘tandem parking’ is not preferred for the reasons given.</p>

and street parking is used instead. Ref: C-AM2 Ditto point above	
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NATURAL ENVIRONMENT POLICIES

Consultation comment	Response
<p>p.36 Green Infrastructure Point 5.15:</p> <p>Please consider adding the following text between asterisks to the existing bullet point here:</p> <p>With bird *****and bat***** boxes or bricks installed to enhance biodiversity and wildlife. *****Particular encouragement would be given to the appropriate installation of swift bricks, swift flights and cries being a characteristic part of Cookham’s summer landscape. *****</p>	<p>Noted. Reference to swift and bat boxes to be added to the text in the NDP.</p>
<p>Policy EN3a, Flood Risk: A really tough policy is required to stop the Lower Mount Farm site being developed before the sewerage pumping site in Lightlands Lane is made flood proof.</p>	<p>This site is allocated in the Local Plan (AL37) and has been subject to examination. Masterplanning has been subsequently undertaken and adopted by RBWM and a planning application submitted. Comments on the proposals should be made through the application process.</p>
<p>The continual flooding in Cookham including the River Thames overflowing its banks onto the existing flood plains must be taken seriously when considering all planning applications on land included in or adjacent to the flood plains. The current situation is that the water providers either disregard the issue or insist that these issues can easily be dealt with. However, there is nowhere for the surface water displaced by a new housing development to flow, unless the water moves to other nearby housing communities and roads. There needs to be an absolute prohibition on building on or adjacent to the flood plain.</p>	<p>The NPPF establishes the approach to development in areas of flood risk and is not supplicated in the NDP and include the requirement for sequential testing and flood risk assessments to be undertaken. This is also stated in the Local Plan. This is not duplicated in the NDP, although the NDP does, in Policy C-EN3a andC-EN3b establishes additional considerations that need meeting to show that concerns in respect of flooding have been addressed.</p> <p>The Flood and Water Management Act is in the process of being updated and will mandate that proposals for new development include sustainable drainage systems (SuDS). The NDP establishes principles for the design of SuDS.</p>
<p>Section 5 Policy C-EN3b 1.c As flooding becomes more frequent the 1 in a 100 year criteria would appear not cautious enough in this stipulation.</p>	<p>The need to consider the impacts of climate change on the extent of the area of flood risk is set out in Policy NR1 of the Local Plan and is not duplicated in the NDP.</p>

<p>C-EN1 to 3 There should be some more focus on also regenerating nature & wildlife where it has been lost due to climate change and development. Also, this section does not refer to how we can ensure the Thames River is better protected from pollution. The river is a vein through our community, and is increasingly polluted, impacting people, pets and wildlife.</p>	<p>Improvements to the biodiversity value of land in the Borough is a key aim of the RBWM biodiversity action plan which is cross-referenced in the NDP. The Design Code also illustrates how and where improvements might be made as a result of new development.</p>
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SETTING AND IDENTITY POLICIES

<p>Consultation comment</p>	<p>Response</p>
<p>Keep existing green belts</p>	<p>Noted. The approach to Green Belt is set out in the NPPF. Through the Local Plan the Green Belt was reviewed and minor releases made to this. No further changes are proposed in the NDP. Policy C-C11 of the NDP recognises the importance of retaining the separate identity of the Cookhams from each other and from Maidenhead, and thus recognises the importance of the Green Belt, particularly in terms of reducing the risk of coalescence between Cookham and Maidenhead.</p>
<p>Policy C-C11: Settlement Identity</p> <p>Please consider adding the following text between asterisks to the existing point here:</p> <p>1 Any proposal for development in the landscape setting of the three settlements and outside the built form of existing settlements must demonstrate that it will:</p> <p>a) prevent the visual coalescence of the settlements from each other, and from Maidenhead. *****In particular, the narrow area of rural land between Cookham Rise and Maidenhead is key to the separate identity of Cookham. Any proposed development here must demonstrate that it does not contribute in any way to any gradual visual merging of Cookham with Maidenhead.*****</p>	<p>Clause (a) of the policy to be amended to make clear reference to the importance of retaining the area of separation between Cookham Rise and Maidenhead.</p>
<p>LGS35: If Alfred Major Rec is designated as LGS could some of the restrictive covenants be relaxed allowing better use of the area</p>	<p>Noted. This is a legal process as opposed to a planning process and thus not addressed in the NDP.</p>

<p>LGS34: Poundfield: the whole of the development area and not just the Pony Field should be designated as Local Green Space</p>	<p>Poundfield is designated as a Local Green Space in the Local Plan and not duplicated in the NDP. The area of designation includes the Pony Field.</p>
<p>EN2b, Green Corridors: Area between Cookham Rise and Cookham Dean would be better protected if the cricket pitch was designated as a Local Green Space</p>	<p>This area is located within the Green Belt and which already benefits from a high level of protection from development. Designation of LGS does not add to this as applications for these sites are determined in the same way as land in the green Belt is.</p>
<p>Stanley Spencer’s Cookham. Precis of comments: Concern that policy precludes opportunities for innovative, energy efficient development, and that the requirement to retain a direct visual linkage between the present day scene and paintings is too prescriptive.</p>	<p>The intent of the policy is not too preclude development, but to ensure that regard is had to the cultural identity of Cookham and that development responds positively to the qualities that characterise the area, making it distinct from elsewhere. Policy C-DP1 supports innovative design that responds to local context and Policy C-DP7 supports innovative approaches to construction of low carbon homes.</p>

LOCAL INFRASTRUCTURE POLICIES

<p>Consultation comments</p>	<p>Response</p>
<p>I would like to see the plan address the need for more specialist accommodation for older residents, so that they can remain in the village while downsizing or when needing additional care. The closure of one care home in the village was a big concern. There are serious shortages of both care home and assisted living accommodation.</p>	<p>The NDP does not specifically address matters of housing as this is covered in the Local Plan, with Policy HO2 of that supporting proposals for homes for older people.</p>
<p>Under local infrastructure community facilities, it would be better to state 'Methodist Church and Wesley Hall'. More generally it would be better to list the churches and their halls separately. And include the parish room (at the library). In the same box there is no mention of allotments which are an important community resource which could be developed and improved. In particular the allotments at Alfred Major could be made more useful if the restrictive covenant on them could be amended.</p>	<p>List of facilities to be reviewed. The Alfred Major Recreation Ground and allotments are proposed for designation as LGS and which would give them added protection from development. The issue of restrictive covenants is a legal one and thus not addressed in the NDP.</p>
<p>The section under car parking seems weak. There is currently a major shortage of car parking space in Cookham, and visitors to the Stanley Spencer</p>	<p>The NDP does not allocate land for development and cannot require a new area of car parking to be provided. It does</p>

<p>Gallery regularly complain about this. However there is no policy to try to improve this situation.</p>	<p>though establish design principles for the provision of parking as well as the quality of development in the local centres. It also supports efforts to make active travel a more compelling and attractive proposition, particularly for shorter, everyday journeys, and thus helping to relieve traffic and parking issues.</p>
<p>Section 7 Information Box 7</p> <p>Churches: Cookham Rise Methodist Church Council request that the Methodist Church be included under that name and the Wesley Hall as a separate hall on the premises.</p> <p>We note that the rooms at the Parish Centre and the Jubilee Vestry at Cookham Dean church, the parish room at the library and the three community allotments are also important local community facilities.</p> <p>The children's nursery provision at Park House, the Montessori school at the Scout hut and the Herries School are valued - should they be included?</p> <p>Dentists - Cookham Dental Practice and St Anne's House Dental Practice</p>	<p>List of facilities to be reviewed</p>

ACCESS AND MOVEMENT POLICIES

Consultation comments	Responses
<p>Provide for protection of all school children from vehicle traffic dangers</p>	<p>Policy C-AM1 of the Neighbourhood Plan requires new development to demonstrate how they provide safe walking and cycling routes for all ages. Wider Projects in the Appendix to the NDP develop this further and aim to identify locations for the provision of new walking and cycling routes.</p>
<p>P 93 Appendix 8 Parking Standards.</p> <p>Please consider adding the following text (or something equivalent) to the end of the introduction to Appendix 8.</p> <p>Tandem parking spaces, where one car has to be moved in order to access the outside parking space</p>	<p>Reference to tandem parking to be incorporated in Policy C-AM2 (Parking Standards and design)</p>

<p>for another car, are not considered acceptable for any of the following standards.</p>	
<p>Policy C-DP3 g) Parking is to be provided on plot and should be carefully screened from adjacent properties and Parking spaces provided at properties should provide "independent parking", i.e. not one car parking space being blocked by another. If parking is designed in this way the result can be that the 'blocking' space is not used, and street parking is used instead. Ref: C-AM2 Ditto point above</p>	<p>See previous response to this comment in the 'design policies' section, which says:</p> <p>This clause should be read alongside the principles outlined in Policy AM2. This is to be updated to state that 'tandem parking' is not preferred for the reasons given.</p>
<p>The EV section C-AM3 only deals with 'where electric vehicle charging is proposed', rather than there being a policy to develop a comprehensive plan to support and organise this properly in Cookham.</p>	<p>It is not necessary to specify locations for EV charging as this considered appropriate across Cookham, subject to impact of design as set out in the policy.</p>
<p>More speed checks in the main roads around Cookham</p>	<p>Noted. This is not a land use policy issue. The NDP does include, as separate a project (Project 10), production of a traffic management plan and which would help contribute towards volume and speed reduction measures.</p>
<p>Please, please, please Road safety must be a priority!! Speeding, speeding and speeding. My neighbours and I have been campaigning for years and years to reduce the speed limit in the village and most importantly install a speed camera on Sutton road!!! We have been told time and time again by those in the know that this will never happen!!! I fear that no action will be taken until it is too late and someone is killed. I would strongly urge you to visit Sutton Road ideally between 8am and 9:30 am , 2:45 to 4 pm and 6-7:30 pm Monday to Friday and anytime on a Saturday or Sunday!!! The black spot is right outside my house as the start to exit cookham!!! Motorists feel that they can increase their speed significantly on exiting the village. The worse offenders are the ones you can actually hear but not see accelerating up from the high street and doing about 50!!!!</p> <p>My blood runs cold at the thought of what devastating harm they can cause!!!!</p>	<p>Project 10 of the NDP includes production of a traffic management plan which would look at addressing matters associated with the speed and volume of traffic.</p>

<p>8.14 We note the Pound is identified as a pinch point, area of concern for congestion and safety. We cannot stress this enough as residents of the Pound , we observe daily speed violations and near misses for pedestrians. It is incredible that a serious/ fatal accident has not yet occurred, however , minor bumps have happened to arms and shopping bags hanging over the narrow pavement. Every day, people continuously have to step into the road as it is a busy thoroughfare and the pavement is too narrow for two people to pass. There is no chance for a wheelchair and people with buggies struggle. Pedestrians and cyclists should have priority over motorised vehicles. In addition cars, lorries, buses, frequently mount the pavement in order to pass . It is essential that pollution monitoring is undertaken asap as air quality in the Pound is not even mentioned!</p> <p>8.15 When will this Traffic Management Study happen? It is urgently required. See RBWM highway design guide Section 1.12 Conservation areas</p>	<p>Project 10 of the NDP includes production of a traffic management plan which would look at addressing matters associated with the speed and volume of traffic, as well as ways in which the safety of vulnerable users (i.e.: pedestrians and cyclists) might be improved. Where new cycle routes are provided through development the NDP, at Policy C-AM1, requires these to be designed in line with Government guidance and thus make these safe for people to use.</p>
<p>The Cookham road infrastructure is insufficient to sustain additional development. It is a matter of concern that at a recent hearing of a planning appeal to a planning application originally opposed by the RBWM, the Planning Inspectorate was – it is understood- not minded to consider the impact of local development on the roads because of the house building mandate imposed by central government.</p>	<p>The scale of growth in Cookham and impact of this on the transport network was assessed through the Local Plan and tested at examination. The Local Plan also includes policies that require the impacts of traffic from new development to be assessed, supporting active and sustainable travel. This is not duplicated in the NDP.</p>
<p>C-AM1-3 More reference to policy required in terms of avoiding Cookham High Street being a congestion zone when the A404 is badly impacted. This is raising emissions directly within a tight packed community. Also, more provision specifically for residential parking, where an avg no of vehicles per household should be considered, e.g. 2 vehicles for 3 - 4 bedrooms. It is unacceptable for residents who work and have families to have to pay ~£250 for a 2nd parking license, when there is not even a guarantee of a parking spot. Applies to Cookham High Street.</p>	<p>Traffic movements associated with the A404 are of a strategic nature and requires consideration of matters of a scale beyond the NDP. However, Project 10 of the NDP includes production of a traffic management plan and which allow for some of these matters to be considered.</p> <p>Parking standards are established by RBWM, responding to size of property, location and availability of public transport. The NDP establishes design guidance in respect of how parking spaces should be located within residential development. For shorter journeys the NDP, along with national and Local Plan guidance, supports and encourages active and sustainable travel.</p>

GENERAL

Consultation comments	Responses
<p>The plan doesn't go far enough in offering protection. Terminology - a lot of 'shoulds' and not enough 'musts'. Very little consideration to areas outside of the Dean and village. Little on continuous attempts to develop Long Lane area, for example. Not a lot on traffic/air quality. As usual, hard to navigate documents unless you have the time, resources and a background in neighbourhood design/planning! The questionnaire format to provide feedback isn't nuanced enough - people end up agreeing because the possible alternatives are worse but you can't caveat your answers.</p>	<p>The use of 'should's and 'musts' reflects advice, available evidence, the scope and extent of what a NDP can influence. The content and focus of the NDP reflects messages from previous consultation activities and the scope of what a NDP can influence. Supporting material, including the Design Code, has an equal focus on Cookham Rise, Cookham Village and Cookham Dean, establishing the characteristics of and design codes for each of these.</p>
<p>Section 3.3 In the vision statement "blue" and "green" routes are not defined.</p>	<p>This relates to the countryside, network of open spaces, streams and water courses in the Parish. Green infrastructure is defined in the glossary. This will be expanded to include reference to blue infrastructure.</p>
<p>I feel that it is essential that Cookham has a Neighbourhood Plan to create a framework for future developments and perhaps attract some funding</p>	<p>Comment in support of the NDP noted. No change needed.</p>
<p>The downside being the links take the residents, community leaders and local businesses to a wide range of information. It is difficult/impossible for an individual or many community representatives to find the time to read and absorb this amount of content and context let alone assimilate and act on. In this respect the Plan is not particularly 'neighbourly'. Assuming the Plan gets adopted will it be possible to produce a robust summary/shorter document that would be readily understood and easier to assimilate cost effectively?</p>	<p>Once 'made' the NDP will form part of the RBWM development plan. Consideration will be given as to the benefits of preparing a summary document, although the material prepared for the Regulation 14 consultation was intended to provide a helpful summary.</p>
<p>Since 2012 the NPPF has been founded on the principle that sustainable development proposals should be approved. The CNP rightly raises the bar for the Cookhams. However, it does so in ways that may stifle or at a minimum delay proposals especially when from individual as opposed to corporate applicants. The risk of this happening may be reduced if the Council makes it clear it is bound by planning law to approve proposals that comply with the BLP and the CNP if adopted.</p>	<p>The purpose of the NDP is not to stop development but to ensure that what does come forward is right and appropriate for Cookham, responding positively to local character and identity. All proposals for development will be treated equally. The NDP will form part of the Local Plan and suite of policies used by RBWM to determine planning applications.</p>

<p>How will the Parish have the resources and person power to administer the policies it is proposing at an individual planning application level on top of the larger proposals brought forward by major landowners with teams of advisors?</p>	<p>The NDP will form part of the RBWM Local Plan and will be used by RBWM officers to determine planning applications. The Parishes role as a consultee will remain as is.</p>
<p>There appears however to be little up to date quantitative evidence bases and data for the Cookhams in key areas to inform policy such as:</p> <ol style="list-style-type: none"> 1. the volume/build up, of traffic through the Cookhams historically, currently being experienced and projected to evidence the policy issues being described. 2. related to 1 above the off-street car parking capacity required to reduce on street parking. 3. housing needs by numbers of dwelling their types and likely cost to buy or rent, housing: 4. proposals for employment uses including retail. In this regard the link to the retail studies undertaken by RBWM are dated 2015. Nine years on retailing and consumer habits have changed dramatically. Therefore the reliability of this evidence base as a basis for robust planning and policy making is questionable. 	<p>The evidence prepared is proportionate to the Plan and the focus of policies within it (having a focus on design and cultural heritage for example).</p> <p>The volume of traffic was investigated through the Local Plan, related to future growth The Neighbourhood Plan does not propose further development sites.</p> <p>The NDP does not allocate land for off-street parking but does include design principles for well-designed parking, particularly where related to development proposals.</p> <p>Housing need has been assessed through the Local Plan and is not duplicated in the Neighbourhood Plan.</p> <p>The NDP does not propose to allocate new areas of retail or employment, and changes to the Use Class Order and Permitted Development Rights limit the effectiveness of such assessments.</p>
<p>It remains a concern that the need for affordable and/or key worker housing for a wide range of resident and worker needs doesn't appear to be addressed for the Cookham's by this Plan.</p>	<p>The NDP does not allocate sites for housing. This process has been undertaken through the Local Plan. Sites allocated in that need to provide affordable homes in line with Local Plan policy and site specific proformas. The Local Plan also supports delivery of affordable homes on rural exception sites, subject to wider policy in the Local Plan being satisfied. The NDP does not duplicate this.</p>

<p>I would like to see more encouragement for proportionate development in the parish and co-operation is finding suitable sites of scale. The parish is at risk of aging as younger families just cannot afford properties locally so end up relocating to neighbouring towns.</p> <p>The parish needs additional homes which are affordable either to rent or to buy and it would be good to recognise the opportunity to work with the registered providers in the social housing sector to deliver these</p>	<p>The NDP does not allocate sites for housing. This process has been undertaken through the Local Plan. Sites allocated in that need to provide affordable homes in line with Local Plan policy and site specific proformas. The Local Plan also supports delivery of affordable homes on rural exception sites, subject to wider policy in the Local Plan being satisfied. The NDP does not duplicate this.</p>
<p>I guess I would like to see funding for community sports with the Projects in Appendix 9 to ensure we have a healthy village</p>	<p>Noted. The projects reflect previous stages of work on the NDP. Section 9 of the NDP notes that the list of projects will be reviewed over time by the Parish and that these may change as appropriate to help deliver local infrastructure. No change needed.</p>
<p>Section 9 CIL - can we not use any CIL to improve the availability of Medical Facilities in Cookham? With more patients from additional housing it is hard to see how Cookham Medical Centre will cope.</p>	<p>Noted. Improvements to medical facilities will be funded, as appropriate, through the use of s106 agreements and CIL payments to the local authority, as opposed to the neighbourhood portion of CIL. This reflects the Infrastructure Delivery Plan prepared for the Local Plan. This notes that a new medical centre is not needed based on the proposed scale of growth, but that, if necessary, improvements could be accommodated through improvements to existing facilities. Policy C-LI2 supports provision of new and improved healthcare facilities in Cookham.</p>
<p>Lower Mount Farm by its name suggests it IS LOW LYING, so should be left as a flood alleviation area!</p> <p>The lack of provision on the plans for an extra GP surgery at Lower Mount Farm but instead proposing to "expand" existing facilities at Cookham Medical Centre lacks detail - WHERE or HOW can they expand the site is full. Any extensions to premises will cause weeks of disruption and will be hell for medical staff and patients alike!</p> <p>Traffic with 200 extra homes on Lower Mount Farm a more satisfactory solution to the pinch point through the railway bridge will be essential. I suggest traffic lights. The current priority signs are currently very badly thought out. Heading South</p>	<p>Comments relate to site allocation AL37 in the Local Plan and which has been subject to examination. A masterplan has subsequently been prepared and adopted by RBWM and a planning application for development submitted for determination. Whilst the Parish is sympathetic to the comments, the concerns need to be expressed through the planning application process.</p>

COOKHAM NEIGHBOURHOOD PLAN

<p>from Cookham the moment one steers to the right to go round the pinch block one's car is momentarily hidden from view by the driver of a vehicle approaching the bridge from south. I have had some near misses and have also (very frighteningly) seen near misses as a pedestrian walking through</p>	
<p>Very concerned for the majority elderly residents who live in their purchased outright Park Homes and pay council tax to RBWM. Residents were intimidated and bullied summer 2023 in order to achieve the site East of Strande Park for Shanley.</p> <p>What is the future for Strande Park residents? Will Shanley, once built on the land to the East of Strande Park, ultimately desire for the WHOLE of Strande Park? What then for the residents what plan then?</p>	<p>Comments relate to site allocation AL38 in the Local Plan and which has been subject to examination. A subsequent planning application has been submitted. Whilst the Parish is sympathetic to the comments, the concerns need to be expressed through the planning application process.</p>
<p>Very concerned that ANY Sustainable Drainage System will be inadequate in view of the Thames Water Pumping station being overwhelmed in January 2024. HOW CAN ANY SUSTAINABLE DRAINAGE SYSTEM BE GUARANTEED IT WILL WORK.</p> <p>The proposed total of 300 homes to be added to the existing sewage system (they will presumably have toilets and basins!) will overwhelm the current inadequate sewage system for the Cookham area.</p>	<p>Comments relate to the scale of growth established in the Local Plan and which has been subject to examination. Two of the allocated sites in Cookham have now been taken forward through the masterplanning and planning application process. Whilst the Parish is sympathetic to the comments, the concerns need to be expressed through the planning application process.</p>
<p>Thanks for all the hard work on this, it offers a great foundation and offers clarity to developers on the standards they need to aspire for</p>	<p>Comment in support of the NDP noted. No change needed.</p>
<p>The Plan is an excellent document laying out our aspirations for the future developments within the parish.</p>	<p>Comment in support of the NDP noted. No change needed.</p>
<p>Overall, I think the plan is balanced, well thought out, and in keeping with the character of the Cookham. Congratulations to the Parish Councillors for doing an outstanding job.</p>	<p>Comment in support of the NDP noted. No change needed.</p>
<p>thank you</p>	<p>Comment in support of the NDP noted. No change needed.</p>
<p>All good</p>	<p>Comment in support of the NDP noted. No change needed.</p>
<p>Very well put together</p>	<p>Comment in support of the NDP noted. No change needed.</p>

COOKHAM NEIGHBOURHOOD PLAN

Very thorough document, lots of detail.	Comment in support of the NDP noted. No change needed.
It is really an excellent document.	Comment in support of the NDP noted. No change needed.
A very good document, clear and well structured. An asset to have for Cookham	Comment in support of the NDP noted. No change needed.
Thank you very much for a very thoughtful and comprehensive Cookham Neighbourhood Plan.	Comment in support of the NDP noted. No change needed.
Thank you all for your amazing work on the Plan, we are pleased to help further if required	Comment in support of the NDP noted. No change needed.

Table of responses to the draft Plan from RBWM

The following table presents the comments made in response to the Regulation 14 Neighbourhood Plan by RBWM. It includes responses to these and, in red text, highlights where changes are made to the Neighbourhood Plan as a result of these.

Section / Paragraph	RBWM Comment – Regulation 14	Response to comments
General Comments	<p>The Council has taken the opportunity at this stage to provide what we hope will be useful and constructive feedback. The views of Council Officers in Planning Policy, Development Management, Conservation, Trees and Ecology and SUDs have been amalgamated below.</p> <p>Our feedback is extensive, but is provided in the spirit of helpfulness, with the sole intention of making the document as robust as possible as it progresses to the independent examination.</p>	Comment noted – no change required based on this.
Introduction and Policy Context Para 1.1	... ‘bringing together more than just traditional planning matters.’ This is a planning document and, should only consider planning matters. Alternatively, non-planning matters should be set out separately at the end of the plan, so it is clear that they do not have the status of policies and would not be subject to examination. Suggest that the text is amended.	It is common for NDPs to establish projects and aspirations. This is appropriate as it reflects feedback from the community on key issues and opportunities. These are clearly identified as such in the Plan, grouped together in the Appendix. Text to be updated to signpost the reader to the list of projects in the Appendix.
Cookham Parish ‘Tomorrow’ Para 3.2	<p>‘... although some of the issues outlined above are not strictly ‘land-use planning policy matters....’</p> <p>This is a planning policy document and should only consider planning matters. See also comment made in relation to paragraph 1.1. Suggest that this paragraph is amended.</p>	See comment above. The text already points the reader to the projects in the appendix. No further change is required.
Design and Placemaking Para 4.7	<p>The Council considers this paragraph to be too prescriptive.</p> <p>In addition, where terms such as, ‘...shall be avoided...’ – are included they will require explanation / justification – why should they be avoided? The document should</p>	Para 4.7 includes the wording ‘where related to development’. The para follows directly from those above which are clearly related to local character and qualities. The following wording to be added at the start of the para

	<p>avoid sweeping statements of intent without explanation and justification.</p> <p>Also, not all of the features listed are planning considerations and are therefore not appropriate in a planning document. Recommend removal, or amendment.</p>	<p>to make this clear: 'The VDS also notes that...'</p>
<p>Policy C-DP1 Part 1 and 2</p>	<p>The Council is concerned that what is being suggested is a more onerous site appraisal (for example, like a Design and Access Statement) that would not be proportionate for all forms of development.</p>	<p>The requirement for good design is clearly set out in the NPPF. This also allows for NDPs to establish Design Codes to be used to help inform and determine planning applications. The wording is in the spirit of the NPPF and appropriate for inclusion in the policy. No further change is required.</p>
<p>Policy C-DP1 Part 2 b)</p>	<p>As worded, the Council considers the Policy is too prescriptive (e.g. 'Except in exceptional circumstances, buildings should not exceed two-storeys in height...'). The Council would recommend holding to the more general point regarding prevailing heights and would recommend that the Neighbourhood Plan recommendations use the guidelines provided in the Council's Building Height and Tall Buildings SPD.</p> <p>Also, not clear what would constitute 'exceptional circumstances', recommend that this is removed.</p>	<p>Second sentence of Part (b) to be rephrased to reflect the SPD, stating: 'Proposal for tall buildings, which are defined as those in excess of two-storeys, will generally be considered inappropriate and should reflect the prevailing context and principles established in the RBWM Building Height and Tall Buildings SPD'</p>
<p>Policy C-DP1 Part 2 c)</p>	<p>The Neighbourhood Plan conflicts with Borough Wide Design Guide where it states, "<i>occasional variation from a common front building line may provide opportunities to add visual interest to townscapes.</i>" Principle 7.3 requires "<i>Building lines in new developments should complement the street scene...</i>"</p> <p>We would recommend amending this paragraph in line with the Borough Wide Design Guide.</p>	<p>There is no conflict. The Cookham NDP and Design Code presents a more granular and locally responsive set of design principles than is possible at the Borough level. Policy C-DP1 Part (c) states that building lines should complement the street scene. In some places a more organic and informal street scene and arrangement of frontages may exist and in these instances it will be appropriate for development to reflect this rather than imposing a rigid building line. No further change is required.</p>

<p>Policy C-DP1 Part 4</p>	<p>Principles of inclusive design need to be defined or refer to a specific relevant document.</p>	<p>This is established in Para 4.3 with links provided to appropriate documentation. No further change is required.</p>
<p>Policy C-DP1 Part 5</p>	<p>It is recommended that the language is reviewed. Words like ‘must’ should be carefully considered/reviewed. Would suggest using words like ‘should’ as an alternative as this provides greater flexibility.</p>	<p>The use of ‘must’ is appropriate in this instance. No further change is required.</p>
<p>Policy C-DP2 Part 3</p>	<p>Given the comprehensive permitted development regime for telecommunications infrastructure, this is not necessarily a planning consideration/not sure this clause is necessary. All telecommunications installations should follow this guidance whether permission is required or not. Recommend removing or amending this clause.</p>	<p>The words ‘insofar as planning permission is required’ to be added to the start of this part of the Policy.</p>
<p>Policy C-DP3 Part 1 a)</p>	<p>Concern that the Policy and its supporting text provide insufficient information to make it clear how planning officers should assess development proposals, having regard to Paragraph 16 of the Framework. Please amend.</p>	<p>The policy presents a series of clear principles which can be used to inform and help determine planning applications. No further change is required.</p>
<p>Policy C-DP3 Part 2</p>	<p>This clause of the Policy should be removed as it is covered by other policy or rewritten to ensure compliance with national Green Belt policy.</p>	<p>Although acknowledging that Cookham Dean is ‘washed over’ by Green Belt policy, the glossary to the NPPF states that the curtilage of developed land, including residential gardens, is defined as previously developed land. The part of the policy is thus important to make clear that Green Belt policy tests apply to back garden development in this area. No further change is required.</p>
<p>Heritage Assets Para 4.12</p>	<p>Recommend removing the word ‘ideally’ to strengthen the wording of identifying setting as part of a pre-application process.</p>	<p>Word ‘ideally’ to be removed from para.</p>
<p>Policy C-DP4 Part 2</p>	<p>Typo on first line – Should read ‘and/or’</p>	<p>Text to be updated as per comment.</p>

<p>Policy C-DP4 Part 3</p>	<p>Recommend the addition of the following sentence to the end of the paragraph: 'Applications should include a Heritage Statement that describes the significance of the heritage asset(s) affected and setting where relevant. At the very minimum the Historic Environment Record should be consulted.'</p>	<p>Text to be added as suggested</p>
<p>Policy C-DP5 Part 2 b)</p>	<p>The Council is unclear what is meant here. Why is a new business not acceptable? Please justify or amend.</p>	<p>Comment is unclear as this is not required by the Policy. No change needed.</p>
<p>Policy C-DP5 Part 3</p>	<p>Not in line with NPPF. Suggest this is reworded or removed as covered by other policies and NPPF.</p>	<p>Clause to be removed.</p>
<p>Agricultural Buildings Para 4.23</p>	<p>Concerns with this paragraph, particularly the last sentence relating to the addition of a condition. This may not be in full compliance with paragraph 56 of the NPPF. It may also be considered to be contrary to what the Government is trying to achieve via the use of agricultural permitted development rights.</p> <p>There may also be issues with this section in terms of how it can be justified, and what evidence there is for this requirement in Cookham.</p> <p>We would recommend that this paragraph be reviewed and amended to ensure wider policy compliance.</p>	<p>A topic paper has been prepared that further explains the issues associated with agricultural buildings in the Parish and thus why this policy is considered necessary. No further change required.</p>
<p>Policy C-DP6a – Agric Dev Part 1 f)</p>	<p>Would question the requirement for this condition and raise concerns over whether such a condition would meet the tests for imposition.</p>	<p>As above</p>
<p>Policy C-DP6a – Agric Dev Part 2</p>	<p>The wording of clause 2 is unclear/not very concise - 'future strategy' / 'scrutinised' / 'sever land'? Paragraph 16(d) of the NPPF states that plans should, "contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals". It is not clear how Development Management Officers at the Council would be able to assess this part of the policy and we would be concerned that an examiner might</p>	<p>As above</p>

	<p>choose to delete the policy, or this part of it on that basis.</p> <p>There could also be some conflict with BLP Policy ED4 on Farm Diversification. Although it is worth noting that ED4 is not a Strategic Policy.</p> <p>The Council also query whether a 'whole farm plan' could be reasonably requested for any / all development? This could be very onerous for small scale projects and the Council would wish to encourage, not deter agricultural businesses. It is also noted that the Council could not refuse Planning Permission on the basis of future plans and consequently this is not considered to be effective.</p> <p>Would suggest this clause is removed, or, if this is not to be removed, it should be well justified/evidenced and rewritten.</p>	
<p>Policy C-DP6a – Agric Dev</p> <p>Part 3</p>	<p>As above with Clause 2 of this Policy, some of the wording here is not very clear or is ambiguous. Planning Practice Guidance states that policy should be concise, precise, and supported by appropriate evidence.</p> <p>It would be useful to consider how the decision maker would apply this policy? Again, the Council would recommend the removal of this clause, or if the clause is not to be removed, it should be amended with a justification should be provided for this approach.</p>	As above
<p>Policy C-DP6b – Equestrian Dev</p> <p>General</p>	<p>Understand the reasoning behind this policy but question the need for it given the existing BLP policies. We also have concerns about it being too prescriptive.</p>	<p>A topic paper has been prepared that further explains the issues associated with equestrian development and redevelopment of these buildings in the Parish and thus why this policy is considered necessary. No further change required.</p>
<p>Policy C-DP6b – Equestrian Dev</p>	<p>The intention is appreciated, but we do have concerns that this is not a planning consideration. Is the Code of Practice for the welfare of Horses, Ponies, Donkeys relevant? Would suggest removal of this</p>	<p>Reference to the Code of Practice is appropriate as it establishes space standards that need to be met and which clearly relate to the size of stable and grazing area, and</p>

<p>Part 1 (a) and (b)</p>	<p>reference, worth noting that land required for grazing is adequately covered by BLP Policy QP5.</p> <p>Words like ‘must’ should be carefully considered/reviewed. Would suggest using words like ‘should’ as an alternative as this provides greater flexibility.</p>	<p>thus the size of building that is appropriate. This then links through to future opportunities for conversion and reuse of the building, limiting the risk of ‘over development’ or inappropriate scales development within the Green Belt. In this instance use of the word ‘must’ is appropriate. No further change required.</p>
<p>Policy C-DP6b – Equestrian Dev</p> <p>Part 5</p>	<p>The requirement for a business plan may be unreasonable/too onerous - for example, would one new stable in amongst others existing stable buildings require a business plan? Or why would a private stable require a business plan? It is worth noting that there are two types of equestrian - private and commercial.</p> <p>Who would assess this business plan? It is not clear how this policy requirement is reasonable, effective, or how a decision maker should react to development proposals (as per para 16 of the NPPF).</p> <p>An examiner might also point to the fact that there is no substantive quantitative information to support an absolute requirement...That could apply to this whole policy?</p> <p>We would recommend removing this requirement, or, if this is not to be removed, it should be well justified/evidenced.</p>	<p>The Topic Paper provides more information on the need for this policy in Cookham. No further change made.</p>
<p>Policy C-DP6b – Equestrian Dev</p> <p>Part 7</p>	<p>As above, the Council has concerns over this clause, its reasonableness and effectiveness. Also, how could this policy be enforced if not complied with, and how would ‘except in very special circumstances’ be measured.</p> <p>Again, we would recommend removing this clause, or, if this is not to be removed, it should be well justified/evidenced and rewritten.</p>	<p>As above</p>
<p>Natural Environment</p>	<p>Ideally, we need to protect soils. Approximately 50% of organisms occupy the soil, so very important for biodiversity,</p>	<p>Text to be added at end of Para 5.4 that reflects the comments.</p>

<p>General</p>	<p>therefore minimise the amount of soft ground that is used for development. It would be useful if this could be included somewhere in this section.</p>	
<p>Natural Environment Para 5.6</p>	<p>The Council suggest re-wording this paragraph to be more in line with the relevant Policies of the BLP.</p> <p>It is recommended that a 'lighter' supporting statement that highlights biodiversity measures (such as bird boxes, and hedgehog fences, etc) would potentially serve the ambition whilst remaining proportionate to the level of development for smaller proposals (especially in areas that are not ecologically sensitive).</p>	<p>The requirement for biodiversity net gain has been triggered by the relevant provisions of the Environment Act coming into effect. The para reflects those provisions. No further changes required.</p>
<p>Natural Environment Para 5.13</p>	<p>The Environment Agency have produced guidelines for buffer zones next to watercourses. The Neighbourhood Plan should perhaps match it, so rather than a 5m wide corridor either side of watercourse, it perhaps should be a minimum 6m wide corridor (this is the minimum width compatible with the higher scoring buffer designs). The EA say a buffer of at least 10 to 12 metres width would be more effective in situations of greater upslope pollution pressures. So, the corridor should be a minimum of 6m wide either side of the watercourse, rising to a minimum of 10-12m where there are upslope pollution pressures.</p>	<p>Para to be updated to reflect suggested text / EA guidance.</p>
<p>Natural Environment Para 5.15</p>	<p>RE the fourth bullet point. Recommend text is amended to, 'Retention of and planting of new trees (enabling natural regeneration where practicable) and hedgerows in the countryside and agricultural areas, supporting the resilience of green network.'</p>	<p>Text to be updated as suggested.</p>
<p>Natural Environment Information Box 5</p>	<p>Recommend amending the opening line for accuracy. The BAP covers the period 2022-26.</p> <p>Bullet point 1 - recommend it be changed to, 'Increasing the area of woodland, trees and hedgerows, via natural regeneration where possible and supplemented with</p>	<p>First two sentences of the information box to be updated, and bullet 1 to be amended as suggested.</p> <p>Inclusion of all objectives is intended to help direct where improvements to biodiversity might be made through new</p>

	<p>direct seeding/planting with native species of local provenance.’</p> <p>Also includes a lot of the BAPs objectives – not clear why, or why necessary?</p>	<p>developments. No further change required.</p>
<p>Policy C-EN1 Part 1</p>	<p>The Council notes that 10% BNG is not currently a policy requirement in the BLP.</p> <p>As such the Council query whether this is a reasonable requirement for <i>all</i> proposals/sites (as it would prove cost prohibitive for smaller proposals).</p> <p>This Policy may need to be updated to ensure compliance with national legislation, including on BNG exemptions.</p>	<p>The Policy is aligned with the provisions of the Environment Act and where the requirement for a minimum netgain of 10% applies to major and small site applications. National guidance clarifies which schemes are exempt from netgain. Policy will be updated to reflect this, i.e.: ‘Other than where exempt by national guidance, development proposals must...’. Link to exemptions to be provided.</p>
<p>Policy C-EN1 Part 2</p>	<p>The Council advise this would not be practical as there is insufficient capacity to deliver enough locally - request removal.</p>	<p>This would risk netgains being diverted to landbanks outside the Parish and where the gains have no relationship to the site or benefits for the area. There is no evidence available from RBWM to suggest that netgains cannot be delivered within the area. The approach is common to other Neighbourhood Plans. No change is required.</p>
<p>Policy C-EN2a Part 1</p>	<p>Suggest NP includes retention of natural soils, so recommend it be changed to ‘Applicants are required, as far as physically possible, to retain and include existing trees and hedgerows in their layouts, along with safeguarding as much natural soil (soft ground) as possible. Where landscaping...’</p>	<p>Text to be updated as suggested</p>
<p>Policy C-EN2a Part 4</p>	<p>Suggest this clause is rewritten. It is not clear what ‘referenced’ would constitute, or how that would be assessed.</p>	<p>Text to be changed to: ‘Development shall have regard to and show how they have responded to the principles contained in the Cookham Design Guidance and Codes (OS.02 – OS.04).</p>
<p>Policy C-EN2a</p>	<p>This seems to be an old version of the Conservation Area; this needs to be replaced by the current version which</p>	<p>Cookham Dean Conservation Area map is up-to-date based on that available on the RBWM website. The Cookham Village Conservation</p>

Conservation Area map 1995.	extends the boundary to cover the 3 islands in the River Thames.	Area map is to be updated to reflect the most recent version of this.
Policy C-EN2b General	Can this not be consolidated more succinctly into a single policy with EN2a? There is some repetition/cross over.	Policy ENB2a and 2b to be amalgamated
Policy C-EN2b Part 1	'Except where relating to a house and it's curtilage, development must, wherever possible, maintain and enhance wildlife corridors...'. It is not entirely clear what this means? Not sure of the intention here, or the wording. Suggest this clause is removed or re-written for clarity.	Text to be redrafted and sub-clauses added to help provide clarity.
Policy C-EN2b Figure 3	It is not clear how the importance of each of the green corridors has been assessed. Suggest this is more clearly justified/evidenced.	Table 1 and the text in Para 5.10 explains that the corridors follow woodland, hedgerows and watercourses to link major habitats. An additional paragraph of text (at para 5,11) has been added to provide more information on the green corridors, supplementing the info in Table 1.
Flood Risk Para 5.21	To improve clarity, where examples of the types of SuDS are listed we would suggest changing 'tree planting' to tree pits and planters (tree pits and planters are the SuDS features where trees are the main feature, tree planting can be incorporated into most other SuDS features). We would also suggest changing the word 'pools' to 'basins' (if assuming the use of 'pools' is referring to attenuation basins and detention basins).	Text to be amended as suggested.
Policy C-EN3a Part 1	Not entirely clear what this clause? E.g. 'take account of' – Not clear why is this policy needed. Suggest removing, but if the decision is taken to not remove, this should be amended to read more clearly, and more justification should be provided.	Text to be rephrased to provide clarity.
Policy C-EN3a Part 2	'Development will not be permitted unless...' This is more onerous than BLP Policy NR1 6e – suggest that this clause is reworded in	This is crucial for Cookham given the impact of flooding and the precarious nature of access to the area, as stated in para 5.17. No further change required.

	line with the BLP. At present it could undermine a strategic Policy of the BLP.	
Policy C-EN3b Part 1(a)	<p>‘Proposals for development’ implies all development.</p> <p>This requirement should only apply to majors and only if there is an identified issue. Wording will need to be amended to comply with BLP and national guidance.</p>	Text to be amended to ‘Proposals for major development...’
Policy C-EN3b Part 1(b)	Recommend changing the wording from ‘on adjoining or downstream land’ to ‘on adjoining, upstream or downstream land’. (While it is a lot less likely that there will be adverse flood risk impacts upstream compared to downstream, there are instances where impacts could be caused upstream).	Text to be amended as suggested.
Policy C-EN3b Part 3	Needs to be renumbered (typo).	Numbering to be updated.
Policy C-CI1 General	The Council note there is a degree of repetition with some of the requirements already outlined in Design.	This is noted but appropriate given the different focus of the policies. No further change required.
Policy C-CI2 General	The Council consider this policy to be overcomplicated and could be encapsulated by ensuring that applications are sensitive to cultural elements of heritage and landscape.	The Policy test is based on and adapted from the guidance set out in the Cookham VDS that is adopted as SPD. No further change required.
Policy C-CI2 General	Whilst it is agreed that the development should respect / enhance natural or historic character is it reasonable to require a view to be preserved in perpetuity? Sites of specific importance (such as Poundfield) are subject to greater protection (policy IF3), but such a general policy suggests it would be applied restrictively across the whole of Cookham (Village, Rise and Dean).	The policy does not preclude change and development from taken place but does require it to be sensitive to one of the most important and defining features of the Parish. It does not seek to restrict development but rather ensure that development is of a high standard and respects the cultural heritage of Cookham. No further change required.
Policy C-CI4 General	If any of these sites are already in the Green Belt we would query whether they need to be subject to any further protection. Please see BLP Policy IF5 and the PPG - Open space, sports and recreation facilities ,	None of the proposed Local Green Space designations are located within the Green Belt. No further change required.

	public rights of way and local green space - GOV.UK (www.gov.uk)	
Policy C-LI1 Part 2	BLP Policy TR5 is not strategic, so doesn't necessarily need to be complied with, however, it is worth noting that this clause of C-LI1 conflicts with TR5(3) and potentially national guidance - permitted development? Recommend rewording the policy.	Part 2 of the Policy uses the word 'should'. This does not preclude residential development on the ground floor in line with the Local Plan, though it is clear this is not preferred. No further change is required.
Policy C-LI1 Part 4 b)	Is the Council question whether this is necessary or achievable. It is unclear how height facilitates any greater flexibility than any other attribute. The word "generous" is also open to interpretation.	Adaptability and flexibility is an important design principle (see, for example, the section in the National Design Guide related to 'lifespan'). Text to be reworded to say : 'Ground floors should be designed with flexibility in mind so that they can be adapted to reflect the changing needs of different users over time'.
Policy C-LI4 Part 1 b)	This is required by other legislation so does not need to be stated in policy.	It is noted that applications for a license and permits need to be made to the Environment Agency. Reference is included here for clarity and expanded to include a hyperlink to relevant documentation.
Policy C-AM2 General	<p>The Council consider this policy to be very prescriptive with regards to parking requirements and query whether this is appropriate.</p> <p>The general aim of the BLP is to reduce pollution from cars and encourage more sustainable modes of transport. We would like to see the NP encouraging sustainable travel, discouraging on-street parking, requiring an appropriate level of vehicular and bicycle parking for a development that does not dominate the appearance / street scene.</p> <p>Appendix 8 states specific parking standards 'based on RBWM Parking Standards 2004'. However, the use of those standards seems to be selective in using standards for areas of poor accessibility (commercial, retail, educational, health,</p>	The Parking Standards used are those set out in the RBWM Parking Strategy. Whilst the NDP does support active travel and aim for this to be a more compelling and attractive proposition, particularly for shorter, everyday journeys, it is recognised that Cookham is an area of poor public transport accessibility and where people will continue to drive. How and where parking is provided is therefore important. The approach to the provision, layout and design of parking is a major determinant on the quality or otherwise of the place. It is important to establish good design principles so that parking is accommodated in such a way that it is used as designed and does not undermine the character

	<p>leisure) and standards for areas of good accessibility (residential).</p> <p>Recommend reconsidering this policy and question the need for the Neighbourhood Plan to include parking standards here? Also, question the need the level of detail provided re: garage sizes and conversions, parking in rear courts, design of on-street parking?</p>	<p>and quality of place. No further change is required.</p>
<p>Policy C-AM2 Part 2</p>	<p>The Council is unclear what is meant here in reference to building lines. Recommend removing or providing clarity.</p>	<p>It is unclear why this is unclear. Wording to be amended slightly to say 'the main building line fronting the street'</p>
<p>Policy C-AM2 Part 5</p>	<p>The Council would highlight that this is not within the gift of the applicant if proposed on a highway. This is very detailed, very prescriptive.</p> <p>Recommend removal.</p>	<p>Within new developments that involve creation of new streets the applicant can take opportunities to design these to ensure that parking is sensitively integrated. No further change is required.</p>
<p>Policy C-AM3 General</p>	<p>The Council query whether EV charging points need a stand-alone policy. Can this not be consolidated and included with a single parking standard and design policy?</p>	<p>To be integrated in Policy C-AM2 as new Part 6 with associated sub-parts.</p>
<p>Appendix 4 MAGIC Maps</p>	<p>Maps inserted from MAGIC website have a copyright for 2021, might be worth bringing in latest maps.</p>	<p>There has been no change to the mapping that needs reflecting.</p>
<p>Appendix 9: Projects Project 01</p>	<p>'Roman Lea' Conservation Area – The reference to the 'five-year' review period of the Cookham Village Conservation Area Appraisal is a concern, as far as we are aware this has not been 'built in'. In reviewing the adopted appraisal document, reference is made to Historic England recommending reviews every 5 years, however as far as we are aware it is not something that has been committed to with this Conservation Area. It is recommended that the full sentence is removed from this section.</p> <p>Could the neighbourhood plan say more about how the residents could be involved with this process? For example, preparing a case for designation and working with the Council's Conservation Team?</p>	<p>Section 12 of the Cookham Village Conservation Area Appraisal notes, under objective 7, that a five-yearly appraisal review will be undertaken in 2027. The text will be amended to clarify this and also make reference to consultation with the community to inform any appraisal undertaken.</p>

<p>Appendix 9: Projects</p> <p>Project 03</p>	<p>The Council query whether this is a realistic expectation for smaller schemes in conservation areas / adjacent to the river.</p> <p>How will this be encouraged / ensure participation?</p>	<p>Use of Design Review is a tool promoted by the NPPF and inclusion of this as an aspiration is relatively common in NDPs. The Berkshire Design Review is led by Design South East who provide further information and advice on how this functions. No further change is required.</p>
<p>Appendix 9: Projects</p> <p>Project 08</p>	<p>Not clear what it is intended with this, or what this would power?</p>	<p>As a project this would be subject to further investigation and assessment. No further change is required.</p>

Table of responses to the Design Code form RBWM

The following table presents the comments made in response to the Design Code from RBWM at the Regulation 14 stage. It includes responses to these and, in red text, highlights where changes are made to the Neighbourhood Plan as a result of these.

Section / Paragraph	RBWM Comment – Design Code (Reg 14 stage)	Response to comments
General	The heritage section of this document is largely a repeat, in many instances word for word, of the Historic England guidance on the setting of heritage assets. It also includes quite a few misquotes that appear to change the meaning of the original. This document should rightly be informed by elements of the relevant guidance, but it needs to use and apply these to the areas concerned so it is specific to the area. The layout of this document could be better, and the heritage elements could be better integrated within the general design approach- as given the sensitivity of the Cookham area as whole, the two should be compatible. If not, then the heritage section needs a major rethink to be useful.	The approach to the heritage section has been reorganised with additional specificity to Cookham added to the body of this section. Additional amendments, changes, changes and clarifications for the heritage section have also been made as instructed below. The layout of the report has been improved.
General	The document is too long and needs to be reduced in scale significantly.	The checklist at the end has been removed and the overall layout of the report has been rationalised. This has reduced the length of the document down while adding additional detail as set out in the comments below.
Page 9	The conservation area is now called Cookham Village Conservation Area, not Cookham High Street and a new appraisal has been agreed. The Council's Borough Wide Design and Tall Buildings Guidance should also be referenced.	Edits made and reference to the Tall Buildings Guidance and its applicability to Cookham has been made.
2.1	The area includes the distinctive steep chalk escapement leading down to the Thames	Change made
2.2	It would be useful to note which areas fall within conservation areas at this point in the document.	Change made

Page 18	The Pound is considered to be quite a distinct area.	Additional detail regarding The Pound has been introduced in pages 15 and 18.
2.4	Worth including a comment on the level of protection of designated heritage assets?	Additional detail added.
Figure 17	It would be useful to confirm the location of the photos from Fig 17 onwards.	Change made
Section 4		
General	It would be helpful to define what is meant by "sense of place"	The term sense of place has been removed in order to mitigate the amount of 'jargon' in the report. The text has been further elaborated, broadly to refer to character which is more widely understood.
Page 36	<p>HE Heritage-</p> <p>Line 5 - should read significance as defined in the NPPF, not just cultural value, the 2 are different.</p> <p>Please see Historic England's other relevant guidance- Conservation Principles, Policies and Guidance; Conservation Area Appraisal, Designation and Management; Managing Significance in Decision-Taking in the Historic Environment.</p>	<p>Line 5 – changed to refer to significance. This is further elaborated and defined drawing from the NPPF overleaf.</p> <p>Reference to additional guidance has been added, directing applicants to refer to these as well.</p>
Page 37	<p>Line 3 - it would be helpful to explain the difference between designated and non-designated.</p> <p>Line 14 - These criteria are muddled. Would suggest looking at Historic England Advice again, page 11 gives a good starting point on what should be considered when looking at setting. Talking to the LPA or Parish Council is part of the planning process which is different to assessment.</p> <p>Applicants should be encouraged to contact the LPA for pre application advice on all applications likely to affect the setting of a heritage asset. Larger developments will also need detailed assessment and possibly an EIA. The para misquotes the Historic England guidance, and this changes its meaning. When applications for large developments are</p>	<p>All of this section has been rationalised into a new HE.01 section focused on Heritage Setting Analysis. The guidance has been tidied up to accurately reflect the steps within the HE guidance. This has been clarified and elaborated upon for additional relevance and applicability to Cookham.</p> <p>Line 3 – Change made.</p> <p>Line 14 – Edits made to these criteria as is set out below. Reference to the considerations on page 11 of HE guidance added into an expanded preamble for this section.</p>

	<p>submitted all relevant statutory consultees and amenity societies both, local and national, and other interested parties will be contacted by the LPA.</p> <p>The para <i>large number of heritage assets</i> misquotes and so changes the meaning of the original advice from Historic England. The first 3 lines of the viewing point para also appear to need to be rewritten. Viewing points should include close, middle, and far views. A views analysis will usually be required.</p>	<p>Additional edits made as per comments in this section.</p>
HE.02		
General	<p>Para 1 line 5 is incomplete, character of what?</p> <p>Para 2, line 8 more efficient in what way?</p> <p>Para 3 line 2 what constitutes sense of place?</p> <p>If the intention is to not repeat national guidance, why are the checklist and advice on pages 39 and 42 directly from the Historic England guidance doc and not applied and developed the relevant ones that are specific to the Cookham area?</p> <p>Last para page 47 re permitted development in Conservation Areas and to listed buildings is incorrect. Demolition in conservation areas is also not covered. Works to listed buildings and their curtilage buildings may also require Listed Building Consent. Works to trees not covered.</p>	<p>Para 1 line 5; para 2 line 8; para 3 line 2; clarifications and edits made.</p> <p>Page 39 – checklist removed to avoid repetition and to cut down on report length. This is referred to in the preamble part of HE.01.</p> <p>Page 42 – this has been rationalised and made applicable to Cookham.</p> <p>Page 47 – text added on demolition of listed buildings and works within conservation areas, trees and curtilage listing.</p>
SD.01		
General	<p>Should point out that these may not be appropriate for historic buildings and in the case of listed buildings and in conservation areas may also require consent.</p>	<p>Clarification has been made.</p>
Chapter 5		
General	<p>The approach to development within the Cookham Dean Conservation Area should surely also be conservation led? Including archaeology.</p>	<p>This detail has been added.</p>

CV.02		
General	<p>Materials should complement the character and appearance of the conservation area and be appropriate to the individual building- natural materials should be used in preference to manmade, e.g., recon slates and stone, concrete tiles or PVC windows and doors.</p> <p>Page 55 the last sentence is unfinished.</p> <p>What about archaeology?</p>	<p>Additional detail regarding materials added.</p> <p>Last sentence completed.</p> <p>Archaeology point added to CV.02</p>
CV.03		
General	<ul style="list-style-type: none"> • Retain traditional shopfronts where they exist, including cornices, pilasters and corbels. • Recessed entrances should also be retained in conservation areas. • Materials, colours, finishes, canopies are missing, also threshold treatments, ramps and security measures such as grills shutters, cameras. • It's not clear why is there a para on public realm in the shopfront section? However, should displays outside a shop be encouraged or the use of pavements for cafés? What about servicing and bin storage? • In all, the layout of the shopfront section could do with review. 	<p>Necessary additions made.</p>
Signage	<p>Para 5- retain and reuse good quality traditional signage and facias where possible, avoid standard corporate branding and brightly coloured signs that are unlikely to be acceptable in conservation areas. Also, avoid high gloss finishes and synthetic materials i.e. plastic. No mention of the use of A boards on pavements or applied decals to windows.</p>	<p>Necessary additions made.</p>
Lighting	<p>Traditional swan necked or spot lights could be used? Or discrete trough lights painted the same colour as the fascia are a good option.</p> <p>What type of lights, materials, cabling, positioned where? Use of halo lighting?</p>	<p>Necessary additions made.</p>
Safety	<p>Comment on suitability for listed buildings required, other general options are available such as safety glass/films.</p>	<p>Necessary additions made.</p>

COOKHAM NEIGHBOURHOOD PLAN

Good shopfront design	1m likely to be too tall for a traditional stallriser.	Necessary additions made.
Materials	What is the issue with a stained or varnished finish? Wood is the most appropriate material for shop front frames in conservation areas.	Necessary additions made.
Panelling	The comments are appropriate to a listed building but might be hard to enforce elsewhere provided the overall design is good. Assume the constructional timber panel mentioned is a traditionally constructed recessed panel. Stallrisers are not always timber, even on a traditional building.	Necessary additions made.
Facias	<p>These should be flat rather than projecting or angled to reflect the depth of any adjacent corbels. We would be cautious re specifying the height of lettering, what about the font type? Lettering should be sign written or fret cut and individually applied. The fascia should also include the street no of the property. Materials and finishes?</p> <p>What about applied lettering to windows or displays that block windows, advertising screens in windows or flashing lights? The importance of shop window displays should be stressed, and other features such as clocks or ghost signage that are often found above shopfronts should be retained. Traditional awnings and boxes?</p>	Necessary additions made.
Cookham Dean		
	As this area includes a conservation area this section appears inadequate re the special requirements for design/development in this area.	Added new sections re fenestration, boundary treatments, built form and rural development.

4. Summary

Consultation on the Regulation 14 draft of the Cookham Neighbourhood Plan lasted for eight weeks:

- Considerable efforts were made to advertise the consultation and encourage people to view the material and respond to this, making use of social and printed media, direct mail shots and hosting of in-person exhibitions.
- A wide range of organisations were contacted and invited to respond to the draft Plan, including the statutory consultees as advised by RBWM. Furthermore, all respondents to previous surveys, and who had signalled their interest in receiving updates on the Plan, were contacted directly about the consultation period.
- There were 50 responses to the survey (two of which were in letter / email format). These were mainly from local residents.
- Strong support was expressed for the majority of all policies within the Neighbourhood Plan. Where disagreement was expressed this was low in number.
- Responses were also received from RBWM, Historic England and the Church Commissioners.
- Amendments have been made in response to some of the comments suggested, including those from RBWM, helping to strengthen policies and add clarity to them as appropriate.
- The agricultural and equestrian development policies were less well supported than others (though still both supported by the majority) and were subject to comment by RBWM. A supporting Topic Paper has been drafted that further explains why these policies are important in the context of Cookham, drawing on case studies of change and development that has taken place.

Appendix A: Leaflet



Figure 17: Leaflet distributed at commencement of the Regulation 14 consultation period (front)



Consultation on the draft Neighbourhood Plan runs from Monday 18th March to Friday 10th May 2024

The draft Neighbourhood Plan and all supporting reports are available to view online

You can provide your comments by completing the questionnaire online at www.cookhamparishcouncil.org.uk

Come to a drop in event to meet the team and find out more

The draft Neighbourhood Plan will be available to view in person at the following locations and times:

Thursday 21st March, 2:30pm - 5:30pm, Pinder Hall, 2 Lower Road
Thursday 18th April, 6:30pm - 8:30pm, Cookham Library
Community Room, High Road
Saturday 20th April, 10:30am - 1:30pm, Cookham Library
Community Room, High Road

Parish Councillors will be present on these dates to answer any questions and note comments you may have on the Plan

Outside of these dates the Plan can be viewed at
The Parish Council Offices
during office opening hours:
8:30am - 12:30pm Monday to Friday / 5:00pm - 7:00pm on Tuesday evenings

Council Offices, High Road, Cookham Rise, Berkshire SL6 9JF



Please respond by Friday 10th May with your comments on the Plan
www.cookhamparishcouncil.org.uk
You can scan the QR code to complete the questionnaire

Figure 18: Leaflet distributed at commencement of the Regulation 14 consultation period (back)

Appendix B: Posters

Future Cookham



**COOKHAM PARISH NEIGHBOURHOOD PLAN
CONSULTATION ON THE DRAFT PLAN**

WELCOME

Thank you for viewing the Neighbourhood Plan consultation material.

Your views are now sought on the draft Plan and policies within it.

The material presented here summarises the policies, and projects, in the draft Neighbourhood Plan. These have been informed by comments and ideas put forward in previous consultation events.

Consultation is open until Friday 10th May 2024.
Please do let us have your views by then.

The Neighbourhood Plan is the first of its kind to have been prepared for the Parish. It includes land use and development policies that will be used to inform and determine planning applications in the Parish.

All the documents you need can be found on the Parish Council website, along with latest news, and a link to the online response form for your feedback.

www.cookhamparishcouncil.org.uk

You can also scan the QR code below to access the questionnaire.



The Neighbourhood Plan area covers the entire Parish and seeks to strengthen key qualities that characterise it





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Figure 19: Summary consultation exhibition poster (page 1)

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**COOKHAM PARISH NEIGHBOURHOOD PLAN
CONSULTATION ON THE DRAFT PLAN**

CONTENT OF THE PLAN

The Neighbourhood Plan is not the same as the Borough Local Plan. That establishes the scale of new development that will take place across the Borough over the next fifteen years.

The Neighbourhood Plan does not allocate land for development but does recognise that if development does happen, then it must reflect the best qualities and characteristics of the area, and can help deliver benefits to the community.

The Neighbourhood Plan thus includes policies that seek to influence future change and development.

If and when the Neighbourhood Plan is successfully made (adopted), it will be used to inform and determine planning applications in Cookham Parish.

It also includes wider aspirations and improvements, including new and improved infrastructure. They are projects towards which applicants and other funding partners might contribute.



Image source: Mahmood Suleiman

Image source: Mahmood Suleiman

Policies in the Plan seek to preserve and enhance the defining qualities of the built and natural environment




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Figure 20: Summary consultation exhibition poster (page 2)



**COOKHAM PARISH NEIGHBOURHOOD PLAN
CONSULTATION ON THE DRAFT PLAN**

VISION


The policies in the Neighbourhood Plan are framed by an overarching vision and set of objectives. These have evolved in response to what local people have told us is important to them. The vision is:

*Cookham Parish will continue to be a **thriving and vibrant community** whose character, rich heritage and natural assets are protected and enhanced in their **rural setting separate from Maidenhead**, and where the Parish and individual neighbourhoods benefit from a **distinct identity** of their own.*

*Already well renowned for its relationship with Stanley Spencer, its **rich landscape, wildlife habitats and biodiversity** will be strengthened and form an accessible network of connected green and blue routes around the parish and between the three settlements.*

*All development in the parish will embody the **highest principles of sustainability** and help make it a better place in which to live, work or visit. The sense of identity and **village life** will be strengthened, with a wide range of local businesses and community facilities catering for the needs of all.*

*Sustainable and active travel measures will make it **safer and easier for all to move around** the Parish and to neighbouring areas, with traffic congestion and speed reduction supported by a move towards net-zero carbon transport solutions.*



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Figure 21: Summary consultation exhibition poster (page 3)

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**COOKHAM PARISH NEIGHBOURHOOD PLAN
CONSULTATION ON THE DRAFT PLAN**

OBJECTIVES



- 1. To ensure that any new development is well-designed and of a high quality, adheres to the highest principles of sustainability and reflects the best qualities of the local character**
- 2. To conserve and enhance the natural environment, biodiversity and important wildlife habitats**
- 3. To retain the rural setting and individual identities of Cookham Village, Cookham Rise and Cookham Dean, separate from each other and above all from Maidenhead, providing opportunities for all to enjoy and benefit from access to the countryside**
- 4. To provide and enhance facilities that maintain and develop the health and well-being of the community**
- 5. To minimise local traffic impacts and improve opportunities for people of all ages and abilities to walk and cycle**

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Figure 22: Summary consultation exhibition poster (page 4)

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COOKHAM PARISH NEIGHBOURHOOD PLAN CONSULTATION ON THE DRAFT PLAN

DESIGN & PLACEMAKING

Draft policies include:

C-DP1:
Require development to be of a high-quality of design, reflecting the key qualities that define the character of the built environment.

C-DP2:
Require development to maintain and enhance the rural character of the Parish.

C-DP3:
Require proposals for new homes in gardens to be compatible with the character, design, scale and massing of the immediate vicinity, and discourage proposals for development outside defined settlement boundaries.

C-DP4:
Require development to preserve and enhance heritage assets, including buildings of local significance and areas of archaeological significance.

C-DP5:
Support proposals for local employment where it is well integrated with surroundings and does not increase movement and impacts from large vehicles.

C-DP6 (a / b):
Require proposals for agricultural and equine development to respect their surroundings, reduce visual impacts and minimise impact on residential amenity, and to support the removal of buildings where they are no longer needed.

C-DP7:
Encourage development to meet high standards in terms of design, construction and energy efficiency.




A Design Guide and Code has been prepared and sits alongside the Neighbourhood Plan, establishing good design principles and illustrating how development in Cookham should reflect local character

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Figure 23: Summary consultation exhibition poster (page 5)

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COOKHAM PARISH NEIGHBOURHOOD PLAN CONSULTATION ON THE DRAFT PLAN

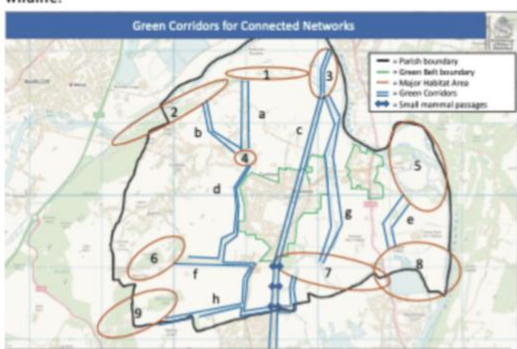
NATURAL ENVIRONMENT

Draft policies include:

C-EN1:
Require delivery of net-gains for biodiversity, preferably on site, and where they help deliver projects in Cookham identified in the Borough Biodiversity Action Plan.

C-EN2 (a / b):
Require green infrastructure to be integrated within new development layouts, avoiding loss of or damage to natural habitats, and supporting provision of connected green corridors that allow movement of wildlife.


C-EN3 (a / b):
Require development to avoid areas at risk of flooding, and demonstrate that there is safe access and egress to the site. Where sustainable urban drainage is provided to mitigate the risk of surface water flooding, to ensure this is well designed, providing biodiversity benefits as well as helping to manage flood risk.



Green Corridors for Connected Networks

Green corridors and connected habitat areas in Cookham

HABITAT AREA:	
1. Cockmarsh	Odney
2. Winter Hill	6. Pigeonhouse Wood
3. Cock March / River Thames	7. Widbrook
4. Hillgrove Wood	8. Battlemead
5. Sashes Island /	9. Beeching-grove Wood
CORRIDOR:	
a. Bradcutts Lane	e. White Place Farm
b. Halloween	f. Long Lane
c. Railway with embankments	g. White Brook, Strand Water, Marsh Meadow
d. West of Whyteladyes Lane	h. Malders Lane / Switchback Road



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Figure 24: Summary consultation exhibition poster (page 6)

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COOKHAM PARISH NEIGHBOURHOOD PLAN CONSULTATION ON THE DRAFT PLAN

SETTING & IDENTITY

Draft policies include:

C-C11:
Development must not contribute to the visual coalescence of the settlements in Cookham from each other and with Maidenhead.

C-C12:
Development should help protect the cultural heritage of the Parish as depicted in the paintings of Cookham by Stanley Spencer.

C-C13:
Require development to retain and, where possible, improve access to the countryside and important areas of public open space.

C-C14:
Designate 'Local Green Spaces' of value to the community (Alfred Major Recreation Ground, Penling Close, Westwood Green and The Paddock, Holy Trinity Church) so they benefit from additional protection from development.



The Alfred Major Recreation Ground is designated as a 'Local Green Space', granting it protection from development (having a similar status to land in the Green Belt)



Access to the countryside and green spaces in Cookham should be retained and improved, where possible



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Figure 25: Summary consultation exhibition poster (page 7)

Future Cookham



**COOKHAM PARISH NEIGHBOURHOOD PLAN
CONSULTATION ON THE DRAFT PLAN**

LOCAL INFRASTRUCTURE

Draft policies include:

C-LI1:
Support a mix of uses that contribute to the vitality and viability of local centres in Cookham Rise and Cookham Village, and where they support everyday needs. Development should meet principles for high quality design, reflecting local character.

C-LI2:
To protect existing community facilities and welcome proposals for new facilities, including healthcare, and where facilities are designed to be multi-functional, allowing for a wide range of uses and activities.

C-LI3:
To require new green spaces in development to be designed for the safe use of and enjoyment by all ages and abilities.

C-LI4:
Require proposals for renewable energy generation projects to minimise impacts on the landscape and to be sensitive to the setting and defining qualities of the natural environment.



Cookham Village. Development should provide a range of uses that support the vitality and viability of the centre, and which are sensitive to the intrinsic qualities of the built form.



Cookham Rise Local Centre: Uses should provide for day-to-day needs.



YOUR PARISH, YOUR PLAN
Cookham Parish Council
High Road, Cookham Rise, SL6 9JF
www.cookhamparishcouncil.org.uk

Scan for
Questionnaire



Figure 26: Summary consultation exhibition poster (page 8)

Future Cookham



COOKHAM PARISH NEIGHBOURHOOD PLAN CONSULTATION ON THE DRAFT PLAN

ACCESS & MOVEMENT

Draft policies include:

C-AM1:
Require development to be designed in such a way that caters for and encourages people to walk and cycle, particularly for shorter journeys and to local services and facilities.

C-AM2:
Accommodate parking in development in such a way that it is used as intended, avoiding the visual impact of cars parked on the street.




The Neighbourhood Plan requires new development to incorporate best practice principles outlined in national guidance that support journeys by foot and bicycle

C-AM3:
Support provision of Electric Vehicle charging points in public locations where sensitively sited to minimise visual clutter and obstruction to pedestrians and other street users.



The Design Guide and Code prepared alongside the Plan illustrates a set of street hierarchies that might be appropriate in new development, showing how development should connect with existing walking and cycling networks and integrating car parking provision on-plot



YOUR PARISH, YOUR PLAN
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www.cookhamparishcouncil.org.uk

Scan for Questionnaire



Figure 27: Summary consultation exhibition poster (page 9)

Future Cookham



COOKHAM PARISH NEIGHBOURHOOD PLAN CONSULTATION ON THE DRAFT PLAN

NEXT STEPS

How to respond

Thank you for viewing the consultation material. Please do let us know what you think about the Plan by completing the questionnaire.

The questionnaire can be completed online via the Parish Council website:

www.cookhamparishcouncil.org.uk

Alternatively, you can complete a paper version of the questionnaire and return to the Parish Council:

Cookham Parish Council
High Road, Cookham Rise, Berkshire SL6 9JF

The consultation period runs until **Friday 10th May**.



The content of the Neighbourhood Plan has been informed by and responds to comments, ideas and suggestions made at earlier consultation events

Making the Plan

We will review all comments and prepare a revised Plan for submission to the Royal Borough of Windsor & Maidenhead (RBWM) later this year (see below). RBWM will then re-consult on the Plan and appoint an independent examiner to review it. They will advise whether the Plan should proceed to a referendum or not.

At the referendum, everyone of voting age living in the Parish will have a chance to say whether the Neighbourhood Plan should be adopted ('made').

If more than 50% of people who turn out to vote are in favour of the Plan being made it can then be used to inform and determine planning applications as well as opportunities for future investment across the Parish.

1. Consultation on the draft Neighbourhood Plan (the current stage)
2. Submission of the Neighbourhood Plan to the Royal Borough of Windsor & Maidenhead (RBWM)
3. Consultation on the Submission Neighbourhood Plan (six weeks, by RBWM)
4. Examination of the Neighbourhood Plan and receipt of Examiner's Report (possibly recommending modifications)
5. Referendum on the Neighbourhood Plan (which needs majority support)
6. Formal approval and 'making' of the Plan by RBWM as a statutory development plan document



YOUR PARISH, YOUR PLAN

Cookham Parish Council
High Road, Cookham Rise, SL6 9JF
www.cookhamparishcouncil.org.uk

Scan for Questionnaire



Figure 28: Summary consultation exhibition poster (page 10)

Appendix C: Website

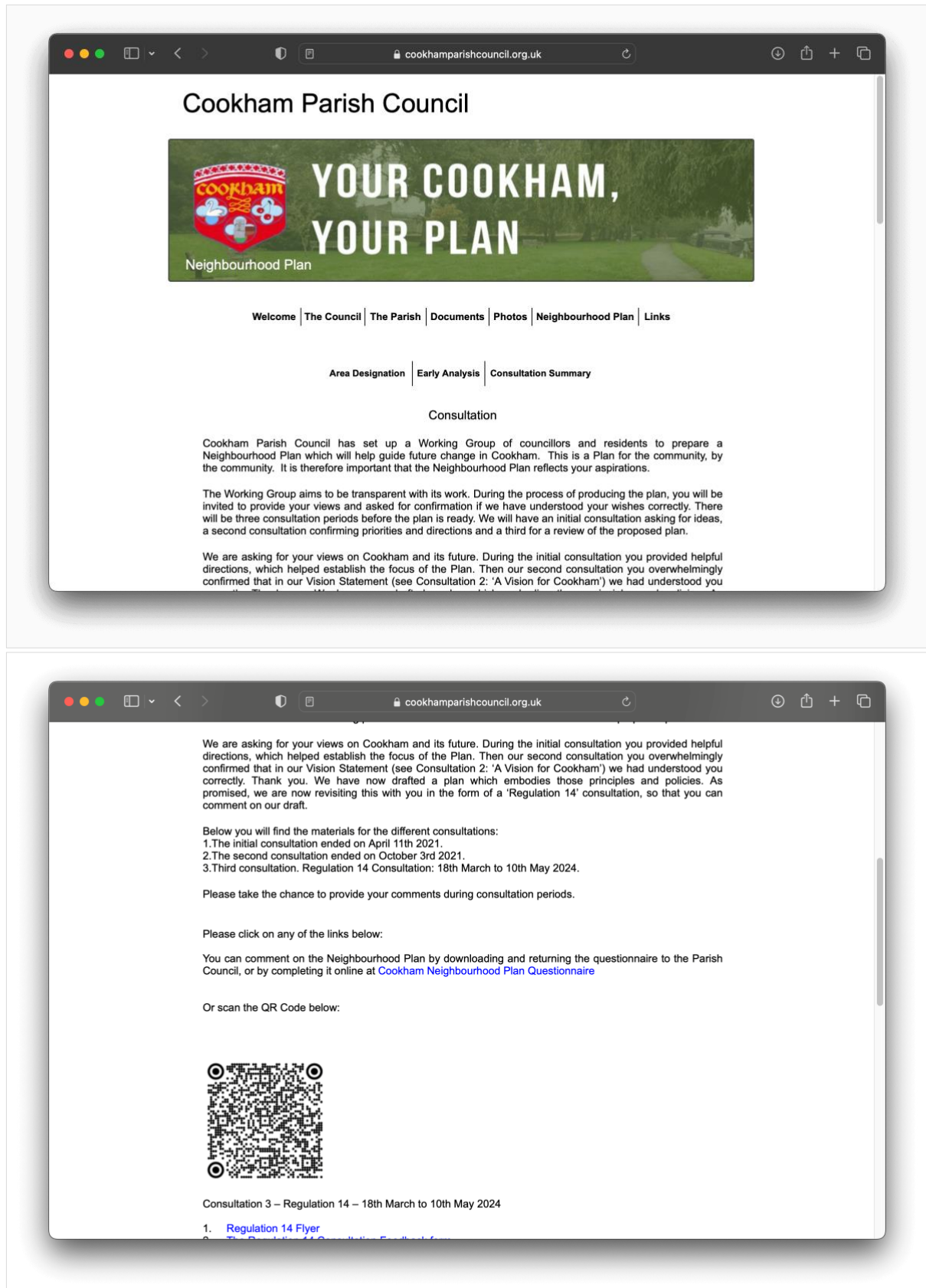


Figure 29: Screenshot of Neighbourhood Planning Consultation page on Parish Council website during Reg 14

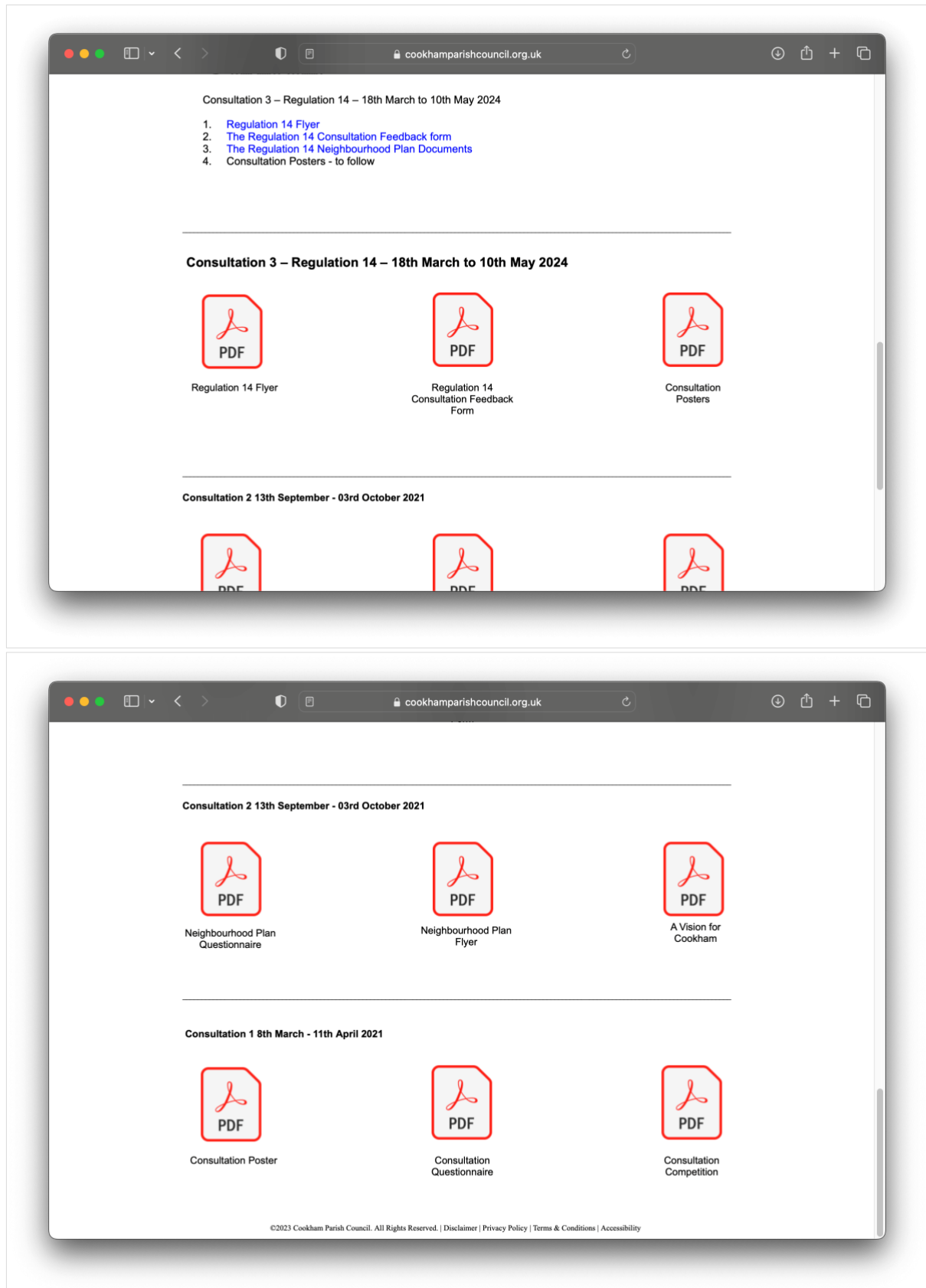


Figure 30: Screenshot of Neighbourhood Planning Consultation page on Parish Council website during Reg 14

Appendix D: Parish Magazine advert



YOUR COOKHAM, YOUR PLAN



#ourcookham

The Cookham Neighbourhood Plan has been drafted and will be available for consultation soon.

This will be the last round of consultation before the Plan is submitted to RBWM to commence the independent examination process. Please do respond to this so we can consider your comments and make any appropriate amendments before the Plan is submitted. Further updates and information on the consultation process will be posted on the Parish website once available:

www.cookhamparishcouncil.org.uk/crbst_18.html



Future Cookham





To find out more, please scan me to visit the Parish Council website

Figure 31: Consultation advert in the February edition of the Cookham Parish Magazine



YOUR COOKHAM, YOUR PLAN



Consultation on the Cookham Neighbourhood Plan runs from Monday 18th March to Friday 10th May. Please review and respond to the material online or come along to one of the drop-in events:

Thursday 21st March, 2:30pm - 5:30pm, Pinder Hall, 2 Lower Road
 Thursday 18th April, 6:30pm - 8:30pm, Cookham Library Community Room, High Road
 Saturday 20th April, 10:30am - 1:30pm, Cookham Library Community Room, High Road

Material can also be viewed at the Parish Council Offices during opening hours:

8:30am - 12:30pm Monday to Friday
 5:00pm - 7:00pm on Tuesday evenings

www.cookhamparishcouncil.org.uk/crbst_18.html





To find out more, please scan me to visit the Parish Council website



#ourcookham

Figure 32: Consultation advert in the March and April editions of the Cookham Parish Magazine

Appendix E: Survey

COOKHAM PARISH DRAFT NEIGHBOURHOOD PLAN



REGULATION 14 CONSULTATION: FEEDBACK FORM

PLEASE RETURN BY FRIDAY 10TH MAY

The draft Cookham Parish Council Neighbourhood Plan has been informed by and responds to comments made during earlier consultation events. We are now seeking your views on the draft Neighbourhood Plan.

Your comments will be read and considered carefully and may result in modifications to the draft Neighbourhood Plan before it is submitted to the Royal Borough of Windsor & Maidenhead (RBWM) for independent examination.

Before you complete this questionnaire please do take the time to familiarise yourself with the draft Plan. This is available online via the Cookham Parish Council website:

www.cookhamparishcouncil.org.uk

The draft Neighbourhood Plan includes a series of proposed policies that will help shape future change and development in Cookham Parish. These are contained in the shaded boxes throughout the Plan and prefixed with the words 'POLICY C'.

The questionnaire can be completed and returned online. This form can also be returned by email, to:

neighbourhoodplan@cookhamparishcouncil.org.uk

Alternatively, the form can be returned by post, to:

Cookham Parish Neighbourhood Plan
Cookham Parish Council
Council Offices, High Road, Cookham Rise
Berkshire SL6 9JF

Thank you very much for your time and feedback.

Please note that fields marked with a [*] are required.



Figure 33: Print format of Neighbourhood Plan survey, page 1

COOKHAM NEIGHBOURHOOD PLAN

PROPOSED POLICIES

Please circle the number which most closely reflects your views:

1: strongly agree 2: agree 3: neither agree nor disagree 4: disagree 5: strongly disagree

Policy Reference	Proposed Policies – Design and Placemaking	Please circle one number per row				
C-DP1	High quality design	1	2	3	4	5
C-DP2	Rural settlement character	1	2	3	4	5
C-DP3	Gardens	1	2	3	4	5
C-DP4	Heritage	1	2	3	4	5
C-DP5	Local employment opportunities	1	2	3	4	5
C-DP6a	Agricultural developments	1	2	3	4	5
C-DP6b	Equestrian development	1	2	3	4	5
C-DP7	Sustainable design and construction	1	2	3	4	5
Policy Reference	Proposed Policies – Natural Environment	Please circle one number per row				
C-EN1	Biodiversity	1	2	3	4	5
C-EN2a	Green infrastructure	1	2	3	4	5
C-EN2b	Green corridors	1	2	3	4	5
C-EN3a	Flood risk	1	2	3	4	5
C-EN3b	Sustainable Drainage Systems (SuDS)	1	2	3	4	5
Policy Reference	Proposed Policies – Setting and Identity	Please circle one number per row				
C-CI1	Settlement identity	1	2	3	4	5
C-CI2	Stanley Spencer's Cookham	1	2	3	4	5
C-CI3	Public access to open space and the countryside	1	2	3	4	5
C-CI4	Local green space designations	1	2	3	4	5
Policy Reference	Proposed Policies – Local Infrastructure	Please circle one number per row				
C-LI1	Local centres	1	2	3	4	5
C-LI2	Community facilities	1	2	3	4	5
C-LI3	New green spaces	1	2	3	4	5
C-LI4	Local renewable energy generation	1	2	3	4	5
Policy Reference	Proposed Policies – Access and Movement	Please circle one number per row				
C-AM1	Active travel	1	2	3	4	5
C-AM2	Parking standards and design	1	2	3	4	5
C-AM3	Electric-vehicle charging points	1	2	3	4	5

Figure 34: Print format of Neighbourhood Plan survey, page 2

OTHER COMMENTS

If you have any comments or suggested modifications please add them here, stating the section of the draft Plan to which they refer:

Section of Plan / Reference	Comment

Please continue on a separate sheet if necessary

Figure 35: Print format of Neighbourhood Plan survey, page 3

COOKHAM NEIGHBOURHOOD PLAN

YOUR DETAILS

Name [*]	
Organisation	
Post Code [*]	
Email address	

Are you (please tick all that apply) [*]

A resident of Cookham Parish [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No
An employee in Cookham Parish [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other (please indicate)	

How old are you (please only tick one) [*]

Under 18	18 - 25	26 - 35	36 - 45	46 - 55	56 - 65	Over 65	Would rather not say

CONSENT

We need to store your personal information in order to receive your comments. Please confirm whether you agree to the following:

I consent to Cookham Parish Council storing my personal data [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No
I consent to my name being published alongside my comments in the Consultation Statement prepared for submission and examination of the Neighbourhood Plan [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No
I consent to be contacted with regard to my response by Cookham Parish Council [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No

A summary of comments will be made publicly available. Please note that any other personal information provided will be confidential and processed in line with the Data Protection Act 1988 and General Data Protection Regulations. Cookham Parish Council will process your details in relation to the preparation of this document only.

As part of the consultation and in line with the General Data Protection Regulations (GDPR) please confirm that you are happy for Cookham Parish Council to pass on your contact details (name, address, email address) to RBWM so that they can contact you at the Regulation 16 consultation and examination stages if required.

I consent to Cookham Parish Council passing my contact details (name, address, email address) to RBWM so that I can be contacted regarding the Regulation 16 consultation and examination stages [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No
--	--

Figure 36: Print format of Neighbourhood Plan survey, page 4

Appendix F: Letters of notification

Dear Colleague

Notification of formal consultation on Cookham Parish Council Neighbourhood Plan (Regulation 14, Town and Country Planning, England, Neighbourhood Planning Regulations)

I am writing to you as you have previously expressed interest in the Cookham Parish Council Neighbourhood Plan.

I am now pleased to advise that the formal consultation (Regulation 14 stage) of the Neighbourhood Plan runs for a six-week period from 18 March to 10 May 2024.

The Neighbourhood Plan and accompanying consultation material is available to view at the Parish Council offices as well as being available online via the Parish Council website:

www.cookhamparishcouncil.org.uk

A series of drop-in events are also being held where you can find out more. These will held on the following days:

21 March 24, Thursday, 1430 – 1730, Pinder Hall, 2 Lower Road, Cookham SL6 9EH

18 April 24, Thursday, 1830 – 2030, Community Room Cookham Library, High Road, Cookham SL6 9JF

20 April 24, Saturday, 1030 – 1330, Community Room Cookham Library, High Road, Cookham SL6 9JF

If you would like to make representations, please complete the online survey accessible via the Parish Council website. Alternatively, you can download the survey form from the website and return by hand or post:

Cookham Parish Neighbourhood Plan
Cookham Parish Council
Council Offices, High Road, Cookham Rise, Berkshire SL6 9JF

Representations can also be submitted by email, to:

neighbourhoodplan@cookhamparishcouncil.org.uk

Yours sincerely

Cookham Neighbourhood Plan Working Party

Figure 37: Example of notification letter / email issued

Future Cookham

Troy Planning + Design
for Cookham Parish Council
May 2024
Neighbourhood Plan
Regulation 14 Consultation
Summary Report

Cookham Parish Council

Cookham Neighbourhood Plan

Consultation Statement, June 2024

Volume 4: Report of Regulation 14 Consultation on the
Neighbourhood Plan

Cookham Parish Council

Council Offices

High Road

Cookham Rise

Berkshire, SL6 9JF

<https://www.cookhamparishcouncil.org.uk/>