

Smaller Consultees Feedback CNP

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1) Cookham Methodist Church – 24 Nov 2020 Email from Revd Vicci Davidson

Subject: Re: Cookham Neighbourhood Plan

Dear Christine

Thank you for staying on this when it is so difficult to organise anything at this point! To raise a few points specific to Cookham Rise and to the Methodist Church at Cookham Rise. The church serves a congregation on a Sunday of between 20 and 30 people, so not large in the grand scheme of things, but large in terms of needing to park! We also run toddler groups three times a week, a choir, a social club for single older people, a lunch for mothers and toddlers, a community allotment and a choir. We are currently looking at primary school aged youth club provision and support for young people with learning disabilities and their parents. We also run ecumenical Bible Study Groups during Lent and Advent and Christmas lunches for those who will be on their own at Christmas. The building is therefore in use throughout the week, serving a variety of social needs as well as religious ones. There are, as I am sure you will know, no bars in terms of race, religion, gender or anything else to attending any of our activities, although clearly those that are worship based are unlikely to attract those who are not Christian. Parking is becoming an increasing issue, particularly with the increase in parking charges at the train station and the restrictions to length of time for parking at the shopping car park. Although it is right that we continue to look at ways of discouraging people from using cars (indeed, Cookham Rise Methodist Church has just received its Bronze eco-award and is rapidly moving towards achieving the silver award) the user groups that I have mentioned are not necessarily very mobile. Parking is a perennial problem I know, but I wanted to urge the importance of balancing ecological moves, which might dictate discouraging people from driving, with the need to support those who are most vulnerable and for whom isolation is a very real issue.

Kind regards
Vicci

Revd Vicci Davidson
Burnham, Cookham Rise and Windsor Methodist Churches
Superintendent Minister - The Thames Valley Circuit of the Methodist Church

Cookham Methodist Church – 16 Jan 2021 Email from Revd Vicci Davidson

Subject: Re: Cookham Neighbourhood Plan

Hi Christine

This sounds like a very good idea. I have run what I said past the stewards at the church who suggest that we might want to add that the church would support the council in developing environmental projects and bio-diversity based on what is already being done at the community allotment, where the extensive church grounds have also been developed as an environmental project. They were also keen to note that we provide a creche for mums taking a weekly exercise class and run a monthly community lunch club outside of COVID times. This further speaks to the issues I mentioned about accessibility through some level of accessible parking.

Wishing you and all at CNP a Happy and a healthy New Year.

God bless
Vicci

Revd Vicci Davidson
Burnham, Cookham Rise and Windsor Methodist Churches
Superintendent Minister - The Thames Valley Circuit of the Methodist Church

2) Cookham Neighbourhood Plan (CNP)

Cookham Dean Cricket Club

Background

We are one of the most successful sporting Clubs not only in the immediate catchment area but throughout the County. With an array of volunteers and coaches we provide sporting and development opportunities for kids aged 5 to teenagers aged 19, with currently circa 300 members falling within these age groups. In addition, through our Summer Camps we also attract circa 50+more families who are not Club members which shows we are an inclusive Club and reach out further to the local Community and surrounding areas.

Landscape

Management of the landscape is important however this must be combined with the ability to maintain, modernise and if necessary expand sporting facilities when required.

Transport

Parking Adequate parking in Cookham is an ongoing challenge for all and one that equally challenges the Cricket Club. Short-term /present Club parking is not a match day concern but is related to our successful and much demanded Friday evening kids training sessions when circa 180-200 children attend from 3.30-8pm during the 10 summer weeks in runs. All should be aware that CDCC have taken a number of steps to address parking demand issues; conversations with local landowners, feasibility of using Cookham Rise School and using the Catholic Church carpark. As a responsible member of the Cookham Community, in the short term CDCC make substantial efforts to manage the Friday evening parking.

- Dangerous pinch points on the local roads are bollarded
- A Marshall patrols Whyteladyes Lane to ensure the bollards are not moved and that parking restrictions are observed by Cricket Club attendees.
- This same Marshall is in mobile contact with another based in the Club car park liaising as to spaces left/spaces freed up/car park full.

However there is a context issue and a delicious irony here, anyone can park at any time as there are no single nor double yellow lines in the roads adjacent to the Club. Local residents have objected to these on the grounds of not wishing to see the "spread of perceived urbanisation" in their immediate locality. These facts are often lost and overlooked when locals make parking an issue. However we have and will continue to do so in the future as we see ourselves foremost as a Community Club and respect and support the needs of our neighbours. With this in mind Club parking is an area we are addressing as on our current plans I estimate we increase our current parking threshold from 31-50;+59%.

Cycle Paths

the opportunity to use cycle paths and lanes to connect the sporting facilities to the population centre would be helpful. Currently there are two gated access points to the Club in Kennel Lane. These were inserted for the retrieval of the balls when fielding but also serve as perfectly accessible

pedestrian/cyclist access to the Club. In addition access to land close to the Club for temporary parking has been sporadically successful but at present the neighbouring landowners are not keen to assist. Any opportunity to gain extra temp parking would be of interest. eg a link between the Dean and Club, and a protected route between the village and Club. In the longer term, the new Club will have more parking facilities however “there is clear and distinct danger this is viewed within its own orbit and without the wider issues being addressed.”

Countryside Access

Please refer to comment regarding cycle lane provision and facilities improvement .

General comments

Whilst being aware of the wish of some to preserve Cookham, we see the need to combine this with the need to allow the sporting and leisure facilities of Cookham to develop inline with its population’s size and needs.

3) Cookham Dean Football Club

CDFC runs multiple teams across the age ranges from senior to juniors, but would like to further expand, one of the growth areas of interest being the Girls teams. At present there are up to 200 children engaged in junior teams with match days and training staggered by start times to maximise use of the facilities and to minimise disruption to neighbours. The Club is wishing to move forward with a new pavilion and ground off Long Lane with the aim of improving the Club facilities, and expanding the Football offering. Utilising two sites rather than a simple move from one to the other is envisaged, juniors expected to concentrate at the Alfred Major Ground, Seniors using the larger pitches at Long Lane. Many Children and players come to the facilities by car and visiting teams are still expected to arrive this way. The Club is open to ideas of how to minimise and manage the cars that do arrive, parking remains a challenge, especially at the Alf Major Ground. At the appropriate time the Football Club would like to discuss an idea to create a temporary and gated car park on the Ground for use by "Footballers" alone. Also opportunities to promote other transport options such as cycling would be of interest

4) Environmental Agency Email

Dear Ian

Thank you for your email to the Environment Agency about Cookham Neighbourhood Plan. Unfortunately at present the Thames Area Sustainable Places team will only be able to have limited input into the Neighbourhood Plan. This is due to resourcing issues within the team, a high development management workload and an increasing volume of neighbourhood planning consultations.

However, together with Natural England, English Heritage and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

In addition, we have identified that the neighbourhood plan area will be affected by the following environmental constraints:

- Flood risk – there are areas of Flood Zones 2 and 3 within the neighbourhood plan area
- Main river – main rivers running adjacent to/through the neighbourhood plan area include the River Thames, Strand Water, Maidenhead Ditch and White Brook. These watercourses are currently failing to reach good ecological status/potential under the Water Framework Directive. They are currently classified as having moderate status. Developments within or adjacent to these watercourses should not cause further deterioration and should seek to improve the water quality based on the recommendations of the Thames River Basin Management Plan. An assessment of the potential impacts of the neighbourhood plan on these watercourses under WFD should be included within the SEA/SA appraisal.
- Sensitive Groundwater – the neighbourhood plan area is within Source Protection Zones 1, 2 and 3, and above principal and secondary aquifers, therefore groundwater quality should be protected within this area

Kind regards,

Thames Sustainable Places Team

Environment Agency | Red Kite House, Wallingford, OX10 8BD

5) Cookham Neighbourhood Plan (CNP) **Cookham Society - Suggested Topics for inclusion - October** **2020**

We would like to suggest that the following topics are considered for inclusion in the Cookham Neighbourhood Plan:-

Cookham VDS Guidance

If possible the complete document should be incorporated into the CNP. If this is not possible, as many as possible of the Guidance points in the VDS should be incorporated individually.

Local Green Space

This designation gives white land a measure of protection which is similar to Green Belt designation but not exactly the same. Unless Troy advise otherwise, there would appear to be no advantage in trying to designate any of our National Trust sites (or even Marsh Meadow) because these are already Green Belt. Some relevant areas may already have good legal protection but there is no harm in them also having LGS designation and planning protection. For consistency, we think that Poundfield should be include in the CNP even if it is also in BLP. It helps the Poundfield case if we are also designating other areas.

Proposed areas **Poundfield (including Pony Field), Alfred Major, Westwood Green, and Vicarage Field at Holy Trinity.**

There should be a clause that allows development for community use in very special circumstances

Development Briefs for Development Sites

At present, we have to work on the assumption that the three development sites in the BLP will all go ahead. We have the opportunity to influence what is built on these sites and we should take it. Separate design guides should be developed for each of the three sites. These guides can be based on Parish and Society submissions for the BLP and developed with the guidance of Troy.

Education

We strongly believe that, wherever possible, children should attend their local primary school. This is important for the early development of social networks within the area and providing the best opportunity for journeys to and from school to be made on foot or by bicycle. The three primary schools in Cookham have a combined capacity greater than the needs of the parish. *(This was the case earlier in the preparation of the BLP when checked with MJ but it needs to be rechecked now.)* Whilst respecting

the architecture of the original core buildings of the sites, in general, we would support development at the existing sites to improve or modernise facilities for the present numbers of pupils. All three of the primary schools create significant parking and traffic problems with the existing number of pupils. Enlargement of any of our primary schools to cater for additional pupils from outside Cookham should be prevented.

As there are no secondary schools in Cookham our primary concern is transport and that is dealt with elsewhere.

Agriculture

It would be a useful start if the guidance in G13 in the VDS regarding buildings was adopted as policy. If possible, the requirement of G13.1 for adequate justification for a new building should be strengthened and no new buildings to house animals should be erected within 400m of a private dwelling (This distance is already used in Permitted Development legislation).

In recent years, the biggest conflicts between residents and agriculture have been in relation to polytunnels and the planning designation of these shelters is not precise. If they are temporary and not classified as structures, they are not governed by planning legislation. We would like to see a policy that ensured that polytunnels or other movable animal shelters were not put up too close to private houses. Troy's advice on how this can be achieved would be appreciated. One possibility might be to limit within 200m of a private house the use of agricultural land to arable, horticultural, or grazing.

Landscape.

Cookham has fabulous countryside ranging from the riverside and associated floodplain to the high ground and the steep slopes of Cookham Dean. Many long views are enjoined from areas accessible to the public. Development should not be allowed to significantly damage these views. Present hedges or tree belts should be ignored when assessing the importance of a view.

Nearly all the river frontage in the Parish is protected as Green Belt as well as the new BLP policy SP4 – Thames Corridor. In the present Local Plan, areas of Cookham Dean are designated as Areas of Special Landscape Importance. There is no equivalent policy in the present draft BLP. We would like to see an equivalent designation in CNP with enhanced policy details and possibly enlarged area.

Parking

The provision of adequate parking is an issue on a large proportion of applications that come up. The RBWM 2004 parking strategy is not a formal planning document and its interpretation by Highways is inconsistent. There may be a new parking strategy coming from RBWM but there is no sign of it at the moment. The VDS Guidance G6.16 has a requirement for "sufficient" parking but has no numerical guidance. We could

have a very simple policy that states that “ Except in exceptional circumstances, all developments should provide a minimum level of parking as defined for sites of poor accessibility in the RBWM 2004 Parking Strategy”

Commercial and Industrial Sites

At present this is really Lower Mount Farm but there is the possibility that other farm buildings could be used as industrial and commercial units under existing change of use permitted development rights. We would like to see a policy that restricts the activities on these sites to those that do not cause excessive traffic or generate noise or smells that affect nearby residents. Hopefully, Troy can advise on suitable wording.

Sir Stanley Spencer

There is a close relationship between Spencer and Cookham. The importance of this to leaders of the artist world was clearly demonstrated by the opposition that was expressed to the recent proposals to develop Poundfield. Spencer views can not be preserved in aspic but equally their protection is important. Hopefully, Troy can advise on suitable wording after investigating other area strongly associated with important artists. The wording in VDS G14.1 may be a good starting point.

Countryside Access

The CNP should include a statement of support for maintenance and development of footpaths, bridleways, and cycle paths within the area and linking to adjoining areas.

Conservation Area Fringes

New buildings erected within 50m of a CA to have regard to the characteristics of existing buildings inside the CA. This seems to be considered by the planners at present but no policy for it has been identified.

6) Cookham Neighbourhood Plan (NP) – WildCookham

Submission 1, 30 November 2020, by the WildCookham Neighbourhood Plan working group: Lars Ahlgren (LA), Caroline Collins (CC) and Lynne Pepperell (LP)

The following text should be regarded as a first submission of topics which WildCookham wants to see addressed in the forthcoming Neighbourhood Plan (NP). As such, we are likely to complement the list of topics and make further edits. Substantially richer content and clearer guidelines will need to be developed during our plan process under these headings. Further, maps and reference to supporting documents and data will need to be included. We believe paragraphs (topics) should be policy lead and provide context and further explanation of policy.

ENVIRONMENT

Our aim is to put policies in place which will be used to help determine future planning applications. These policies will not only provide guidance on location, design and suitable fitness within the village character. Policies which give priority to safeguarding habitats for a sustainable community need also be developed. The main aims of this section of the plan are to:

- resist urbanisation and safeguard the village character by committing to environmentally friendly and sustainability policies,
- Identify environmental issues and governmental long-term policies that will have an impact on our village.
- prepare our community for the likely consequences of environmental and climate change in line with the RBWM Environment and Climate Emergency
- retain the openness of the gaps between our three villages and distance towards Maidenhead
- protect our green and leafy environment and our trees
- improve local biodiversity and the protection of green corridors
- ensure that the right types of homes are built in the right locations to protect the character of our area. These developments will also include biodiversity gains.
- public consultation involving the local community to be compulsory at an early stage on proposals for significant new developments.
- protect Cookham from the effects of flooding by taking preventative measures

1. Gaps between Villages

Separation between the 3 villages of Cookham as well as Maidenhead is seen as being important to protecting the rural character of Cookham .Development proposals in the areas that form the gaps between them should be located and designed to maintain the separation of the villages and to complement, and wherever possible enhance, the landscape characteristics of the gaps. Zoning changes needs to account for existing habitats, whilst meeting the need for green corridors.

2. Trees

To retain and protect the green and leafy character of our area, to which trees are a major contributor. Tree species that help define the character of our area include Oaks and Scots Pine, Birch, Sweet Chestnut, Hornbeam and Holly. When planting new trees, whether in open spaces or in private gardens, species natural and native to the British Isles should be selected. To seek to retain trees of recognised importance, such as mature trees and trees of high arboricultural and/or landscape value and/or those which contribute to cultural values including conservation, for the benefit and enjoyment of future generations of residents and wildlife.

3. Gardens

To protect the landscape and character of the area from inappropriate development on residential gardens. Development should not result in an unacceptable reduction of the green space created by the garden, whether on its own or in combination with surrounding gardens or have an unacceptable impact on the landscape and environmental value of the site. Again, native plant and/or traditional species should be encouraged.

4. Biodiversity

To minimise loss of habitat for local flora and fauna. The overall aim is to protect and increase the area's biodiversity. More specifically, where there is risk of harm to important habitat or species, to ensure that appropriate mitigation measures are included in the development proposals. Policies should set out how land use protect can protect breeding species from disturbance. Selected and valuable habitats are to be protected from harmful use by members of the public.

5. Green Corridors

To secure and protect an important network of "green corridors" for the critical function they serve of connectivity – allowing local wildlife and flora generally to circulate within the area and the natural habitats which surround us including Cookham Commons, The Greenway and Bisham Woods and all the existing Local Wildlife Sites. Critical existing green corridors as well as new will be identified in the NP.

6. Flooding

The River Thames defines much of the character of Cookham but it has also flooded the village regularly. The Environment Agency assumes that floods will increase by 20% by 2050. Land Management for biodiversity should be considered as one of the measures to help reduce the impact of flooding. Consequently, the NP will need to address the following:

- Identify specific geographical areas at different risk level and what opportunities exist to increase our resilience to flooding.
- Outline proposals for Sustainable Urban Drainage Systems SuDs i.e. storage ponds, reed beds etc
- Promote water efficiency in new developments
- Promote tree planting, street trees and green roofs
- Work with landowners and statutory bodies to promote management of upland areas to slow flood waters wildlife trusts resource www.bit.ly/WT-water
- Include EA flooding maps. Local Authority Strategic Flood Risk Assessment

- Take guidance from expertise on climate emergency from bodies like [cse.org.uk](https://www.cse.org.uk) [neighbourhood-planning-in-a-climate-emergency-feb-2020.pdf](#) ([cse.org.uk](https://www.cse.org.uk))

//WC LA, LP, CC

7) White Place Farm Email Neighbourhood Plan Feedback 28 Nov 2020 – Chris Brown

Hi Bill

As promised.

Cookham has and always will hold a close part of our hearts. Should further development be required or is happening, we all feel that essential services should be bolstered at the cost of the development. Services such as access, schools, parking and the doctors services will all require attention preferably before the development starts rather than the developer disappearing and not honouring their commitment or it being spent elsewhere in the borough. If cookham receives the development then it should receive the majority of the 106 monies to spend on the aforementioned or as the parish sees fit.

With regard to white place farm, the trust are looking at all options for the restructuring of the farm, with the key areas being: lodge houses, walled garden, buildings and land. It is to early to be precise with what the trust is looking to do, however be assured that whatever is proposed will compliment not only the farm but also cookham, hopefully creating further access routes and environmental benefits. The farm is held dear to the trustees and our first mission is to deal with the many trees. As you will be aware we have carried out many wildlife surveys to give the trust a benchmark as to what is there. A huge tree survey has been carried out to establish what is required and these works will be sympathetic to the trees with tpos and benefit specimen trees. Once we are out of this pandemic will will be able to meet up with the trustees and go through more detailed potentials at the farm. I hope that this helps, it is not as detailed as I would have liked but that is where we are. Keep safe and should you require anything further please don't hesitate to contact me.

Kindest regards Chris Brown

8) MANAGER, Cookham (COOKHAM MEDICAL CENTRE)
Fri 27/11/2020

Cookham Medical Centre comments re housing development 2020

Dear Councillor Doyle

Thank you for asking us to contribute to the discussion on the neighbourhood plan
I attach a statement we sent to Jane Perry of the PPG recently which aimed to address their concerns about capacity in the event of development.

This viewpoint has not really changed since Dr Swamy and I spoke at a parish council meeting a few years ago. We would adjust our capacity as and when necessary

I hope this is of use to you

Kind regards

Jill

Jill Stinchcombe

Practice Manager

Cookham Medical Centre

Lower Road

Cookham Rise

Maidenhead

SL6 9HX 01628 810242

Dr Azmy Birdi Cookham Medical Centre Dr Michael Sealy Lower Road, Cookham Rise Dr Anu Swamy
Maidenhead Dr Kenney Tsoi Berkshire SL6 9HX Tel: 01628 810242

17th November 2020

To whom it may concern,

Re: potential increase in registered patients should more houses be built in Cookham. The surgery receives funding based on the number of patients on its list and should the list size increase we could simply use the associated funding to adjust our capacity in terms of staffing. We are a small practice in a large building and have spare rooms for additional staff or staff doing additional sessions. There are also more qualified staff available - Clinical Pharmacists and Physician Associates who support GPs Our practice list had been shrinking as we cannot take new patients from Buckinghamshire when others leave and so from a sustainability point of view we would actually welcome growth. As you may be aware, nationally and locally there is a move towards mergers, clusters and hubs and the smaller the practice - the more likely this outcome is in the long term. Whilst there are advantages to cluster work, and we do work in a network of practices for particular projects, we still favour the local GP model and hope our patients do too. We are aware that development would put pressure on the local roads and parking. We are embarking on a plan to protect the surgery car parking spaces for our patients' use but are aware that this too will have an impact on the local roads. This could perhaps be addressed with the council. We understand why people might worry about an increase in the number of patients coming here but as we could scale up to cope with any increase - we are not worried ourselves and would simply take whatever action was needed in due course. I hope this answers your concerns

Jill Stinchcombe Practice Manager

9) Pinder Hall Trustees

Liz Kwantes Emailed response 25/11/2020

Dear Christine

Some comments I don't know if they are any help.

Regards

Liz Kwantes

Cookham Neighbourhood Plan

Cookham has increased in population from around 4,500 in the 1990s to around 6,500 now. In that time the infrastructure has not really improved, this cannot continue for any further developments.

Before any new plans are considered the following areas should be considered:

1. Medical facilities - the medical centre have said there is no problem in this area. I am currently being given telephone appointments three and a half weeks out. This is not acceptable now and things can only get worse with higher housing.
2. Schools
3. Parking - parking in Cookham is currently a major problem and is currently causing a major headache. Perhaps improved parking for example by reducing some of the double yellow lines in the village.
4. Sewage - sewage is currently a problem and needs to be upgraded.
5. Water - water pressure is often a problem.
6. Broadband - broadband needs to be improved. Cookham does not have a telephone exchange which is limiting.

Several plans for new houses has been suggested:

1. It should be checked these are NOT in the flood plain.
2. That the infrastructure is in place to meet their needs.
3. Cookham is just about to lose their only banking facility, which will affect growth.
4. Check that there is no problem on the area for building being contaminated as may be the case on Whyteladyes Lane. Also the arboretum set up by British Gas on this area should be preserved.

We don't want Cookham to become a ghost town where everyone leaves during the day so we must ensure that the village attracts companies and organisations and facilities are available for them.

Cookham is an area of beauty and attracts visitors because of this. We do not want to have buildings that are unattractive and do not fit in with the ethos of the buildings with buildings going back over six hundred years, which has happened in the past.

If we want to expand we must not think of just new houses, we don't want Cookham to become a large housing estate with no proper facilities.

10) Holy Trinity C Of E Primary School Anna Smith 03/12/2020

Dear Christine

Thank you for your time on the telephone, it was good to talk to you.

As discussed, of the things you enquired about, the key area which most affects us here in the centre of the village is parking and access to the school. In short:

- While it is not so much of a problem at the moment because of the staggered start and end to the day, the congestion along School Lane as parents try to get 210 children here is considerable. Several live too far away to walk and although we encourage parking away from School Lane and walking the last bit of the journey, many still drive all the way here. This is compounded when the weather is poor.
- As a result of so many cars needing to stop to drop off children, problems are created with parking. Despite reminders about being considerate to our neighbours, parents with nowhere else to stop occasionally park over driveways which, as you can imagine, irritates those affected.
- Occasionally we receive complaints about parents parking inconsiderately on pavements, not directly in School Lane but on roads close by. Pedestrians are adversely affected. This again is caused by there not being adequate places for them to stop to drop off their children.
- While there seems to be an unofficial one-way system along School Lane, those that don't know this and drive the 'wrong way' down the lane at arrival and departure times causes chaos. This is again compounded when lorries/vans are collecting rubbish or dropping off goods.
- The signage along School Lane is, in my opinion, not sufficient to remind drivers that there is a school along the lane and that the speed limit is 20 mph. I regularly see vehicles passing at much greater speed. This is worse when the 'unofficial' one-way system is in use because there are no vehicles travelling in the opposite direction to slow them down. A two way system slows down the traffic but on the other hand causes chaos when no one can pass because vehicles are parked along the lane reducing the amount of passing space.
- As there is no pavement along the lane, this, with all of the above, means the safety of the pupils is compromised. While we teach them rules of the road and rely on parents to supervise them closely, this is of constant concern to me.

I appreciate there are no easy answers to all of the above. More and clearer signage would help but until parents have a designated place to park I can't see the problem being resolved. I can't see the answer being an official one-way system being imposed either for the reasons I have explained above. The staff car park is too small and congested itself, to be of any use for parents dropping off children and there is no clear turning space. Drivers pulling out of the staff car park also struggle because visibility is reduced. The school has in effect outgrown its location; as times have changed from when it was first established in 1858 with vehicles being on the road etc, these problems have been exacerbated. An alternative entrance to the site away from School Lane could be an answer but we have no direct access to any other roads in Cookham.

Kind regards

Anna Smith

11) COOKHAM NEIGHBOURHOOD PLAN - Marlow Archaeological Society

Archaeological considerations

Cookham Parish has a rich history, much of which is evident in the form and character of the village. There is also archaeological evidence of prehistoric human activity, focussed on the raised gravel areas close to the River Thames, and of continuing settlement up to the present day.

The first documentary evidence dates from the Early Medieval (now preferred to Anglo-Saxon) period (various references are appended). At this time Cookham played a significant part in the early history of what was to emerge as England. For that reason, the protection and conservation of known and potential archaeology has importance not only for Cookham, but also for our nation's history. The East Berkshire Heritage Environment Record contains 264 entries for Cookham, evidence of the archaeological and historical importance of the area. However it is not possible to draw reliable conclusions about possible archaeological features from the Record. The East Berkshire Historic Landscape Characterisation (June 2019) sets the context for the village, but does not specifically focus on prehistoric and historic land use, although it can be inferred in some cases.

The documents produced so far for the Neighbourhood Plan make only incidental reference to the historical heritage and this omission needs to be remedied. The Conservation Area Statement, Cookham High Street (November 2002), contains information about many known buildings and sites of heritage value and interest. The Plan would be an opportunity to adopt or incorporate the Statement.

The final Plan should make provision for the protection and conservation of both known and undiscovered archaeological features and remains so that they are not compromised by future development. What is known about Cookham's past suggests that there remains much to be discovered. An example is the yet to be found site of the Anglo-Saxon burh constructed to prevent a Danish army coming up the Thames to join with two others with the intent of defeating Alfred's forces. Had they done so, English (and possibly world) history would have been different. Cookham was the scene of much activity in the 8th, 9th and 10th centuries but little trace of this has been found to date.

In particular there is reason to think that the potential development areas may contain archaeological features. Both the Whyteladyes Lane and Long Lane sites may contain remnants of a Roman period road and Strande Park is a potential candidate for Anglo-Saxon or Medieval archaeology. If development at these sites is permitted, it should only be after a prior fieldwalk and geophysical survey to establish the presence or otherwise of anomalies that may represent archaeological features. This approach would avoid the delays and costs associated with discovery of features after site work has commenced.

Peter Borrows

Chairman, Marlow Archaeological Society

A very incomplete, unofficial list of places of potential archaeological interest in Cookham

Please note that this is a very quickly compiled list, with numerous information gaps, particularly in Cookham Dean. Due to current Covid restrictions making the Reference Library unavailable, it is written almost completely from memory with only the aid of a modern map and a few research notes, so the author makes no apology for any flaws, errors or omissions!

It should never be underestimated what a very special place Cookham is historically and archaeologically. There are tantalising glimpses of England's history from all periods which need to be changed to very much wider views through archaeological research and investigation.

Cookham Village

General Comment

The whole of Cookham Village, which historically extends from the Thames at Formosa and Odney westwards up to the railway station, is of potential archaeological significance and ideally requires avoidance of building development wherever possible. Every open space, however small, may be under threat, but it should be recognised that this important area forming the very heart of Cookham's heritage contains far more archaeological evidence under its surface than could possibly be discovered in a mere watching brief during building development.

There is much of Cookham's heritage, especially where there is evidence of Saxon or Roman period occupation, that is yet to be properly researched and investigated by geophysics and excavation where necessary. During the Saxon period, Cookham was of national importance, having a minster (monastery) dating back to at least 740AD, with King Offa of Mercia's politically influential widow, Cynthrit, in charge as abbess during the 790s. A Saxon royal palace linked to the minster, probably a large, timber framed building, would have stood close by.

It is documented that Alfred the Great constructed a burghal hidage fort at Cookham in about 879AD in defence of Danish invasions while, over a century later, Aethelred 'the Unready' held three royal Witans, or King's councils here. We have not yet identified the six high-status early Anglo-Saxon warriors, probably of a ruling local family, whose graves were uncovered at Rowborough, just to the north of Poundfield, in 1854. Such significant burials often overlooked their settlements and early, mid and late Saxon pottery found at Poundfield in 2008 perhaps bears out this theory, further confirming Poundfield's immense importance to Cookham.

It is vital that we retain every opportunity to discover our village's unrevealed secrets of this very special era in Cookham and indeed the archaeology of all other periods throughout the parish. All the sites listed below are important but those bearing asterisks are of special significance requiring avoidance of development.

****Holy Trinity vicarage paddock, vicarage garden and the Berries Road area.**

Considerable fieldwork and a small excavation have been carried out on this site by Marlow Archaeology (MAS). Without going into further detail here, we believe it to be a valuable asset to knowledge of Cookham's early history and worthy of considerable further investigation.

The paddock is shown on old maps as the Little Bury, and the name Berries on the adjacent site is a corruption of The Bury, signifying that the land north of the present High Street was the area of early settlement, before Cookham was further developed by about 1225. The name of Southlands

Cottages at the west end of the High St. (early cottages that were rebuilt in 1894) give a hint that the area they stood on was the southern edge of the Saxon settlement. It is likely that buildings relating to the Saxon minster, and a significant medieval house which is shown on an early map, stood on or close to the Little Bury site.

2.

A strip of the vicarage garden and others appears to have been a route running behind the medieval burgage plots and requires investigation, as any infilled ditch there could contain important finds from the early and late medieval periods. During building work in the 1960s, human skeletons were found on the site of the current properties in Berries Road called Vicarage Close.

***The Grove, Odney and Sashes Island**

This was part of a royal Anglo-Saxon estate and there is documentary evidence that somewhere here was the site of a burghal hidage fort of King Alfred the Great, dating to about 879AD. There are archaeological and cartographic features too numerous to mention here but a good deal of information is available. Marlow Archaeology (MAS) has investigated this area over a number of years.

***White Place Farm and fields to the north**

White Place is important historically as part of the royal Saxon estate and features in medieval and later history, requiring a good deal of further investigation. The field between White Place farm and Odney was fieldwalked by MAS a few years ago and finds included Saxon pottery.

***Formosa**

This estate is on the site of the medieval house and estate of the wealthy Babham family of Cookham and contained a mill dating back to at least the C17, and possibly a good deal earlier.

Sutton Road. Fields to the south of Black Butts, also possibly on the east side of the road. This is believed to have been the site of an early satellite settlement of Cookham, as reflected in the name Sutton (South town) Road. Fields on both sides of the road are worthy of investigation. The Butts are likely to be the site of Cookham's medieval archery butts.

Gardens in Cookham Village High St.

An important area to maintain a watch on during building work, especially the slightly higher eastern end of the north side, which may have been developed earlier as part of the late Saxon town.

School Lane

Roman and Iron Age coins and artefacts believed to be Roman were found in the 1950s in a garden on the south side of the road, close to the school. On the opposite side of the road is the site of a brewery, active from at least about 1710 to the early C20, with documentary evidence of a possible manor house and court house on the site prior to this.

****Poundfield, The Pound** and the surrounding area northwards to **Rowborough and Noah's Ark field. This is potentially one of the most important historical areas in Cookham.** Apart from the Spencer considerations and other important reasons for protecting Poundfield area at all costs, recent archaeological evidence suggests that there was occupation in the vicinity throughout the whole Anglo-Saxon period.

The sunny, south-facing slope, way above the level of the flooded Moor which encroached on the church area settlement, was perhaps initially an obvious site for an extended family to set up their houses and farmstead.

The early Saxon pottery fragments discovered here reflect similar early Saxon occupation near the church and former minster area. Archaeologists have suggested that the causeway on the Moor, known to have existed in the late medieval period, could possibly be of Saxon origin, linking the two areas of settlement in times of flood. (Evidence including an archaeological report is available)

3.

****Rowborough**, uphill immediately to the north of Poundfield, is the site of six early Anglo-Saxon high status warrior burials, accompanied by swords and shields. The graves, set imposingly on the brow of the hill which at the time would be visible from the opposite side of the river, were discovered in 1854. This would be likely to have a direct connection with the settlement on the slope of Poundfield below. (This may be a rare sentinel burial similar to that of the recently discovered Marlow Warlord and the princely burial at Taplow, where local rulers are buried on hills overlooking their settlements below. Investigations are currently being made into these local burials). The fields surrounding this area also show archaeology in landscape and finds.

***Bradcutts Lane & Alleyns Lane**

The medieval manorial and hundred court house for Cookham and a wider area stood somewhere on the area covering The Lea, Lea Farm and Winter Hill farm. There here have been a number of theories as to its site, including Bowden's Green, close to where Bradcutts Lane meets Terry's Lane. Near Lea Barn and close to a house called Harvest Moon, there are cropmark features which have been identified as possibly a settlement site of Romano-British date.

Darby stated that the site of Round Copse, off Alleyns Lane, was traditionally believed by local people to be where the Romans stabled their horses. Some Roman floor tiles, roughly squared, were discarded with builders' rubble when a house was built on the site of Round Copse in 1986.

***Heath Field, between Terrys and Bradcutts Lane, and field to the south**

This shows a large number of interesting features in aerial photos and Lidar, as yet unidentified. Several linked enclosures can be seen that could possibly form part of a Romano British settlement complex. Romano-British pottery and a bronze earring from the Hillgrove Farm area, may have come from this site.

Darby mentions that there are several foundations of buildings on and around this area and features show in aerial photos. In the medieval period, Hill Grove was called Swineshead Tithe Farm. Some underground brickwork or other construction was discovered when a farm cart fell into a large hole that appeared on the south side of Heathfield in the early C20. This is another site that has never been properly investigated but could be extremely important.

***Newmans Farm area** on the west side of Grange Road, going westwards up towards Heath Field and Bradcutts

There is an interesting large almost rectangular enclosure shape showing on Lidar, and features covering a wide area that show on aerial photos. There is also an anomaly in the form of a ridge which crosses over Terry's Lane towards the golf course. It is reputed that a possibly Roman

trackway ran north-south close to the road on the east side of the field and continued across the present golf course to Cockmarsh.

Field to the north at top of Terry's Lane (NW of Greythatch, opposite Heath Field) bordering Cockmarsh to the north. Circular features near the road show on aerial photos.

***Winter Hill & Cockmarsh**

There is an area of scattered cropmarks at Winter Hill, visible on aerial photographs, probably of a variety of periods from Bronze Age or earlier to Roman or post-Roman. Finds from Hillgrove Farm area (SMR 00506.00.000) suggest a Romano-British settlement somewhere in the area. There are some cropmark and Lidar features in the last few listed sites that seem likely to be connected, probably Roman. This area had a probable river crossing of that period. Henry VIII's queens held this estate, known as Bradleys, with a house at Stonehouse.

More research detail needed here, currently unavailable

4.

***Strande Castle area** including Strande Park and the adjacent field south of Strande Park. There is evidence of a Roman farmstead site in the area. A Roman well and corn-drying kiln plus other Roman artefacts were discovered in the late 1960s. Luke Over of Maidenhead AHS, who excavated there, stated that he found evidence of Romano-British occupation in the fields to the south of Strande Park and finds of first and second century artefacts have since been recovered from the surrounding area. *(See also other headings in this area).*

Whyteladyes Lane, field to the west of

The site behind the terraced row of houses shows aerial photographic evidence of archaeology in cropmarks, as yet believed to be uninvestigated. This area is not shown as occupied by buildings on maps covering c1760-1900. It is immediately north of a former copse called Windmill Shaw. Previously known as Maidenhead Lane, Whyteladyes Lane is a road of some antiquity, known to have been a route from the south to Winter Hill, via Bradcutts Lane, significant in the medieval period for the manorial courts held there. This may also have been part of an extension of one of the Roman period roads leading to Winter Hill from around Cannon Down. (See heading: Alderman Silver's Road). It may date back as far as the Bronze Age, leading towards a probable settlement of that period close to Hillgrove Farm.

Whyteladyes Lane

Old waterworks site. A paved track uncovered under this site in 1905, investigated by Darby, is believed to be Roman. It led SW towards a copse called Windmill Shaw. Close to the copse were four round or oval pits of considerable age, which appeared to have been dug for some particular purpose. *(Further information available from MAS)*

***Cannon Court Farm and Hindhay Farm**

Cannon Court was an ecclesiastical estate before the Reformation, part of the holdings of Cirencester Abbey, granted by Henry I. There are records of a manor house at Cannon Court dating from the early Norman period (probably c1120s), the site of which has never been identified. It possibly stood close to the present day farmhouse and would be worthy of archaeological

investigation. The estate of Cannon Court covered a wide area of Cookham, with the northern border at the present Lower Road.

There is much evidence of archaeology in the fields between and around both farms, through cropmarks and Lidar, and there is also evidence of Bronze Age occupation.

Long Lane

There is hedgerow dating evidence of settlement close to the junction with Spring Lane. Darby believed that the slopes of the hill may have been a Roman vineyard. The east end of the lane is close to an area of Romano-British interest - see other headings.

NB It should be noted by planners that water from springs at The Mount, above Spring Lane, run underground downhill towards the Strande area, destabilising some of the graves in Cookham Cemetery. A substantial house near the top of Long Lane built in about 1550, known as The Place, was demolished by Hoby of Bisham in 1650, apparently due to similar problems.

Alderman Silver's Road and other supposedly Roman roads

In recent years, research on roads has suggested that many a road long believed to be Roman is in fact a good deal earlier, although probably improved and used by the Romans.

Alderman Richard Silver, a C19 Mayor of Maidenhead, was interested in a supposedly Roman road which was said to be first visible at Braywick, running through central Maidenhead (it is marked on C19 OS maps, crossing Kidwells Park) and on through Cookham.

There have been discussions as to where it went on leaving the Furze Platt area, based on differing evidence in Darby and Kerry's accounts, but it is possible that the direction split into two in Cookham, either at that point or somewhere in the area of Cannon Down, around the bottom (east) end of Long Lane. A branch of the road may have continued on towards Winter Hill, but the popular belief is that the road continued over the area of Alfred Major Recreation Ground towards Cockmarsh and crossed that Thames there, leading in the direction of the important Roman villa at Wycombe.

There has been much speculation about the existence of another supposed Roman road known as Camlet Way, recorded as running between Silchester and St Albans, which would have crossed diagonally through Cookham. There has been evidence of such a road in Bucks, where a Roman road lens was seen by an experienced researcher at an appropriate point near Beaconsfield, crossing the M40 when it was under construction. The same researcher (a member of our Society) discovered further possible evidence in the Pinkneys Green area and beyond, but Cookham fields have been too heavily ploughed to find clues here. (Any remaining road flints that were scattered through ploughing would have been gathered up by Cookham's pauper children in the early C19 and kept at Cannon Court Farm for road building).

To follow the line of the existing clues, it seems very likely that this road would have crossed the Thames either near the present Cookham Bridge or below that point in the area of Sashes Island.

What is especially interesting is that the Camlet Way would have been likely to have diagonally crossed Alderman Silver's Road in the general area of Cannon Down and the waterworks, and run in a south westerly direction through the lands of Cannon Court towards Pinkneys Green and beyond. This potential crossing area has been agreed through separate investigations by at least four local researchers, and builds a fairly positive structure of Roman activity in the area between Strande Lane and the waterworks, making further archaeological investigation there extremely important.

Bibliography

There are memorised references here to:

Darby, Stephen: Chapters in the History of Cookham 1909

Roman and cropmark research information from MAS.

Apart from the current official sources for archaeological information, such as the HER, it is suggested that the Parish Council refer to the very well-researched Cookham Village Design Statement (VDS) for further advice. The Borough Council resolved to adopt the VDS as a supplementary planning document on 23 May 2013 and it can be downloaded from the RBWM website.

This list was produced by a member of Marlow Archaeology (MAS) February 2021
