



Future Cookham



Cookham Parish Neighbourhood Plan, 2021-2038

**Referendum version
June 2025**





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The Future Cookham logo and elements of it that appear on the front cover and throughout the Neighbourhood Plan is based on original artwork designed by Amara Khurana, pupil at Herries School and winner of the Neighbourhood Plan poster competition, 2021

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INFORMATION BOX 1: Nomenclature in the Neighbourhood Plan

The following nomenclature applies to areas and place names in the Neighbourhood Plan:

- The name **'Cookham Parish'**, or **'Parish'**, is used to designate the entire area with the parish boundary: that is, the three settlements and the surrounding green spaces. It is also referred to as the **'Neighbourhood Plan area'** or **'Plan area'**.
- The name **'Cookham'** is used as the collective term for the built areas that include all three settlements and outlying properties.
- The phrase **'The Cookhams'** is not used in the Neighbourhood Plan. Where it might otherwise occur it is replaced by the name 'Cookham', or **'the three settlements'**.
- Cookham in its entirety is occasionally referred to as **'the Village'**, whilst Cookham Village is always referred to as **'Cookham Village'**.
- The three settlements are designated as follows. All are seen as part of 'one Cookham':
 - Cookham Village.
 - Cookham Rise and the Station Hill area.
 - Cookham Dean.



Foreword

Dear Residents,

Since 2013, Cookham has had an excellent Village Design Statement, created under sponsorship from the Parish Council and the Cookham Society. Sadly, this is advisory not a binding planning document.

The Localism Act makes it possible for Cookham to create a Neighbourhood Plan for the Parish which will be binding on the Local Planning Authority (the Royal Borough of Windsor and Maidenhead). While such a Plan is not permitted to contradict 'strategic' decisions in the Borough Local Plan, it can otherwise require planning applicants in the Parish to comply with the specific wishes of the Parish, overlaying the BLP. We thus have an opportunity to give a voice to the residents of Cookham, and to give them a true say in planning in the Parish.

In 2020, therefore, Cookham Parish Council applied to the Royal Borough for the Parish of Cookham to be designated a 'Neighbourhood Planning Area'. The Royal Borough agreed. The Parish Council then appointed professional advisers and set up a Working Party to create a Neighbourhood Plan. It pushed ahead with this despite the difficulties caused by the Covid-19 pandemic.

The Cookham Society, WildCookham, Save Cookham and (since it was created) Cookham's Footprint have throughout had seats at the table and fully participated in the work. So has Dr Shez Courtenay-Smith, the former Chairman of the Village Design Statement Working Group and expert on the internationally renowned works of Sir Stanley Spencer, most of which are based on scenes in Cookham.

A dedicated part of the Parish Council website was created to record transparently every step being taken in the process and all the documentation. An advertisement (with a banner on the front page) has appeared in every monthly issue of the Parish Magazine ever since, going to every home in the Parish, drawing attention to events and progress and giving a link to that website.

Early in 2021, every address in the Parish was sent the first consultation leaflet. Banners were put up at strategic points in the Parish. Parish Councillors manned stands at the Cookham Fair and at other events and in other places. Based upon the substantial number of responses, a vision statement was created. Then, for the second time that year, another leaflet was sent to every address in the Parish to obtain views on that statement. It was almost unanimously endorsed.

The Working Party contacted, both initially and once the final draft was ready, some 15 local individuals, institutions and organisations, ranging from the Churches, through the Cricket and Football Clubs and WI to our Borough Councillors and our MP. It also referred the draft specifically to a group of the larger local landowners.



Of course it also undertook all the statutorily required consultations with organisations such as National Heritage, the Environment Agency and so on. As its Chairman throughout, I reported monthly to the Parish Council on the Working Party's intentions and progress.

This Neighbourhood Plan is therefore firmly based on the wishes of the people of Cookham. It aims to ensure that any development in Cookham is as the residents of Cookham want it. No-one will find in it 100% of what they seek but it represents the best consensus those sitting on and with the Working Party, with all its input, and after exhaustive discussions, could achieve.

On behalf of all those who have worked so hard to create it, I commend it to everyone in Cookham.

Bill Perry

Chairman, Cookham Parish Council, 2024 -

Cookham Neighbourhood Plan Working Party 2020 - 2025



1. Introduction

A new Plan for Cookham Parish

- 1.1 This is the submission version of the Neighbourhood Plan for Cookham Parish. It covers the entire Parish Council area, as illustrated in Figure 1. It sets out the local community's aspirations for the Plan area over the period to 2038 and establishes policies in relation to land use and development. These are policies that will influence future planning applications and decisions in the area. But the Neighbourhood Plan is much more than this. It represents the community's manifesto for the Parish, bringing together more than just traditional planning matters and presents, in the Appendix, a series of wider projects and aspirations that will help deliver change and improvement in the area.
- 1.2 The purpose of neighbourhood planning is to give local people and businesses a much greater say in how the places they live and work should change and develop over time. Neighbourhood planning is designed to give local people a very real voice in shaping the look and feel of an area.
- 1.3 Cookham Parish was formally designated as an area for neighbourhood planning purposes on 25 June 2020. The Cookham Neighbourhood Plan Working Party has surveyed, spoken to and listened to members of the community, and has used the issues, and opportunities, raised during that process to help inform production of the policies and projects now presented in this Neighbourhood Plan.



The Neighbourhood Plan area

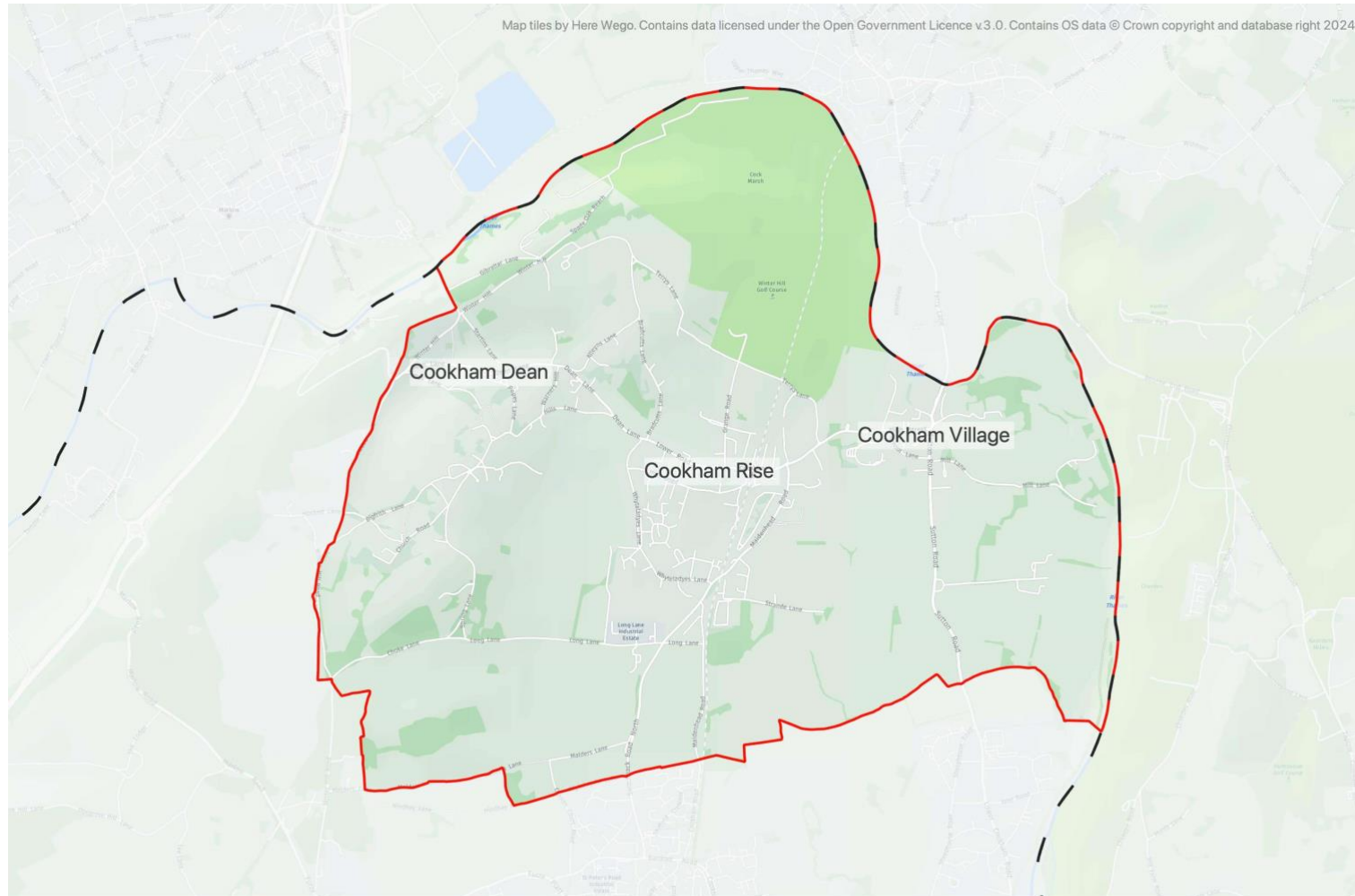
- 1.4 Cookham Parish is located alongside the River Thames in the north-easternmost corner of Berkshire. The Parish includes three settlements: Cookham Village – the original settlement; Cookham Dean – the most rural settlement in the parish; and Cookham Rise – the area around the railway station.
- 1.5 The Parish is bordered in the north and east by the River Thames with a band of Green Belt separating it from the town of Maidenhead to the south. Cookham Village is located on the river in the eastern part of the Parish, with Cookham Rise located more centrally and Cookham Dean, which is more sprawling, found on the western side.
- 1.6 The north and eastern boundary of the Parish is formed by the River Thames. This forms an important backdrop to the setting of the Parish, with riverside meadows and paths in regular use for recreational purposes. Likewise, this part of the Thames is regularly used for leisure purposes, including canoes, sailing and rowing boats.

Structure of the Plan

- 1.7 Following this introduction the draft Neighbourhood Plan comprises eight further sections. These are:
 - Section 2: 'Policy context', summarises what existing planning policy says for the area.
 - Section 3: 'Cookham Parish tomorrow', presents the vision for the Plan area.
 - Sections 4 – 8: These sections present the policies and associated projects for the Plan area. These are presented on a spatial basis, reflecting the different characteristics and qualities of the area.
 - Section 9: Summarises identified projects and aspirations in the Neighbourhood Plan.
- 1.8 For the avoidance of doubt, within sections 4 – 8, each topic area includes some introductory and explanatory text, followed by a policy box as indicated below:

Policy Box

The Neighbourhood Plan sets out land use planning policies that form part of the development plan for the Neighbourhood Area. The development plan is at the heart of the planning system, with a requirement set out in law that planning decisions must be taken in line with it unless material considerations indicate otherwise. The policies of this Neighbourhood Plan are all contained in coral shaded policy boxes, like this one.



 Parish Boundary  Borough Boundary



Figure 1: The designated Neighbourhood Plan area



2. Policy context

The development plan

- 2.1 Neighbourhood Plans must be prepared in line with national guidance and legislation including the Localism Act (2011), the Neighbourhood Planning (General) Regulations (2012, as updated in 2015 and 2016), the Neighbourhood Planning Act (2017), the [National Planning Policy Framework](#) (NPPF) (2024) and [Planning Practice Guidance](#) (PPG).
- 2.2 Neighbourhood Plans must be in general conformity with the strategic policies of the development plan. The development plan for Cookham Parish consists of the [Borough Local Plan](#) adopted in February 2022, [Minerals and Waste Plans](#), and [South East Plan Policy NRM6](#) (Thames Basin Heaths Special Protection Area).
- 2.3 The Local Plan establishes the overarching framework for future growth and development in the Royal Borough and includes policies of a strategic nature which the Neighbourhood Plan should be in conformity with. Strategic policies are those which include matters such as the overall quantum and distribution of new development in the Royal Borough.
- 2.4 Once 'made' the Neighbourhood Plan will play an integral role in setting out the non-strategic policies for the Parish that will be used to determine planning applications in the Plan area. Non-strategic policies are those which are more specific to the local context and which provide more detail or information on the application of strategic policies in Cookham. They also include, as appropriate, new policies that respond to Parish-specific issues where the Local Plan is silent on these. As the most up-to-date set of policies for Cookham, it is these that will be used to inform and determine planning applications in the Plan area.
- 2.5 The Neighbourhood Plan has been drafted to cover the period up to 2038. The first part of the Plan period (up to 2033), is aligned with the period covered by the adopted Local Plan and, as far as is relevant, refers to and utilises technical evidence prepared in support of that, all of which can be accessed via the [RBWM website](#). The Neighbourhood Plan period has been extended for a further five years beyond the Local Plan, building longevity into the Neighbourhood Plan but also allowing for regular reviews as appropriate in line with updates and reviews of the Local Plan.



Climate change

- 2.6 This Neighbourhood Plan is set in the context of the '[Environment and Climate Emergency](#)' declared by the Royal Borough of Windsor and Maidenhead in June 2019. Subsequently, an [Environment and Climate Strategy](#) was developed and approved in December 2020. The Environment and Climate Strategy sets out the Council's vision and actions to achieve the Borough's net-zero carbon emissions target by 2050. The Strategy focuses on four key themes:
- **Circular Economy:** More sustainable resource use, increasing recycling rates and supporting less resource-intensive lifestyles.
 - **Energy:** Reducing consumption and decarbonising energy supplies.
 - **Natural Environment:** Supporting biodiversity, health and wellbeing.
 - **Transport:** Reduce the need for carbon intensive travel by encouraging walking and cycling, as well as investing in digital infrastructure.
- 2.7 In addition, the Environment Act received Royal Assent in November 2021 and introduces legislation that seeks to improve air and water quality, tackle waste, increase recycling, halt the decline of species, and improve the natural environment.
- 2.8 Within the context of the Environment Act and the parameters of planning legislation and Building Regulations, the Neighbourhood Plan includes policies and projects that seek to respond to the challenge of climate change. This includes support for energy efficient building design and construction, renewable energy generation, encouragement for short journeys to be made by foot or bicycle or public transport, integrating flood management and mitigation into development, protecting and enhancing biodiversity.
- 2.9 As planning policy, at both the national and borough level, is updated in response to the Environment Act and other Government initiatives, so opportunities will be taken to review and update the Neighbourhood Plan.



3. Cookham Parish 'tomorrow'

Consultation messages

3.1 A range of consultation exercises were undertaken to inform the focus and content of the Neighbourhood Plan. These included surveys, exhibitions, workshops and outreach with various local groups and organisations. A poster competition was also run for primary age school children in the Parish, with the messages from that helping to inform areas of concern and aspirations for the future. The consultation exercises suggested that:

- There is a **strong sense of community** and that 'village life' and identity should be retained and strengthened. Strengthening village life extends to include the need to provide a mix of facilities for all ages, as well as local shops and services that cater for everyday needs.
- The **unique and distinctive qualities** of the area, as reflected in the landscape setting and built form, and depicted in the paintings of Sir Stanley Spencer RA (see also sections 6.7 to 6.16), should be retained for the benefit and enjoyment of all, including future generations.
- There are concerns about the scale and impact of new development, and that where this does take place, it should respond to **local character**.
- Efforts should be made to respond to the challenges of **climate change**, supporting local wildlife and biodiversity.
- There are concerns about the volume of **traffic, speed and congestion** across the area, particularly so along The Pound and Dean Lane where there are concerns about the safety of people walking and cycling, but also reflected in issues related to parking provision.
- There are concerns about the ability of the existing **infrastructure** to cope with increased pressure from a growing population, for example, in respect of the road network and the Medical Centre.
- Efforts should be made to maintain Cookham's **distinct identity**, both between the three settlements and as a whole against Maidenhead to the south.

3.2 Some of the matters outlined above are addressed through planning policies in place at the national and borough level. It is not for the Neighbourhood Plan to repeat these as they are used to help inform and determine planning applications in the area. Instead, the Neighbourhood Plan develops these further as appropriate to reflect local matters and, although some of the issues outlined above are not strictly 'land-use planning policy' matters, they do reflect the community's concerns



and hopes for the area and are embedded in this Neighbourhood Plan through a combination of the vision and supporting projects contained in the Appendix.

Vision

- 3.3 The vision for the Plan area has been informed through consultation and establishes the community's aspirations for the future of the area. The vision for the period through to 2038 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.*



Objectives

- 3.4 The objectives presented below build upon the vision and provide a framework for policies in the Neighbourhood Plan:

Objective 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*

Objective 2: *To conserve and enhance the natural environment, biodiversity and important wildlife habitats*

Objective 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*

Objective 4: *To provide and enhance facilities that maintain and develop the health and well-being of the community*

Objective 5: *To minimise local traffic impacts and improve opportunities for people of all ages and abilities to walk and cycle*

- 3.5 The policies, and projects, within this Neighbourhood Plan intend to deliver on the vision and objectives outlined above. Sections 4 - 8 of the Neighbourhood Plan present these, ordered in response to the objectives.
- 3.6 **It is important that the Neighbourhood Plan is read as a whole. All policies should be viewed together in the preparation and consideration of planning applications.**



4. Design and Placemaking

4.1 This chapter is framed around the following objective:

Objective 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

Design principles

- 4.2 Good design has a major role in contributing to quality of life and creating attractive, liveable places. It is important that good design is inclusive and caters for all in society, irrespective of age or ability. The following links provide detailed information in respect of Building Regulations and inclusive and accessible design standards: [Building Regulations \(Part M\)](#); and [Design of an Accessible and Inclusive Environment](#).
- 4.3 The Neighbourhood Plan is accompanied by a Village Design Statement (VDS), Design Guidance and Code. These are presented in free-standing appendices to the Neighbourhood Plan and should be used to guide proposals for development (see Information Box 2).
- 4.4 The table in Appendix 1 presents links between the VDS, Design Code Neighbourhood Plan policies, including how and where further advice can be found. Design and contextual issues arising from any impact of Stanley Spencer paintings should also be considered, having regard to Appendix 5 and policy C-C12.
- 4.5 The VDS (Appendix 2) clearly states that Cookham '*must not be immune to change, but the best of what Cookham has to offer should be protected and where possible, enhanced*'. The qualities and characteristics of the area are important design cues for future development. This does not preclude innovation in design nor more contemporary use of materials, though where this does occur, proposals should be informed by existing character and setting, and harmonise with the buildings and landscape.



INFORMATION BOX 2: Neighbourhood Plan design guidance

Cookham Village Design Statement: A Village Design Statement (VDS) was prepared by the Cookham Village Design Statement Working Group, sponsored by the Parish Council and Cookham Society, and adopted by RBWM as a Supplementary Planning Document (SPD) in 2013. Given the relatively limited scale of change that has taken place since it was adopted as SPD, the analysis and recommendations within this remain relevant.

Cookham Design Guidance and Code: Alongside this Neighbourhood Plan, Design Guidance and an associated Code has been prepared. This builds upon the analysis and recommendations contained within the VDS and supplements this, illustrating how the guidance within the VDS might be interpreted to reflect the character and qualities of the area. The document covers the entire Plan area and includes guidance and codes that should be used to inform new development as well as wider initiatives, such as improvements to the quality of the public realm and open spaces.

Additional to the Cookham Village Design Statement and Cookham Design Guide (above), Appendix 5 of this document details those areas or elements of Cookham which were painted by Stanley Spencer. In certain instances, the information contained in this Appendix may impact on the suitability of proposed design contexts or details.

Furthermore, the RBWM [Building Height and Tall Buildings SPD](#) (December 2023) provides guidance on appropriate building heights in the Parish and how applications should be considered.

- 4.6 The Parish Council supports design review for major applications for development, as well as smaller schemes in sensitive or important locations, such as within conservation areas or adjacent to rivers. This might include residential, commercial and mixed-use development proposals, infrastructure, community facilities, public realm and open space proposals.



Policy C-DP1: High quality design

1. New development in Cookham should contribute to the creation of high quality places through a design-led approach to development underpinned by good practice principles.
2. Development proposals must have regard to local character and should demonstrate how they have responded to the guidance set out in the Cookham Design Guidance and Code (Appendix 1) and the Cookham VDS (Appendix 2):
 - a) Proposals for development should reflect the design qualities and characteristics that define the three settlements, reflected in building scale, height, form, materials, layout and plot sizes (Design Codes CV.01, CR.01 and DC.01).
 - b) The scale, form, height, density, massing, footprint and roof form of buildings should be harmonious with neighbouring buildings, streets and spaces (Design Code DC.01). Proposals for tall buildings will generally be considered inappropriate and should reflect the prevailing context and principles established in the RBWM Building Height and Tall Buildings SPD. Flat roofs should be avoided, in line with the VDS.
 - c) Buildings lines in new development should complement the street scene (Design Code DC.02).
 - d) Development should make a clear definition between public and private areas, creating well defined streets and spaces fronted by active development edges where windows and doors overlook and open onto the street or space (Design Codes CR.03 and CR.04).
 - e) The use of materials in new development should be informed by traditional materials and presence of architectural details found on buildings in the settlement within which it is located (Design Codes CV.02, CR.02 and CD.02).
 - f) Development should respond positively to its historic character and setting (Design Codes HE.01 – HE.03).
 - g) Extensions to existing buildings should be subordinate in scale and form to the existing building, respect the street-scene and minimise impacts on existing residential amenity (Design Code DC.03).
 - h) Development should maintain and provide open space and green infrastructure, be sensitive to settlement edges and, where opportunities are afforded by site location, provide connections to existing green space networks (Design Codes OS.01 – OS.04).
3. Innovative schemes that respond to and reinterpret local design cues whilst harmonising with the surrounding context, are supported.
4. Development in Cookham should, as far as possible, follow the principles of inclusive design.
5. Affordable housing should be well integrated into the design of the proposal as a whole.



Policy C-DP2: Rural settlement character

1. Proposals for development must respect the rural character of the Parish. Development should:
 - a) Retain spacing, as appropriate to the character of the area, between buildings.
 - b) Retain accessible green space along the riverside, with views of the river and countryside provided between buildings.
 - c) Whilst respecting the requirement to clearly define the public and private realm, make allowance for some individuality and irregularity in layout and building alignment, reflecting the organic nature of growth in the area.
 - d) Where directly related to the development, retain and, where necessary, reinstate green roadside verges.
 - e) Where appropriate, retain and repair historic walls, making use of traditional materials.
 - f) Include soft landscaping, trees and hedgerows at the property boundary where appropriate, generally avoiding use of tall boundary walls, solid board fencing and gates and should have regard to VDS. Gates should allow views through to the property or landscape beyond. Where new planting takes place this should incorporate non-invasive tree and shrub species.
 - g) Surfacing in front gardens requiring planning permission should be permeable to minimise run off. The retention of lawns and vegetation will be supported.
 - h) Carefully manage parking to avoid visual impacts on the street scene, being integrated within the plot and set back from the frontage, and or as part of a landscape scheme.
 - i) Seek to minimise light pollution from exterior lighting.
2. Development on the edges of settlements should seek to avoid abrupt edges that lack vegetation or landscaping. In sensitive environmental locations provision of comprehensive landscape buffering will be supported. Native trees and shrubs should be used, to reinforce the rural character of the area.
3. Telecommunications infrastructure should be sensitively sited to reduce visual impact.



Policy C-DP3: Gardens

1. Within defined settlement areas (Cookham Village and Cookham Rise), proposals for new homes in the gardens of existing homes will not be supported unless the following design requirements can be met:
 - a) The openness of the area it is located within and spaciousness between buildings fronting the street is retained.
 - b) Adequate vehicular access can be provided to the highway.
 - c) There is no significant loss of residential amenity or privacy through overlooking and reduction of back-to-back distances between properties.
 - d) The design of the proposed new development is compatible with the character and design of the main dwelling and the predominant scale and rhythm of housing surrounding the plot.
 - e) Sufficient external space is retained such that it appears in keeping with its surroundings and is of a size and form that is functional and useable for the continuing needs of the main dwelling.
 - f) Existing mature trees are retained, and biodiversity protected and enhanced.
 - g) Parking is to be provided on plot and should be carefully screened from adjacent properties.



Heritage assets

- 4.7 The Cookham Village and Cookham Dean Conservation Areas (see maps in Appendix 3) were both originally designated in 1969. The key features of the Conservation Areas are summarised in Information Box 3.

INFORMATION BOX 3: Summary of qualities of the Conservation Areas

In the **Cookham Village Conservation Area** Appraisal it is noted that the character and appearance of the Village is heavily derived from use of a limited range of traditional materials, building styles and features. The variety of boundary walls are also recognised as an important feature, including the importance of using traditional lime mortar for repairs.

The **Cookham Dean Conservation Area** Statement highlights the 'overtly rural appearance' of the area, areas of woodland which form pleasant backdrops to the small communities, and the distinctiveness of the greens and commons which often form 'the central focus for groups of residential properties'. The network of country lanes, tracks and footpaths threading their way through the area are also considered to be characteristic of the Conservation Area.

- 4.8 In addition to Conservation Areas, the Parish benefits from a wealth of listed buildings (see Appendix 4) as well as buildings of local significance as identified in the VDS and which comprise non-designated heritage assets as presented in Information Box 4. The local significance of each is set out in the Cookham VDS (Appendix 2).

INFORMATION BOX 4: Non-designated heritage assets in the Parish

- The Lock Keeper's Cottage.
- Terraced housing, Broom Hill.
- Cookham Nursery School.
- Retail parade between the medical centre and Pinder Hall.
- Cluster of properties to the west of the High Road / Lower Road junction.
- Lower Road Cottages.
- Hedsor View Cottages, Alandale Cottages and West View, Station Road.

- 4.9 The impact of proposed development on a heritage asset and its setting must be considered, with the setting of a heritage asset defined as the '*surroundings in which a heritage asset is experienced*'. This is not fixed and may change over time. Development within the setting of a heritage asset may, for example, reflect and enhance positive characteristics in the area, relating for example to the scale and massing of buildings, styles of design and materials used. Good practice guidance



published by Historic England ([The Setting of Heritage Assets, 2015](#)) presents a good starting point for any assessment of the impact of proposed development on a Heritage Asset. This is summarised, with supporting illustrations, in the Cookham Design Guidance and Codes (Appendix 1).

- 4.10 Furthermore, there are many sites of archaeological interest in the Parish. There is 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, with the East Berkshire Heritage Environment Record containing 264 entries for the Parish.
- 4.11 Archaeological excavations in the field adjoining Holy Trinity Church have uncovered the remains and artefacts of an eight century monastery ruled by Queen Cynethryth, widow of King Offa of Mercia. Cynethryth is the only Anglo-Saxon queen known to have been depicted on a coin. The monastery is believed to be the final resting place of Cynethryth. The Church is a listed building (grade II*). The listing extends to include the curtilage of the building. Given the importance of the finds, the Parish considers the site to warrant greater status (see Projects in Appendix 8). Further information on the early Anglo-Saxon period and relevance to Cookham is presented in Appendix 6.
- 4.12 Information on sites of particular archaeological importance in the Parish, prepared by Marlow Archaeology (MAS), is presented in the supporting material to the Neighbourhood Plan (Appendix 6). These are extensive and potentially significant. The Parish Council supports the submission of initial archaeological desktop assessments for development proposals affecting these sites.

Policy C-DP4: Heritage

1. The Neighbourhood Area has a rich built heritage. All designated and non-designated heritage assets in the Neighbourhood Area must be conserved in a manner appropriate to their significance. Proposals affecting heritage assets should include a Heritage Statement that describes the significance of the heritage asset(s) affected and should consult the Historic Environment Record.



Commercial and industrial sites

- 4.13 Within the Parish there are a number of examples of former agricultural buildings and estates that have been converted for employment use. These have led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses which generate income and employment opportunities for local people.
- 4.14 To help maintain the local economy while protecting the character of the local area from inappropriate development, the Plan supports the sustainable growth and expansion of business and enterprise through the development and, where appropriate, conversion of existing buildings. Specifically, this is intended to:
- Promote viable and sustainable local businesses within the Parish.
 - Promote the diversification of rural businesses.
 - Encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and, as appropriate attract visitors to the Parish.
- 4.15 Proposals for development will be expected to support sustainable and active travel to the site, avoid unacceptable impacts on highway safety and severe impacts on the road network as per paragraphs 115 – 118 of the NPPF.

Policy C-DP5: Local Employment Opportunities

1. Proposals for new employment opportunities, including for micro and start-up businesses, will be supported. Proposals should:
 - a) Not result in harm to highway safety, as demonstrated through a sustainable travel statement that includes proposals for maximising active travel and sustainable transport modes.
 - b) Respect the local living environment and the amenities of neighbouring uses.
 - c) Respect local character, including longer views (see Cookham Design Guidance and Codes and Cookham VDS).



Agricultural and equestrian development

- 4.16 The rural nature of the Parish is reflected in the numerous farm and agricultural buildings found in the area, including temporary agricultural buildings, often in quite close proximity to the settlements.
- 4.17 Policy ED4 (Farm Diversification) of the Local Plan establishes criteria that need to be met by proposals for new development on agricultural land, but where that development is not necessarily for agricultural purposes. In Cookham, it is both the diversification and expansion of existing agricultural activities, and the impact of these on residential amenity, the natural environment and landscape setting, that needs considering.
- 4.18 The VDS recognises that many farm buildings and operations need to change and evolve to remain fit for modern purposes. However, it notes that the potential visual impacts of new farm buildings might be reduced through careful choice of materials and use of planting which reflect the countryside setting. Noise impacts from buildings sited in close proximity to settlements can also impact residential amenity.
- 4.19 Furthermore, the impact of additional farm buildings and installations in the countryside, including the repurposing of agricultural buildings for other uses, contributes to the sense that development is extending into the countryside. This can undermine the nature of 'gaps' between settlements, particularly between Cookham Rise and Maidenhead, where the already narrow gap between the two is at risk from coalescence. This is exacerbated where buildings are sited in highly prominent positions. In the interests of visual amenity, the Parish Council is keen to ensure that new buildings in the countryside are not located in prominent locations.
- 4.20 Opportunities that are taken within the agriculture sector which help minimise the carbon footprint of the Plan area are supported. The Committee on Climate Change has set out a number of recommendations in their January 2020 report, [Land use: Policies for a Net Zero UK](#), that will help move towards a net-zero carbon use of agricultural land. These include low-carbon farming practices, such as controlled release fertilisers and opportunities for carbon sequestering.



Policy C-DP6a: Agricultural Developments

1. Where planning permission or prior approval is required for agricultural development, proposals should:
 - a) Site any temporary or permanent agricultural building or mobile shelter for the use of livestock, poultry or other agricultural activity resulting in noise and disturbance, noxious odours and/or pest nuisance away from existing dwellings.
 - b) Unless there are overriding operational reasons not to do so, site new agricultural buildings adjacent to existing agricultural buildings, in the interests of the openness of the Green Belt.
 - c) Assess the landscape and visual impacts of the development and make use of materials appropriate to the agricultural setting and consistent with existing structures.
 - d) Minimise the harm arising from the spillage of artificial lighting.
 - d) Maximise opportunities to reduce energy consumption and make use of carbon free sources of energy.
2. The removal of agricultural buildings that are no longer needed and the reinstatement of ground conditions will be supported.



- 4.21 The Local Plan, at Policy QP5, sets out the policy approach to proposals for new equestrian development across the Royal Borough. This notes that proposals should provide sufficient land for grazing and exercise.
- 4.22 In the interests of minimising over development and protecting the openness and purposes of the Green Belt, the Parish Council is supportive of the removal of stables that are no longer needed and the reinstatement of ground conditions.
- 4.23 In Cookham there has been piecemeal development of equine buildings and subsequent (risk of) conversion of these for different uses, undermining the role and function of the Green Belt and separate identity of settlements. It is important to avoid the negative impacts of uncoordinated development in rural areas, to protect the intrinsic quality of the countryside (whilst accommodating opportunities for diversification which help sustain the rural economy).

Policy C-DP6b: Equestrian Development

1. Proposals for the change of use of commercial stables should demonstrate, further to twelve months of active marketing, that the use is no longer commercially viable. The removal of equine buildings that are no longer needed and the reinstatement of ground conditions will be supported.



Sustainable building design and construction

- 4.24 In June 2019, RBWM declared an environment and climate emergency. Subsequently, an Environment and Climate Strategy was developed and approved in December 2020. The strategy presents RBWM's vision and actions to achieve net-zero carbon emissions by 2050.
- 4.25 Policy SP2 (Climate Change) of the Local Plan requires development to be designed to incorporate measures to adapt to and mitigate climate change. Policy QP3 (Character and design of new development) suggests that development proposals are expected to contribute towards achieving high quality sustainable design. It states that development must be climate change resilient and incorporate sustainable design and construction, minimising energy demand, water use and waste, and maximising energy efficiency.
- 4.26 In March 2021 RBWM adopted an [Interim Position Statement on Sustainability and Energy Efficient Design](#). Subsequently, RBWM has consulted on a [Sustainability SPD](#) (October 2023).
- 4.27 To help achieve the Governments net-zero carbon targets the Position Statement and SPD establish a set of requirements for the design and construction of new development that includes, but is not limited to:
- Submission of a Sustainability and Energy Statement for applications for new residential dwellings and non-residential floorspace in excess of 100sqm.
 - Subject to feasibility, qualifying developments (as above) are expected to maximise potential for onsite renewable energy generation, with 12% of the total energy demand of the development being met on-site.
 - Adopting a fabric-first approach to development and where passive design measures, such as orientation and building form, are maximised.
 - All developments (other than householder residential extensions and non-residential development with a floorspace below 100sqm) should be net-zero carbon, unless this would not be feasible, and include an energy assessment showing how the net-zero target will be met.
- 4.28 The Government will introduce the 'Future Homes Standards' in 2025 which will require new homes to achieve a 75-80% reduction in carbon emissions above current standards. The Sustainability SPD establishes good practice benchmarks and, wherever possible, expects applicants for new development to demonstrate greater energy and carbon reductions.
- 4.29 The Sustainability SPD makes reference to Passivhaus standards (see Glossary) as a means to achieve energy and carbon savings. The Parish Council will support proposals for new buildings that are 'Future Homes standard' ready and, in



particular, those which exceed these standards and achieve zero or near zero net energy consumption in line with the Passivhaus Classic Standard. Good practice guidance relating to the design of Passivhaus Classic Standards is presented in the Sustainability SPD. This includes:

- Using simple and compact building forms, avoiding or limiting features such as stepped roofs, terraces, overhangs and balconies, all of which increase the surface area of the building and decrease the energy efficiency of the building.
- Orientating buildings to optimise solar gain and prevent overshadowing. Elevations facing $\pm 30^\circ$ south will benefit from solar gains all year round. Vertical and horizontal shading, such as brise-soleil, should be used to help control solar shading and gains at different times of the year.
- Minimising heat loss from north facing facades through the use of smaller windows, offset by larger windows on south facing facades to allow for solar heat gain. This should be reflected in the internal layout of the building and location of habitable rooms.
- Designing airtight buildings and ventilation systems that maintain good air quality whilst reducing heat loss. Mechanical Ventilation and Heat Recovery units should be installed in new buildings. Dual aspect buildings are favoured, allowing for cross ventilation.
- Install and use heat pumps as a low carbon way of heating the property. Solar Photovoltaic panels can also be utilised. Roof tiles and panels should be designed such that they are sensitive to the setting and views across the landscape.

4.30 Support is given to proposals that incorporate the above, subject to compliance with wider development plan policies.

4.31 The Sustainability SPD also makes clear that the embodied carbon of existing buildings also requires awareness and good design, with the refurbishment and retrofit of existing buildings preferred over demolition and redevelopment. Historic England has published guidance in respect of the retrofitting and refurbishment of historic buildings ([Advice Note 14: Energy Efficiency and Traditional Homes](#)).



Policy C-DP7: Sustainable Design and Construction

1. Innovative approaches to the construction of low carbon homes, including construction to Passivhaus standards, and which demonstrate sustainable use of resources and high energy efficiency levels, will be supported subject to topography, layout and good design principles, buildings should be orientated to maximise solar gain and use design features that also provide for solar-shading, whilst also creating a consistent building frontage to the street. The creation of airtight buildings that benefit from dual aspects and include cross-ventilation, and which allow for efficient heating and cooling of buildings and the integration of efficient, renewable energy technologies within the development, including, as appropriate, district, ground and air source heat pumps, photovoltaics and solar panels, will be supported.
2. Changes to buildings to incorporate energy efficiency measures and opportunities for 'self-generation' should respond positively to the scale, grain, massing and materials of adjacent buildings, and be sensitive to landscape and historic character.



5. Natural Environment

5.1 This chapter is framed around the following objectives:

Objective 2: To conserve and enhance the natural environment, biodiversity and important wildlife habitats

5.2 It presents policies, and projects, in respect of biodiversity and flood risk.

Biodiversity

5.3 The NPPF recognises the importance of conserving and protecting the natural environment. This is also reflected in the Environment Act (2021) which, coupled with the declaration of the Environment and Climate Emergency by RBWM, has raised awareness of the value and importance of biodiversity and natural habitats.

5.4 There are a number of important wildlife areas, designations and habitats in the Neighbourhood Plan area (see Figure 2) and immediately adjacent to it. These include the Cock Marsh Site of Special Scientific Interest (SSSI) and, just outside the Parish boundary, Bisham Woods SSSI and Local Nature Reserve, and the Chilterns Beechwood Special Area of Conservation: a site [designated for protection at the European level](#) (see mapping in Appendix 4). The Parish also includes a number of priority habitat areas, including areas of grassland, marsh and woodland. These extend beyond Cookham Parish and create a network of connected habitats (see mapping in Appendix 4). The quality of soils in the Parish is also important for biodiversity, with approximately 50% of organisms occupying the soil.

5.5 Locally, a number of actions to improve biodiversity have been identified in the [RBWM Biodiversity Action Plan](#) (see Box 5) and which biodiversity net gain plans should seek to support.



Figure 2: Important wildlife spaces in Cookham Parish. See Appendix 4 for more information on the numbered spaces



INFORMATION BOX 5: Biodiversity Action Plan

The RBWM Biodiversity Action Plan (BAP) covers the period 2022-26. Projects and initiatives identified in the BAP are supported by the Parish Council and developers are encouraged to help deliver these where appropriate to proposals. It is recommended that the use of pesticides and herbicide be avoided within Cookham Parish on any public or private land to spare the environment.

Objectives defined in the draft updated BAP include, but are not limited to:

- Increasing the area of woodland, trees and hedgerows through planting.
- Protect and provide better management for existing woodlands and grassland.
- Encourage the creation and enhancement of biodiverse grasslands, woodlands, hedgerows and waterways.
- Identify opportunities to enhance the biodiversity value and carbon sequestration of existing grasslands.
- Develop a Habitat Action Plan with landowners and farmers to implement environmental best practice.
- Enhance the biodiversity value of existing waterways, manage and eradicate non-native invasive species.
- Increase numbers of wildlife ponds for the benefit of all wildlife.
- Encourage the creation and enhancement of biodiverse standing water, and prevent and reverse degradation of waterbodies from non-native invasive species.
- Protect locally designated sites, and identify land to be protected to achieve protection and enhancement of 30% of the land in the Borough for biodiversity.
- Reduce the use of herbicides and pesticides on roadside verges and in parks.

Within built-up areas, the following objectives are identified:

- Ensuring permeability for hedgehogs, small mammals and amphibians across the borough
- Improve ecological connectivity through no net loss of roadside verges.
- Decrease lighting to positively impact bats and other nocturnal animals.
- Integrating bat and bird boxes in new development and creating suitable foraging and commuting habitats for bats and birds.
- Increasing the number of green walls and roofs.
- Increasing biodiversity in all Council owned parks, to include new wildlife areas, fruit and herb gardens



Policy C-EN1: Biodiversity

1. Other than where exempt by [national guidance](#), development proposals must manage impacts on biodiversity and secure a minimum net biodiversity gain of 10% on-site where practicable, as demonstrated through use of the most up-to-date version of the Defra biodiversity metric (or any successor document to this).
2. Where it is not practicable to deliver biodiversity net-gain on-site, off-site measures must be provided. These should be located within the Parish, but where this is not possible, they should be located as close to the development site as practicable.

Green infrastructure, habitats and corridors

- 5.6 Cookham Parish is surrounded by three significant and distinct areas of habitat: the River Thames, suburban Maidenhead and the Bisham Woods. Within the Parish, the built-up areas create barriers to the free movement and/or spread of flora and fauna, potentially creating species isolation which can result in in-breeding, a breakdown in ecological resilience and degrading biodiversity. Intensive farming on arable land create additional barriers.
- 5.7 Development should be planned in such a way that avoids habitat loss and fragmentation, and opportunities should be sought to improve ecological connectivity, including through the creation, restoration and enhancement of linking habitats and 'stepping stones' through the landscape.
- 5.8 Identifying and securing wildlife or green corridors is essential to ensure the necessary replenishment and maintenance of species diversity for healthy ecological functioning. The aim of the corridors is to provide connectivity between major habitat areas of open water and woodland. Green corridors in the Plan area are illustrated in Figure 3 with more information presented in Table 1.

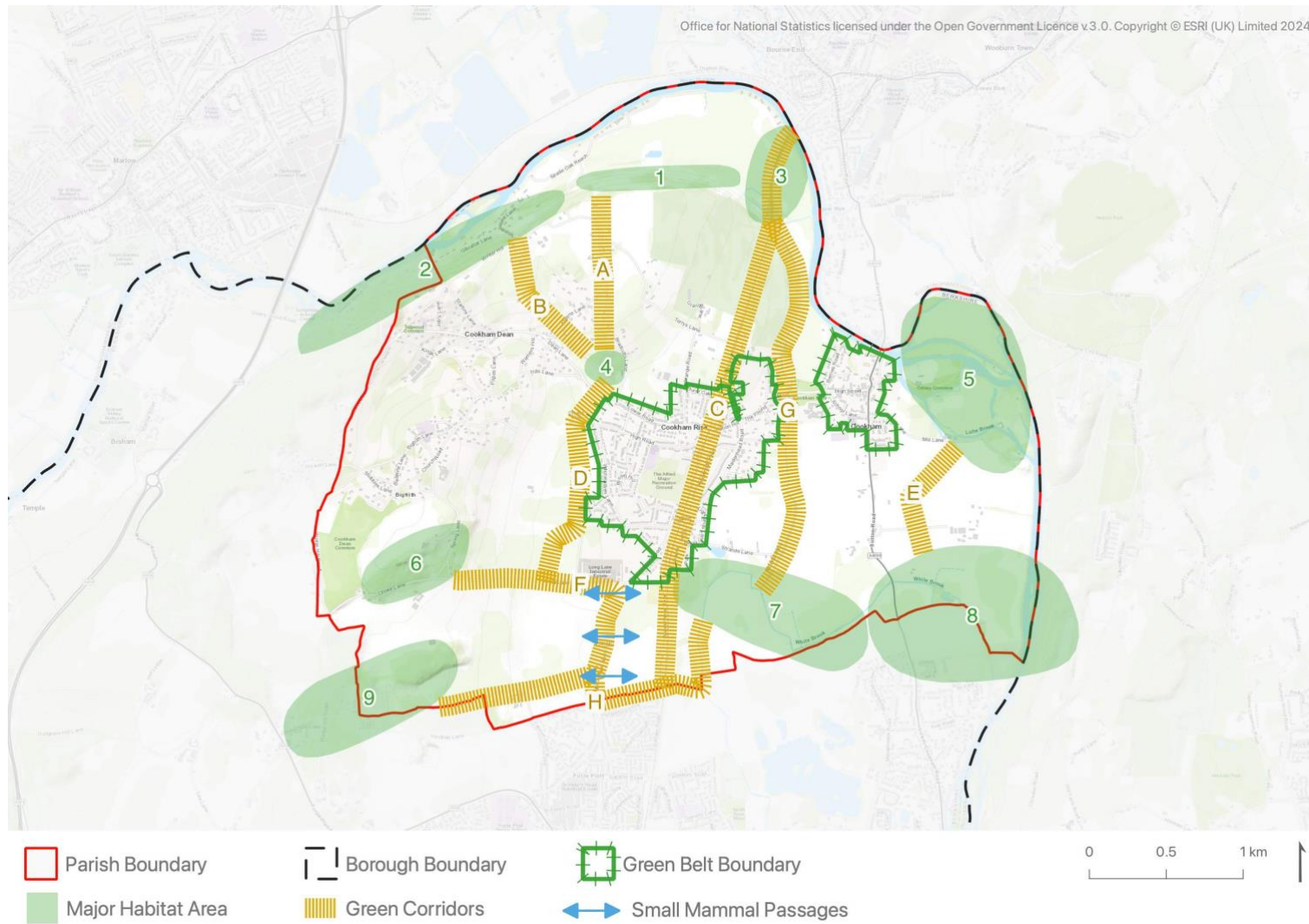


Figure 3: Green corridors and connected habitats in Cookham Parish. See Figures 4 – 11 and Table 1 for more information on the corridors and habitats.



Map ref (Figure 3)	Name of corridor	Connected habitat name (Figure 3)	Connected habitat type	Corridor type	Type of habitat species created for
A	Bradcutts Lane	Cockmarsh (1) and Hillgrove Wood (4)	Dry grassland w/ older trees woodland	Hedgerow	Heathland, grassland and mature woodland
B	Halloween	Winter Hill (2) and Hillgrove Wood (4)	Woodland	Hedgerow	Mature and semi-mature woodland
C	Railway with embankments	-	Hedgerows and gardens	Grassland	Insects and wildflowers
D	West of Whyteladies Lane	Hillgrove Wood (4) and Pigeonhouse Wood (6)	Woodland and gardens	Trees and hedgerow	Semi-mature woodland
E	White Place Farm	Sashes Island/ Odney (5) and Battlemead (8)	Wet meadows, woodland	Trees and hedgerow	Meadows, wetland and woodland
F	Long Lane	Pigeonhouse Wood (6) and Beeching-grove Wood (9)	Woodland	Hedgerow	Semi-mature woodland
G	White Brook Strand Water Marsh Meadow	Widbrook (7) / Battlemead (8) and River Thames	Stream, ponds and wetlands	Stream and banks	Aquatic, amphibians, insects etc,
H	Malders Lane and Switchback Rd	Pigeonhouse Wood (6) and Beeching-grove Wood (9)	Woodland	Hedgerow	Semi-mature woodland

Table 1: Green corridors in Cookham Parish



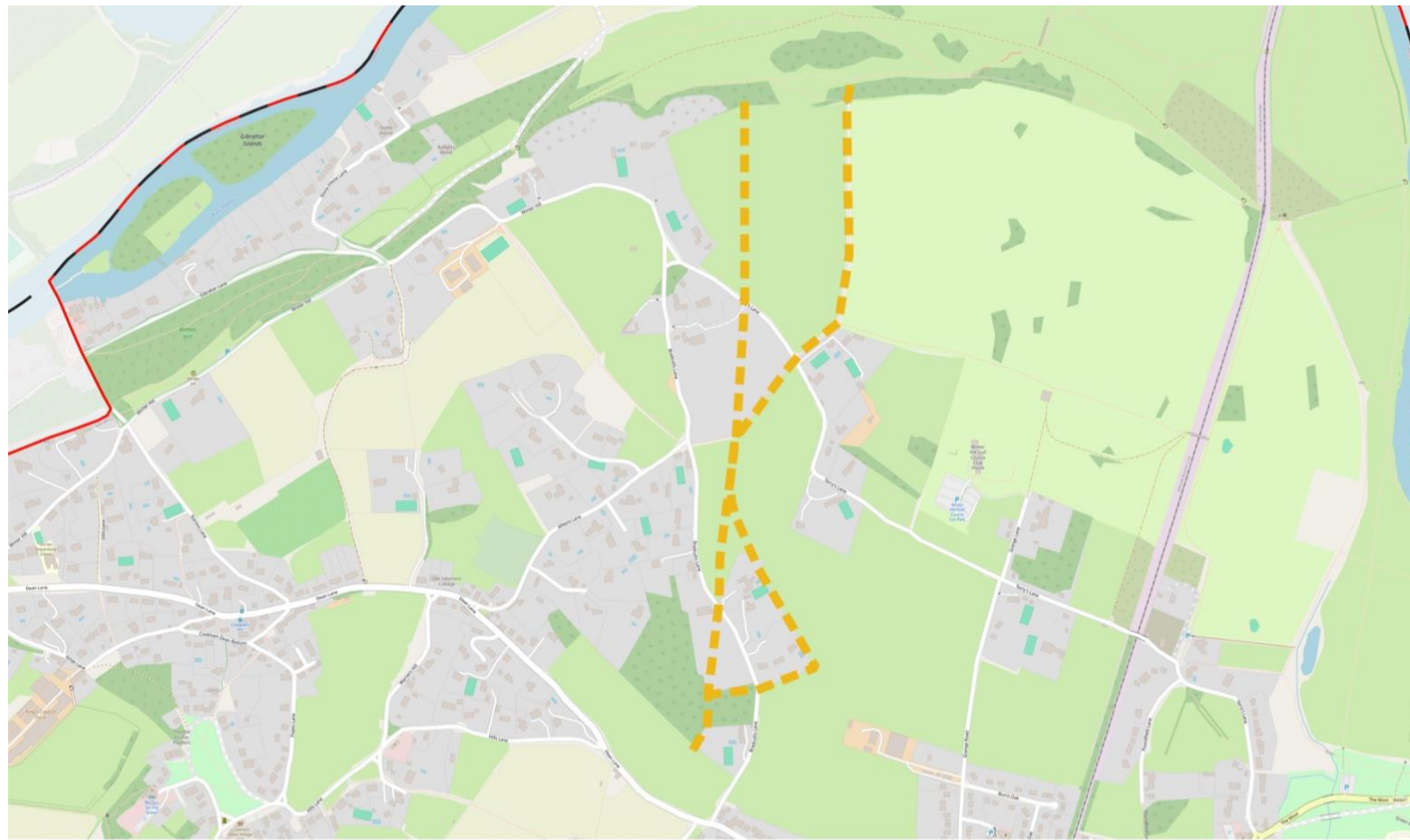
- 5.9 The most obvious natural corridors through Cookham are (i) the railway line, linking waterway and wetland habitats around the river and the adjoining chalk grassland common land and providing a valuable wildlife route through the heart of Cookham, and (ii) the waterway leading from its outlet from the River Thames at Marsh Meadow along the Fleet Ditch and Strande Water through to the junction with Widbrook to create the Maidenhead Ditch. This stream links important habitats along its journey through to Widbrook Common and areas in North Maidenhead. Whilst these two corridors have a large degree of protection due to their inherent nature and location, there are other valuable but more at risk corridors connecting wildlife habitats to the north and west of the Cookham settlement, notably the chalk grassland of Cockmarsh (ref 1, Figure 3), Winter Hill and the Bisham Woods Special Area of Conservation (ref 2, Figure 3) and the Local Wildlife Sites woods (ref 6 and 9, Figure 3). The corridors linking these facilitate wildlife movement via woodland and existing hedgerows, and importantly link to hedgerows providing routes between the higher ground of Cookham Dean and the floodplain.
- 5.10 Most of the green corridors in the Plan area consist of hedgerows with or without trees. The railway embankments along the line from Maidenhead to Bourne End, have a very useful role to play for corridors, providing contiguous and uninterrupted semi-natural habitats.
- 5.11 Development adjacent to or surrounding these areas should help support the enhancement of habitats through a positive approach to conservation management.
- 5.12 As a general steer, where a corridor is shown as following a watercourse, its width would normally be considered to be around six metres on either side of the edge of the watercourse in line with guidance from the Environment Agency, extending to around ten or twelve metres where there are upslope pollution pressures. Where a corridor does not follow a watercourse, its width would generally be considered to be around ten metres. The width of corridors supports the uninterrupted migration of land-based species such as badgers, deer, reptiles and amphibians, but also enable the establishment of 'stepping stone' habitats to allow all species, including avifauna and insects to migrate to larger corridor areas. Opportunities that help overcome current barriers to wildlife movement, including those created by the railway line, will be welcomed.
- 5.13 Information on planning for green infrastructure and wildlife habitats is set out in the Cookham Design Guidance and Codes. This shows how new (and existing) development might help create connected green corridors through:
- Provision of front and back gardens including permeable surfaces and planting of local species of trees and shrubs.



- Alignment of back gardens where possible to provide for continuous wildlife corridors, with bird (including those for swifts) and bat boxes or bricks in walls installed to enhance biodiversity and wildlife.
- Retention of existing green spaces and provision of new green spaces within walking distance of new developments which should be carefully located in order to maximise their potential as a habitat for wildlife.
- 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.
- Safeguarding of water bodies and natural open spaces from potentially damaging human interaction.

Policy C-EN2: Green infrastructure and corridors

1. Development proposals should seek to retain existing trees and hedgerows in their layouts. New planting should comprise native species appropriate to the area.
2. Where there is unavoidable loss or damage to habitats, sites or features because of exceptional circumstances, mitigation and compensation will be required, including replacement on site with semi-mature, native species or equivalent planting.
3. New green infrastructure must provide permeability for wildlife. It should be functional as a wildlife habitat in its own right and not just as a link between habitats. The width of wildlife corridors should take account of the requirements of target species and should allow for movement of nocturnal wildlife, minimising the impacts of lighting and glare.
4. Development should maintain and enhance wildlife spaces. Development proposals should demonstrate how the connectivity and function of the green corridors indicated on Figure 3 and shown in more detail on Figure 4 – Figure 11 will be maintained and where possible, enhanced.



 Parish Boundary  Green Corridor A
 Borough Boundary

0 0.125 0.25 km



Figure 4: Green Corridor A – Bradcutts Lane (map source: Office for National Statistics licensed under the Open Government License v3.0 Copyright © ESRI (UK) Limited 2024)

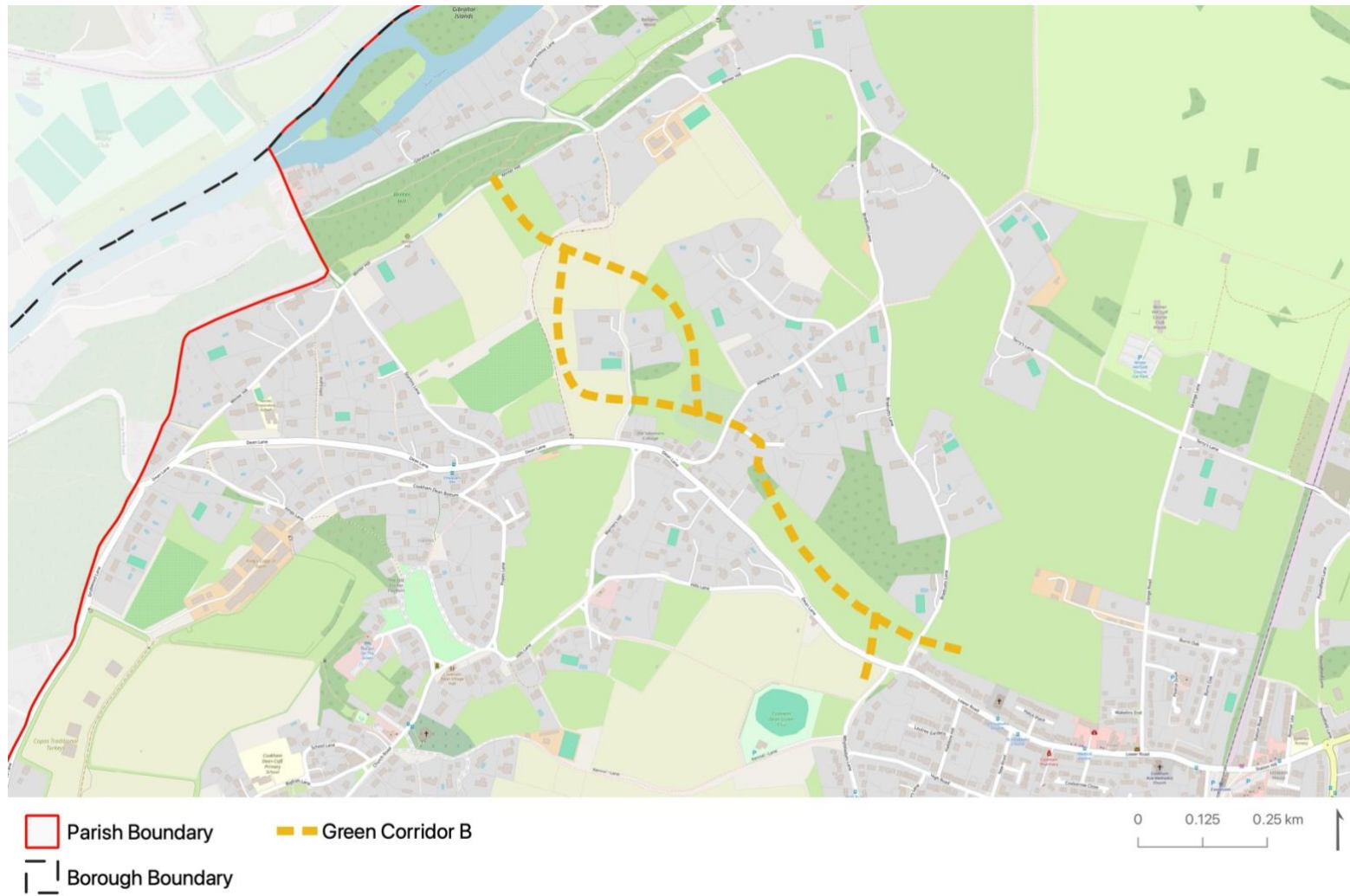


Figure 5: Green Corridor B – Halloween (map source: Office for National Statistics licensed under the Open Government License v3.0 Copyright © ESRI (UK) Limited 2024)



 Parish Boundary  Green Corridor C
 Borough Boundary

0 0.25 0.5 km

Figure 6: Green Corridor C – Railway with embankments (map source: Office for National Statistics licensed under the Open Government License v3.0 Copyright © ESRI (UK) Limited 2024)

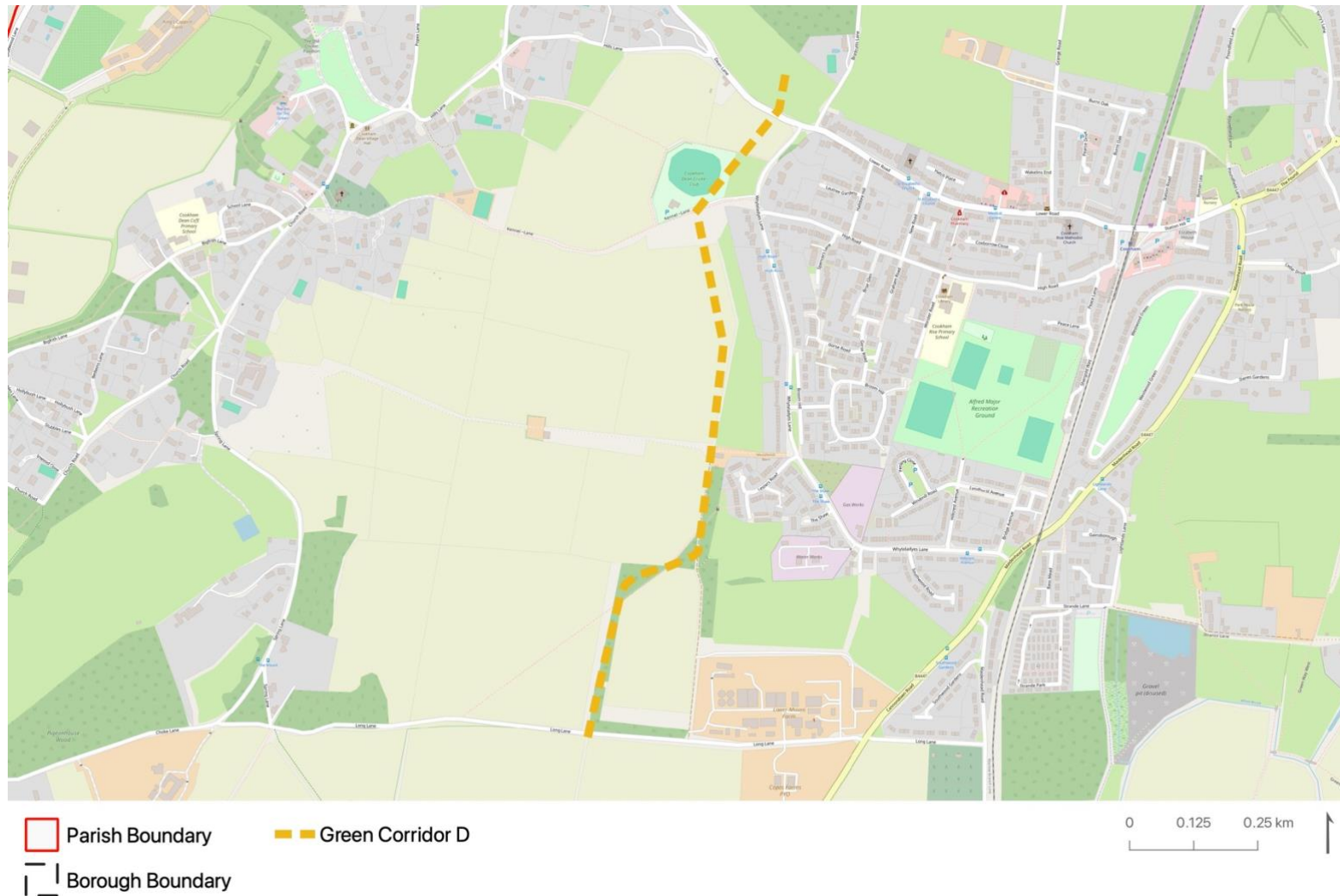


Figure 7: Green Corridor D – West of Whyteladyes Lane (map source: Office for National Statistics licensed under the Open Government License v3.0 Copyright © ESRI (UK) Limited 2024)

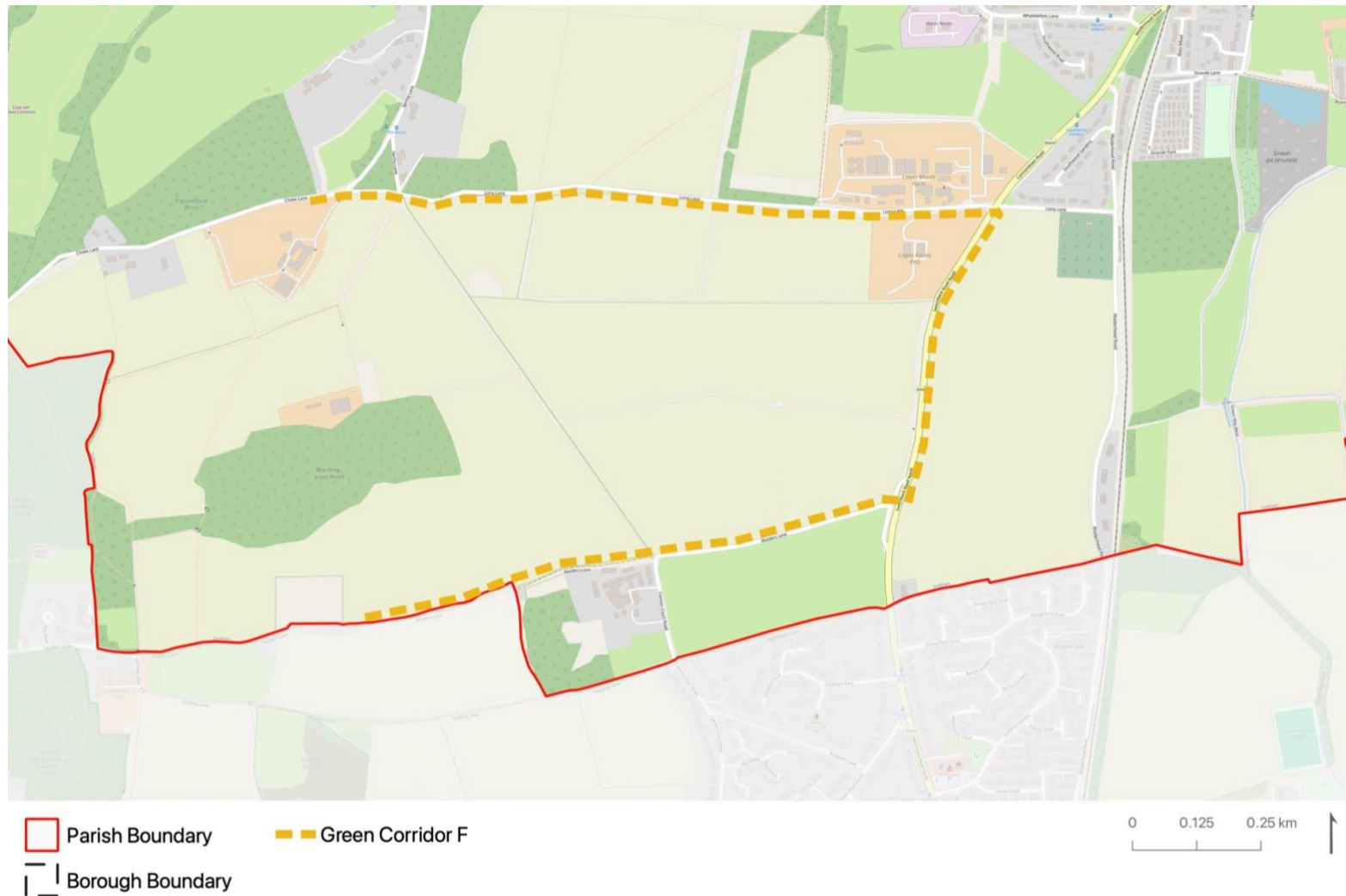
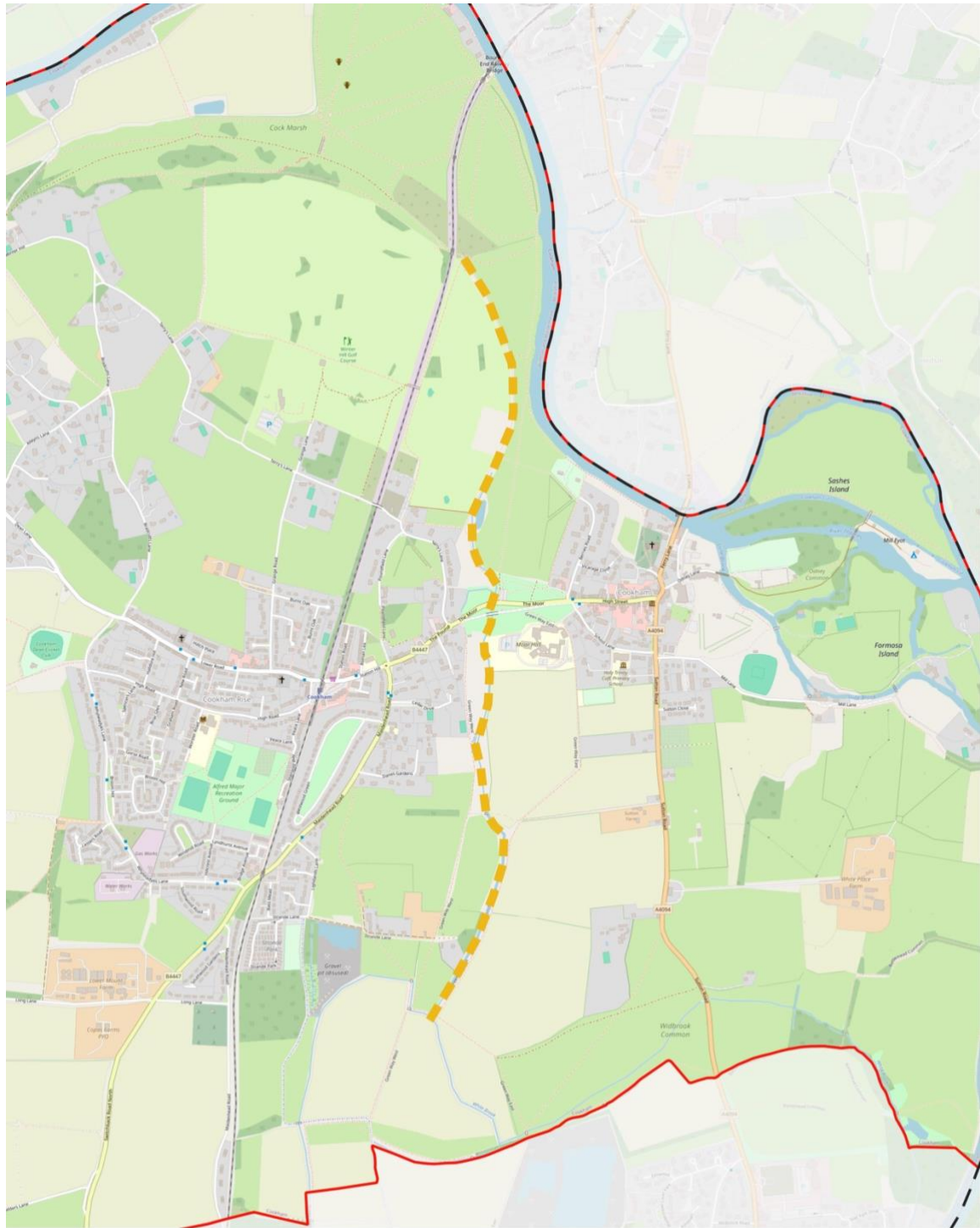


Figure 9: Green Corridor F – Long Lane (map source: Office for National Statistics licensed under the Open Government License v3.0 Copyright © ESRI (UK) Limited 2024)



 Parish Boundary  Green Corridor G
 Borough Boundary

0 0.25 0.5 km

Figure 10: Green Corridor G – White Brook – Strande Water – Marsh Meadow (map source: Office for National Statistics licensed under the Open Government License v3.0 Copyright © ESRI (UK) Limited 2024)



Figure 11: Green Corridor H – Malders Lane and Switchback Road (map source: Office for National Statistics licensed under the Open Government License v3.0 Copyright © ESRI (UK) Limited 2024)



Flood risk

- 5.14 Large parts of the Parish are at risk from fluvial and or surface water flooding.
- 5.15 Though Cookham Village itself is on slightly higher ground, it is entirely surrounded by low lying ground. This has the effect of isolating the settlement in all directions during flooding conditions, with the Causeway between Cookham Village and Cookham Rise the only means of access. It is thus important that this route is maintained to allow access at times of flooding (see Projects in Appendix 8).
- 5.16 The Local Plan, through Policy NR1 (Managing Flood Risk and Waterways), requires any development proposals situated on land designated as Flood Zone 2 or 3 to be able to demonstrate that an appropriate flood risk assessment has been carried out. The policy also notes that development proposals should incorporate Sustainable Drainage Systems (SuDS) in order to reduce levels of surface water run-off. SuDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.
- 5.17 The Construction Industry Research and Information Association (CIRIA) has produced comprehensive and technical guidance on the design and delivery of SuDS ([C753: The SuDS Manual 2015](#)).
- 5.18 The [RBWM Borough Wide Design Guide](#) recognises the value of SuDS not just in mitigating the risk of flooding, but also in contributing diverse and high-quality network of open spaces. Indeed, the use of SuDS can help contribute towards achievement of biodiversity net gain on development sites, as well as comprising a wider response to climate change and resilience. This may include the use of SuDS as 'raingardens' within the public realm as part of wider highways projects. These are generally low maintenance, wildlife-friendly spaces that manage rainwater runoff from hard surfaces and are also often referred to as bioretention facilities.
- 5.19 A range of design responses and SuDS techniques may be appropriate and can be explored through the design process. These include but are not limited to the use of permeable pavements, tree pits and planters, raingardens, swales, basins, ponds and rills. The integration of SuDS features on buildings can also be considered, including green / living roofs and walls, rainwater planters, water butts and tanks. Where SuDS features are proposed as part of the building consideration should be given to structural safety and ongoing maintenance as set out in the CIRIA SuDS Manual.



Policy C-EN3a: Flood risk

1. Development should avoid, as far as possible, flood risk to people and property. Where Flood Risk Assessments are a requirement of development proposals these should incorporate:
 - a) Assessment of flood risk based on the drainage and water disposal profile of the site and neighbourhood area.
 - b) Assessment of flood risk based on current and future impacts of climate change.

Policy C-EN3b: Sustainable Drainage Systems (SuDS)

1. Proposals for major development should demonstrate that:
 - a) there is adequate water drainage infrastructure to serve the development, without surcharge of foul drainage; and
 - b) there will be no adverse impacts from flood risk, including surface water flood risk, on adjoining, upstream or downstream land; and
 - c) mechanical pumping is not required in order to prevent flood impact, in the event of up to and including a 1 in 100 year event.
2. Where SuDS are proposed as part of any development:
 - a) The design of SuDS should take account of guidance established in the CIRIA SuDS Manual (or a subsequent update of this).
 - b) SuDS should be designed to be multi-functional and deliver benefits for wildlife, amenity and landscape.
 - c) Where it is proposed to provide SuDS within the public realm these should be designed as an integral part of the green infrastructure and street network, responding positively to the character of the area.



6. Setting and identity

6.1 This chapter is framed around the following objective:

Objective 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

6.2 It presents policies, and projects, in respect of the setting and identity of the Parish, its cultural identity as reflected in the paintings of Stanley Spencer and writing of Kenneth Grahame, and Local Green Spaces designated for their importance to the community.

Setting

6.3 The NPPF notes that planning policies and decisions should contribute to and enhance the natural and built environment, protecting and enhancing valued landscapes and recognising the intrinsic qualities of the landscape. This is also recognised in the Local Plan (at para 3.5), which notes that the Borough's landscape "provides opportunity for conservation, enhancement, restoration and creation, to strengthen distinctive character through design and management".

6.4 Through consultation on the Neighbourhood Plan the importance of the setting of Cookham was raised, both in respect of the separate identity from Maidenhead, but also between the three settlements. Equally, the value of and quality of the landscape was noted, significantly contributing to local identity, character and sense of place.

6.5 This is reflected in the [RBWM Townscape Assessment](#) published by RBWM which identifies key features, landmarks and views. Although excluding Cookham Dean from the assessment, it states that "*the Cookhams are two (excluding Cookham Dean) clearly related, but distinct historic village settlements, separated by The Moor, with an intimate, rural village character, rich variety of built heritage, and quintessential views to the river, across historic open spaces and to the distinctive wooded backdrop (including those features by Stanley Spencer in his paintings).*" This is further developed in the [RBWM Landscape Character Assessment](#) which divides the Parish into three separate character areas: Cookham Dean, Cookham Rise and Cookham Village are located in different character areas, contributing to their separate and distinct identities.



6.6 As noted in the [RBWM Edge of Settlement Analysis](#) prepared for the Local Plan, land between Cookham Rise and Maidenhead is assessed as very strongly contributing to the purposes of the Green Belt, and that *'it is vital that these areas and their functions are protected and maintained'*. It notes that land to the south of Cookham Rise contributes to the separation between Maidenhead and development here would cause risk to that separation and increase the impression of sprawl. This reflects messages in the VDS which note the importance attached by the community to the separate identity between Cookham and Maidenhead. The Edge of Settlement Analysis also has similar findings in respect of land west of Cookham Rise and south of Cookham Village. These help to emphasise the separate identity and character of the three settlements, but also between Cookham and Maidenhead.

Policy C-CI1: Settlement identity

1. Proposals for development in the Neighbourhood Area outside the built-up areas of existing settlements should:
 - a) not result in the visual coalescence of the Neighbourhood Area's settlements, nor that of Cookham Rise and Maidenhead;
 - b) as far as possible, conserve and enhance natural landscapes, native hedgerows and woodland;
 - c) include screen planting of species native to the area around new development to minimise visual impact; and
 - d) incorporate materials that reflect local character as found in neighbouring buildings.



Cultural identity

"I like to take my thoughts for a walk and marry them to someplace in Cookham"

Stanley Spencer

- 6.7 Sir Stanley Spencer, RA (1891-1959) was one of the greatest and most original British painters of the 20th century. He was born and raised in Cookham, where he also spent much of his working life. Immersed, from an early age, in musicality and spiritual matters as well as in drawing and painting, Spencer developed unique perspectives which contributed to the exceptional and memorable nature of his art.
- 6.8 His work combined the realism of everyday life with a startling fidelity to the natural and built environment before him, and visionary insights. He offered joyous and vivid fusions of the ordinary with the extraordinary and the earthly with the heavenly. Spencer's dazzling skill, his personal idiosyncrasies, the intriguing contradictions of his life, and the breadth of his unique talent ensured his iconic status amongst fellow artists of the time and continue to ensure his outstanding identity in the history of art.
- 6.9 Overall, Stanley Spencer delivered to us some 450 oil paintings and perhaps thousands of works on paper. His works are now spread throughout the world in public institutions and private collections. In the UK, the collections of Tate, Cookham's Stanley Spencer Gallery, the Imperial War Museum, and the Burghclere Chapel are the most extensive, but there is hardly a major City Art Gallery in Britain without at least one Spencer, from Aberdeen to Southampton, from Swansea to Hull, and from Belfast to Glasgow.
- 6.10 The name, Stanley Spencer is regarded as synonymous with Cookham, which he loved beyond measure and considered to be his 'Village in Heaven', or his 'Holy Suburb of Heaven'. At least 80 of his oil paintings directly show built forms or vistas of Cookham and it is these that are highlighted in Appendix 5.
- 6.11 Scottish author Kenneth Grahame (1859-1932) also has a strong association with the Parish. His most famous book, *The Wind in the Willows*, was written from his home in Cookham. Quarry Wood and the River Thames are believed to be the inspiration for the setting of the story.
- 6.12 The National Trust, whom own and manage the Cookham Commons, note [on their website](#) that

"the impressive vistas and great expanses of open grassland offer an idyllic rural landscape that inspired the likes of Stanley Spencer and Kenneth Grahame to some of their most impressive and iconic works".



- 6.13 The works of Spencer and Grahame represent important artistic interest for the Parish, relating to our appreciation of and therefore the significance of the built environment as well as the landscape and its setting as a cultural and heritage asset. Their work contributes to the significance of both the place that is seen and experienced, as well as the place you are looking from.
- 6.14 The NPPF requires planning policies and decisions to contribute to and enhance the natural and local environment through protection and enhancement of valued landscapes. It noted that heritage interest can be artistic, can be reflected in the general aesthetics of a place as well as interests in creative skills. This is also reflected in guidance from Natural England ([An approach to landscape sensitivity assessment](#)) and Historic England ([Advice Note 11, Neighbourhood Planning and the Historic Environment](#), and [Good practice advice in planning: The setting of heritage assets](#)). The Spencer paintings in particular are strongly associated with the Parish but also inform a wider understanding of the place and its evolution over time.
- 6.15 The retention and safeguarding of the Spencer views (see Appendix 5) are important to the character and identity of the Parish. Equally, they contribute towards the local economy, with visitors to the area attracted because of the Spencer legacy, for leisure and recreation activities. This is recognised in the [Cookham High Street Conservation Area Statement](#) which notes that:
- 'due to the international focus on Sir Stanley this [the setting of the paintings] is not solely of significance to Cookham in isolation, but is an issue of interest to a much wider audience'.*
- 6.16 It goes on to note that:
- "The paintings, however, are not always accurate depictions of the village; he was not afraid to exercise artistic licence to aid his narratives. Many details in the smaller canvases are actual, recognisable views and are as direct as many of his bold portraits. In the larger pictures, however, artistic liberties are taken so that the spirit of the place is captured. It is this character and appearance which designation as a conservation area serves to protect".*

Policy C-C12: Stanley Spencer's Cookham

1. Development must respect the cultural elements of the built form and landscape, including the views, facades and other building details depicted in paintings by Sir Stanley Spencer (see the Spencer Catalogue in Appendix 5).
2. Proposals which remove features that detract from 'Spencer's Cookham' will be supported.



Access to open spaces and the countryside

- 6.17 Cookham is surrounded by attractive countryside, providing opportunities for leisure and recreation for all to enjoy, and benefits from an extensive pattern of footpaths radiating out of and connecting the three settlements within each other and the countryside.
- 6.18 The parks, commons and countryside surrounding Cookham make an enormous contribution to the character of Parish and it is important that they are recognised, protected and preserved for their recreational value and their contribution towards retaining the overall character (including wildlife habitat) of the area. Much of this comprises Common Land within the ownership of and managed by the National Trust. Such land benefits from protection under statute for our benefit and enjoyment. Other land is in the ownership of the Parish, Royal Borough, Environment Agency and other third party landowners. Spaces of importance in the Parish for public access, wildlife, and for their contribution to wildlife and the rural character of the Parish are set out in Information Box 6.

Policy C-C13: Public access to open space and the countryside

1. The important open spaces named in Information Box 6 should not be built on. The enhancement of these open spaces and/or the areas around them; and the enhancement of public rights of way to and within these areas and throughout the Neighbourhood Area; will be supported.



INFORMATION BOX 6: Important open spaces and areas of countryside in Cookham benefitting from open public access

- Battlemead (in ownership of RBWM)
- Widbrook Common (National Trust)
- Odney Common (John Lewis Group)
- Lock Island (Environment Agency)
- Bellrope Meadow (RBWM)
- The Moor (National Trust)
- Marsh Meadow (Copas Farms Ltd)
- Cock Marsh (National Trust)
- Harris – Woodbridge Nature Reserve (Cookham Parish Council)
- Hardings Green (National Trust)
- Old Cricket Green (National Trust)
- Stonehouse Common (Cookham Parish Council)
- Land at the junction of Bradcutts Lane and Terrys Lane
- Tugwood Common (National Trust)
- Bigfrith Common (National Trust)
- Winter Hill (National Trust)
- Cookham Dean Common (National Trust)
- Roadside verges in Cookham Dean (National Trust / RBWM)



Local green space designations

6.19 The NPPF permits local communities to identify and designate local green spaces that are of importance to them. Appropriate spaces for designation are those which are:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

Policy C-CI4: Local green space designations

1. The following sites, also identified on the Plans below, are designated as Local Green Space in the Neighbourhood Plan:
 - a) Alfred Major Recreation Ground (Figure 12).
 - b) Penling Close (Figure 13).
 - c) Westwood Green (Figure 14).
 - d) The Paddock, Holy Trinity Church (Figure 15).
2. Local Green Space will be protected from development in a manner that is consistent with national policy for Green Belts.

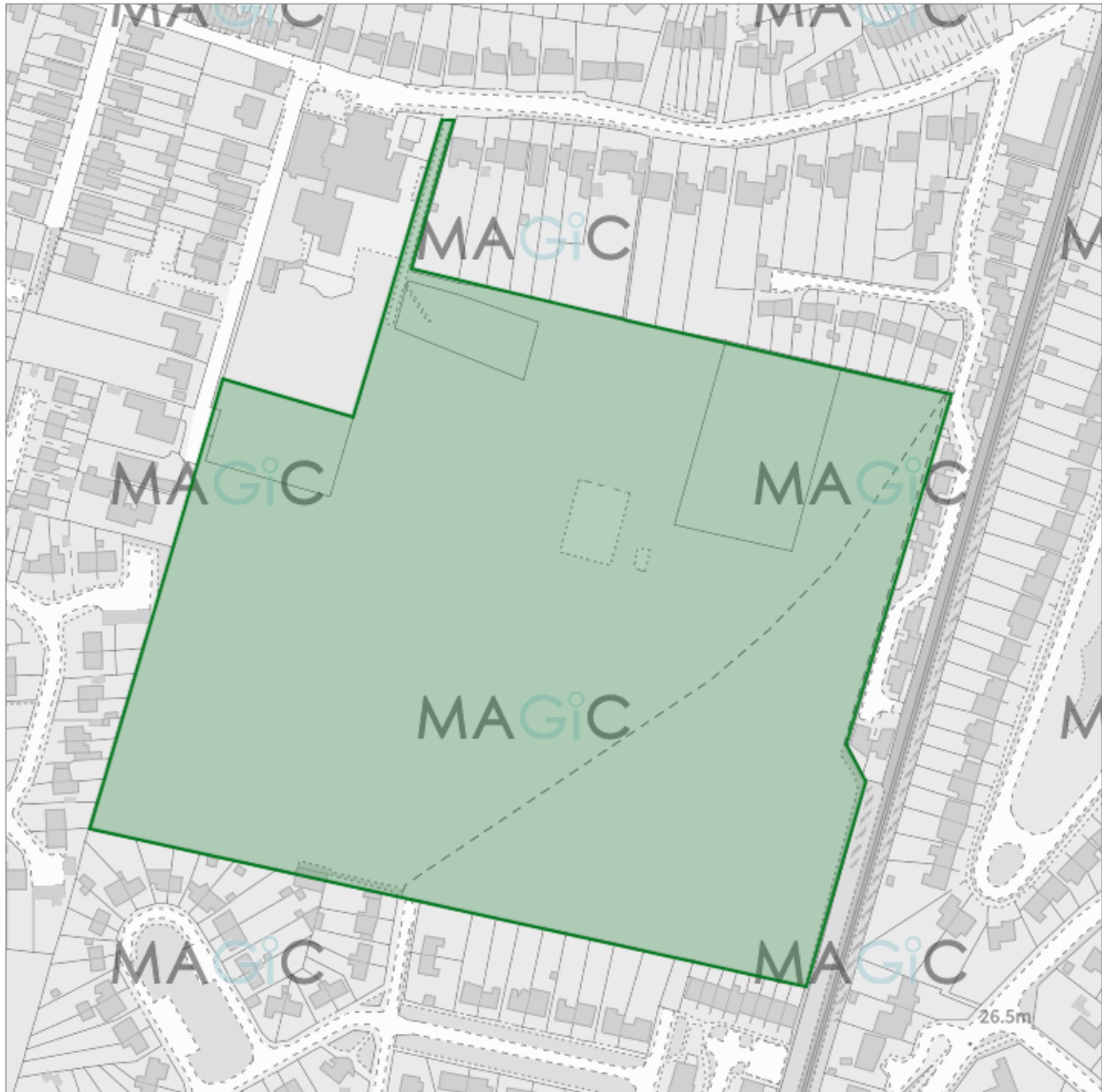


Figure 12: Alfred Major Recreation Ground (map prepared via Defra Magic Map Application © Crown Copyright and database rights 2022. Ordnance Survey 100022861. Powered by Landmark Solutions).

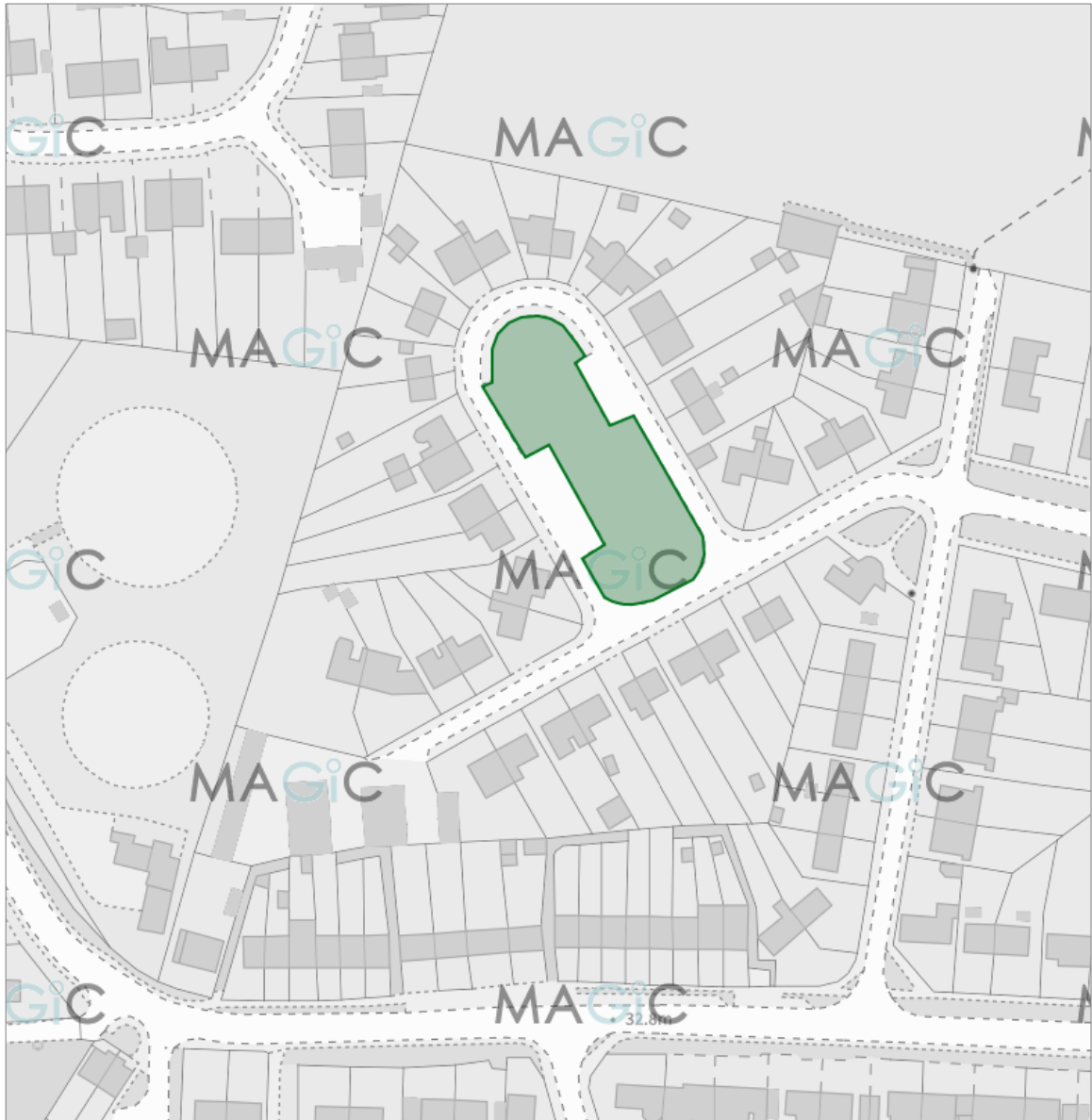


Figure 13: Penling Close (map prepared via Defra Magic Map Application © Crown Copyright and database rights 2022. Ordnance Survey 100022861. Powered by Landmark Solutions).

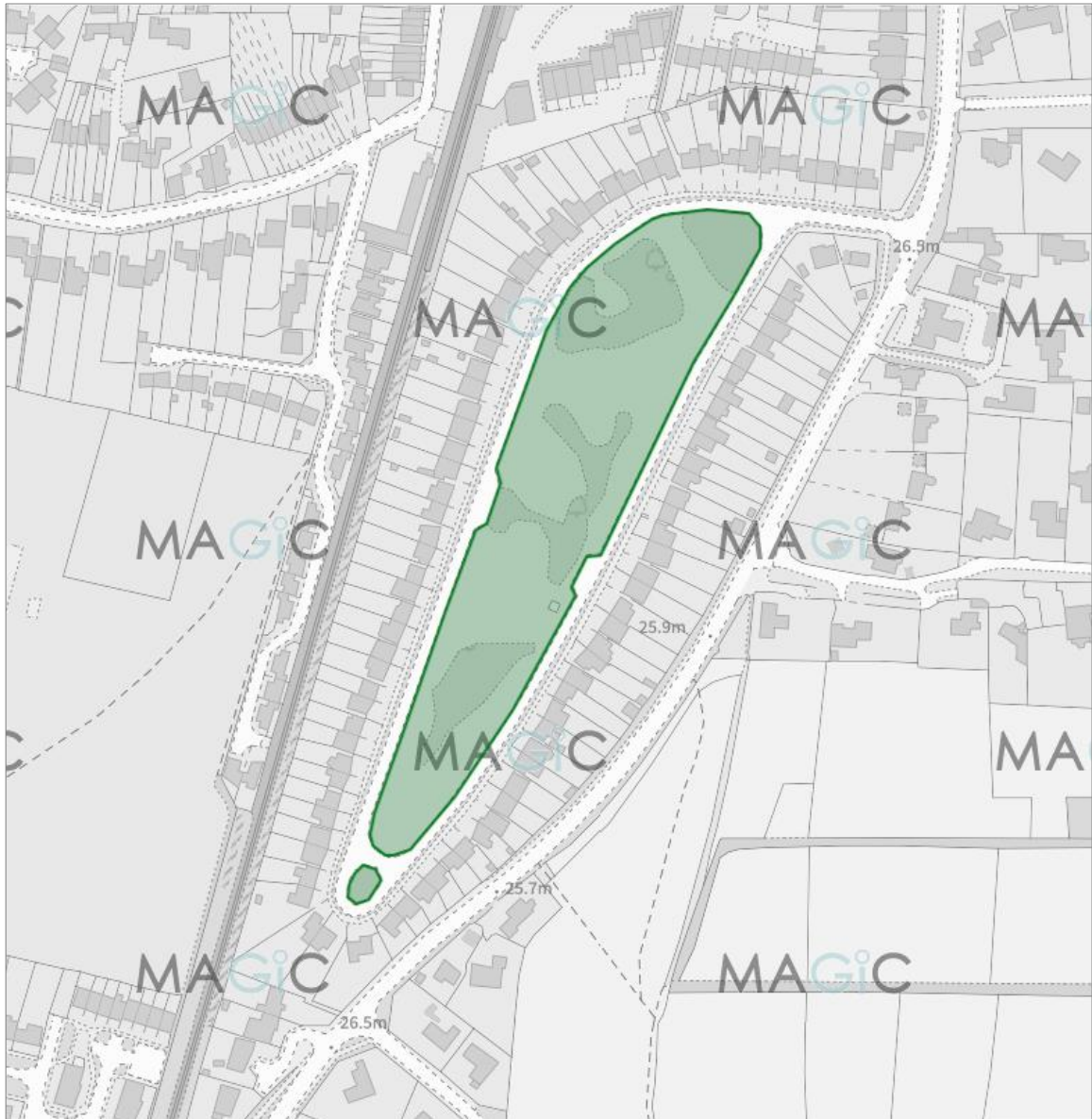


Figure 14: Westwood Green (map prepared via Defra Magic Map Application © Crown Copyright and database rights 2022. Ordnance Survey 100022861. Powered by Landmark Solutions).

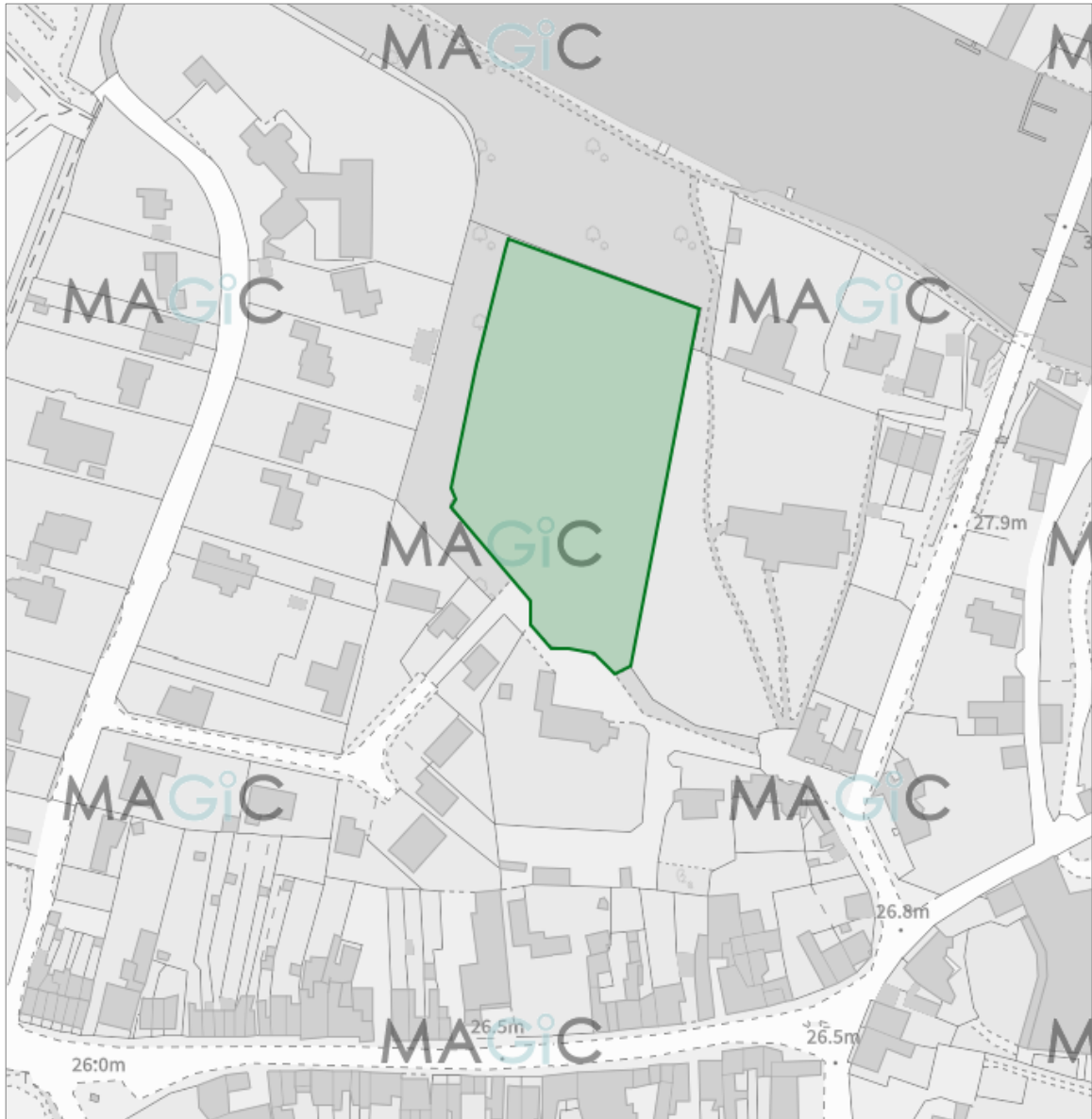


Figure 15: The Paddock, Holy Trinity Church (map prepared via Defra Magic Map Application © Crown Copyright and database rights 2022. Ordnance Survey 100022861. Powered by Landmark Solutions).



7. Local infrastructure

7.1 This chapter is framed around the following objective:

Objective 4: To provide and enhance facilities that maintain and develop the health and well-being of the community

7.2 It presents policies, and projects, in respect of important local services and facilities.

Services and facilities

7.3 The provision of social and community infrastructure in the Parish is critical to sustaining and meeting the day-to-day needs of local residents, providing access to essential services and facilities, supporting community cohesion and helping to maintain a high quality of life. Such facilities, which include schools, healthcare, churches, sports and community halls, also have an important role in strengthening social networks, sense of community and identity.

7.4 Within the Local Plan, Cookham Rise and Cookham Village benefit from defined local centres and are locations where shops and other services are found. The [RBWM retail study](#) notes that these are small in scale (relative to the main centres in the borough) and comprise a limited range of retail and service uses that principally service local convenience-based shopping and service needs. The report does though note that in such centres, community-based facilities (such as Post offices and health care) are vital services and act as ‘important attractors’. It notes that, where possible, these should be afforded protection. Facilities of importance in the Parish are set out in Box 7.

7.5 Through consultation on the Neighbourhood Plan, concern was expressed in respect of the scale of new development on allocated housing sites in Cookham Rise and the additional pressure this might place on community infrastructure.

7.6 In particular, concern was expressed as to the future of the Medical Centre. The RBWM Infrastructure Delivery Plan does not specifically refer to a need for additional health care provision in the Parish, but does suggest that if new facilities are needed in the borough, then these could be provided through more efficient use of existing buildings and land, and that, if appropriate, CIL and S106 funding might be used to help provide for such facilities.



INFORMATION BOX 7: Important local community facilities in the Parish

- Schools: Cookham Rise, Holy Trinity, Cookham Dean, Herries
- Cookham Nursery School and Park House Nursery
- Playground – Alfred Major
- WI Hall Cookham Dean
- Cookham Library and Parish Centre
- Railway Station
- Pinder Hall
- Elizabeth House
- Post Office
- Cookham Medical Centre
- Dentists – Rodricks and St Anne’s
- Cricket Club
- Sailing Club
- Churches: Holy Trinity, St John’s, Methodist Church, St Elizabeths
- Halls and community rooms: Wesley Hall, Jubilee Vestry, Cookham Dean Village Hall
- Stanley Spencer Gallery
- Football Pavilion Long Lane
- Scout Hut
- Social Club



Policy C-LI1: Local centres

1. Within the local centres of Cookham Rise and Cookham Village, as defined in the RBWM Local Plan, proposals will be supported which provide active ground floor uses that contribute to the diversity of the centre, including shops (Use Class E(a)), and community facilities (Use Class E(e), E(f), F1, F2).
2. Development should respond positively to the scale and grain of the existing built form, having regard to the Cookham Design Guidance and Codes. Development should:
 - a) Create a strong and consistent building line that relates well to adjacent buildings.
 - b) Design ground floors with flexibility, providing scope for adaptation to reflect the changing needs of users over time.
 - c) Be generally consistent with the prevailing heights of adjacent buildings.
 - d) Include ground floor uses that create an active frontage to the street, with main entrances located along and opening onto this.
3. Proposals for new shopfronts should respond positively to the established streetscape, be in proportion to development, avoid visual clutter and, as appropriate to the building, incorporate traditional shopfront elements (See Design Codes).
4. Proposals should provide car parking space, having regard to the standards set out in Appendix 7.

Policy C-LI2: Community facilities

1. Proposals for new or improved community facilities that provide for the needs of residents of the Parish, including healthcare facilities, will be supported. New facilities should be easily accessible, respond positively to local character and maximise opportunities to reduce energy consumption and make use of carbon free sources of energy. The following will also be supported:
 - a) the provision of flexible space that can be used for a variety of community uses;
 - b) the provision of facilities to promote active travel; and
 - c) the provision of charging points and cabling for electric vehicles.



8. Access & movement

8.1 This chapter is framed around the following objective:

Objective 5: To minimise local traffic impacts and improve opportunities for people of all ages and abilities to walk and cycle

8.2 It presents policies, and projects, in respect of walking and cycling networks, traffic management and rail services.

Active and healthy travel

8.3 The Parish benefits from an extensive pattern of footpaths and Public Rights of Way. These connect the three settlements, providing good accessibility for residents and visitors. However, the RBWM Cycling Action Plan 2018-2028 identifies a number of issues in the Neighbourhood Plan area. These include few dedicated cycle routes, cyclists needing to share space with fast-moving motorists, and limited cross-boundary links. These have fed into the [RBWM Local Cycling and Walking Infrastructure Plan](#). This identifies a potential future cycle network and priority areas for improvements to the walking network.

8.4 The Governments [Cycling and Walking Investment Strategy](#) points to the importance of and need for investment in new infrastructure to support active travel, particularly for shorter, everyday journeys, where walking and cycling can replace travel by car as the default choice, contributing towards sustainability and climate change measures. This also helps with social inclusivity, providing travel choice for all people of all ages, reducing reliance on the private car.

8.5 The distance that can be covered in five or ten minutes, particularly by bicycle, is extensive, and efforts that make use of the bike the 'norm' for shorter journeys are encouraged.



Policy C-AM1: Active travel

1. Proposals for major development (see Glossary) and which require active travel access to community facilities, including schools, should demonstrate how they have considered the following active travel criteria:
 - a) Provision and/or enhancement of walking and cycling routes that are direct, safe and convenient to use and are designed for use by people of all ages and abilities, including wheelchair users and people making use of other mobility aids; and in the case of the provision of new footways and cycleways, the separation of cyclists and pedestrians.
 - b) Integration with adjacent walking and cycling networks, without reduction to the capacity or safety of those routes, including, in particular routes to community facilities.
 - c) Provision of development layouts with active frontages which allow for the natural surveillance of routes through overlooking.
 - d) Incorporation of best practice, having regard to guidance set out in DfT Cycle Infrastructure Design LTN 1/20 (or a later update of this).
2. Proposals for residential development should provide secure cycle storage assigned to the home and located within or immediately adjacent to the property, fully enclosed and at ground level.
3. Proposals for commercial, leisure and community uses should support and enable active travel through inclusion of safe, secure, covered and convenient cycle parking and changing facilities.



Car parking

- 8.6 The Neighbourhood Plan encourages active travel measures to provide safe alternatives to the car for shorter, day-to-day journeys and which may relieve some of the challenges associated with parking. It is though recognised that many people will continue to drive, for short and longer journeys, and that solutions to parking are likely to be required. This is particularly important given the lack of train services to and from the Parish and the need for parking provision to be maximised in new developments. At the same time, where parking is provided, it is important that the visual impact of parked cars does not undermine the quality of the environment. The Cookham Design Guidance and Codes, (see Codes DC.02 and CR.04) as well as the VDS, (see G6.16 and G6.17) provide guidance on the arrangement of parking in new development and within the public realm.
- 8.7 The Government has stated that it is committed to the sale of all petrol and diesel vehicles being phased out by 2030, whilst also rolling-out the necessary infrastructure to support provision of electric vehicles. New Building Regulations have recently been introduced in respect of electric charging points for residential and non-residential developments.
- 8.8 The provision of electric charging points, alongside support for walking, cycling and improved public transport services, is supported in the Parish where such technology is designed such that it does not cause obstruction within the public realm (e.g.: electric-vehicle charging points and cables placed on the footway which impede pedestrian movement).



Policy C-AM2: Parking standards, design and electric-vehicle charging points

1. The provision of car parking in the Neighbourhood Area should take account of and respond to the parking standards set out in Appendix 7.
2. Residential car parking spaces for individual houses should be provided on-plot and new garages should respect local character. Car parking spaces and garages should be of a sufficient size to accommodate large modern cars.
3. Rear garage and parking courts shall only be provided where they benefit from natural surveillance, are directly accessed from the front of properties, and are designed as attractive, functional spaces, incorporating tree planting. Narrow vehicular accessways should be avoided.
4. Where new areas of public parking are proposed they shall, as appropriate to the immediate context, make use of porous, natural surfaces and incorporate areas of landscaping. Raised edges should be provided around areas of landscaping to protect from over-running vehicles.
5. On-street parking should only be provided where no other practicable solutions exist and should be designed as part of a comprehensive public realm strategy, including tree planting and use of materials to define parking spaces and soften the visual impact of parked cars. Such spaces should ideally be perpendicular to the street. No more than three on-street car parking spaces should be provided in a row, with trees or other forms of soft landscaping at the end of each row. Raised edges and kerbs should be provided around these to protect them from over-running vehicles.
6. Electric vehicle charging points and infrastructure should have regard to local character and where possible, be capable of being upgraded to incorporate faster charging technology.



Traffic management and air quality

- 8.9 A survey in [The Cookham Plan – Transport and Traffic 2008](#) shows that Cookham's location and transport links are a valued asset amongst residents, with 46.1% of respondents identifying 'good transport links', and 72% of respondents identifying 'convenient geographical location' as answers to 'What do you like about living in the Cookhams?'
- 8.10 However, road safety was raised as a major concern in the aforementioned survey, with 72.8% of residents expressing apprehensions about speeding and accident black spots. Switchback Road (the B4447), which is the main link between Cookham and Maidenhead, is a particular black spot (as recorded on [Crashmap](#) – see Glossary), which is perhaps reflective of the volume and speed of traffic making use of this route.
- 8.11 Cookham Bridge is a local pinch point, with the junction of the B4447 and A4094 (Cookham High Road / Sutton Road) experiencing congestion with queues in either direction. The Pound, between Maidenhead Road and Cookham Moor, has also been identified through consultation events as a pinch point, being a cause of congestion and area where there are safety concerns. The narrow road and pavement, which is only present on one side, makes this a particularly unfriendly environment for pedestrians. At the same time, The Pound is important to the overall character of Cookham, including several listed buildings.
- 8.12 Various ideas were put forward through consultation events as to how congestion and safety issues associated with The Pound might be overcome. Any such solution would need to carefully balance the movement function of The Pound with its very important place qualities and constraints imposed by limited space, property boundaries being adjacent to the highway, and the historic fabric of adjacent buildings. Production of a solution that works for all will be subject to ongoing investigation, with the Parish keen to prepare a Traffic Management Study for Cookham that tests the feasibility of options. This does not comprise a 'land use' or 'development' policy for the purposes of Neighbourhood Plan, and is instead a project / aspiration to be progressed (see Projects in Appendix 8).
- 8.13 There are narrow roads in the Parish as well as strategic routes linking to neighbouring parishes, such as Ferry Lane and Switchback Road, and which are likely to experience growth in traffic, and thus a worsening of air quality, associated with future development.
- 8.14 Policy EP2 of the Local Plan seeks to limit air pollution, requiring impact assessments and mitigation measures to be put in place. There are currently five Air Quality Management Areas (AQMAs) across the Borough. These do not include the Neighbourhood Plan area. However, and as expressed through consultation



responses and linked to messages about health and well-being, there is a desire for improvements to air quality across the Parish (see Projects in Appendix 8).

- 8.15 Measures that help lead to improved air quality include those identified in the Neighbourhood Plan, such as street greening and promotion of walking and cycling. The Parish is though keen to see wider measures introduced, including the requirements applicable to AQMAs, modelling of the impacts of development on key pinch points, and support for air positive development schemes extend to Cookham.

Rail and Bus access

- 8.16 Cookham Railway Station is located in Cookham Rise on Station Hill. An 'each way' service between Maidenhead and Marlow is operated on an hourly basis, increasing to half hourly during 'rush hour'. Onward journeys to London Paddington require either a single change at Maidenhead or a double change at Maidenhead and then Slough.
- 8.17 Direct train services between Cookham railway station and London Paddington were cut from three per hour to two per hour (during peak travel times) in the late 2000's, with the direct service being cut completely in 2017. Whilst the direct service from Maidenhead into central London may be of some benefit for residents from Cookham, it does not address the lack of direct through services. With peak time services from Maidenhead to London often already full before passengers from Cookham can change, there is a need to explore whether direct services could be reintroduced.
- 8.18 The vast majority of bus passenger needs are met by the Arriva Route-37 (High Wycombe to Maidenhead & Bourne End) which passes through Cookham Village and Cookham Rise. The bus service is hourly.
- 8.19 The Government has published a long term national bus strategy ([Bus Back Better, March 2021](#)) which sets out ways in which services, including those in rural areas, might be transformed, including simpler fares, improved routing and frequencies. RBWM is forming an enhanced bus partnership with private operators to investigate and deliver improved services, which might be supported through Government grants. Through this process, the Parish Council is keen to work with RBWM and partners to delivery improved bus services in Cookham (see Projects in Appendix 8).



9. Projects & next steps

Community Infrastructure Levy

- 9.1 The Community Infrastructure Levy (CIL) is a charge levied on development which is payable to the Royal Borough of Windsor and Maidenhead (RBWM) and is intended to be spent on infrastructure projects across the RBWM administrative area that help address the demands placed on it resulting from growth. This might include, for example, spending on new transport infrastructure, health and educational facilities, open spaces and sports facilities.
- 9.2 A portion of CIL is payable to Cookham Parish Council for spending on local projects in the Neighbourhood Plan area. When the Neighbourhood Plan is made the Parish Council will receive 25% of all CIL monies paid to RBWM in respect of qualifying development within the Neighbourhood Plan area. In regard to what this money can be spent on, the [CIL Regulations \(2019\)](#) (at para 59C) state:
- “A local council must use CIL receipts passed to it... to support the development of the local council's area, or any part of that area, by funding:*
- a. The provision, improvement, replacement, operation or maintenance of infrastructure; or*
 - b. Anything else that is concerned with addressing the demands that development places on an area.”*
- 9.3 The [RBWM CIL Charging Schedule](#) was approved in August 2016 and took effect on 1 September 2016. All applications for development that are above the necessary thresholds will be subject to this charging schedule, or any subsequent updates to it. Payment is linked to an instalments policy, related to the scale and commencement of development.
- 9.4 Ideas for the spending of CIL receipts on projects in the Parish include, but are not limited to, those identified in Appendix 8 of the Neighbourhood Plan. The Parish Council will continue to review projects and ideas over time, and which may include new projects not contained in the Plan but which are considered appropriate to help deliver improvements to infrastructure and services in the Parish.
- 9.5 RBWM has published a [Planning Contributions and Developer Contributions SPD](#) which outlines the scope and range of infrastructure towards which the Borough may seek contributions from developers and landowners in order to make development acceptable in planning terms.



Reviewing the Neighbourhood Plan

- 9.6 Notwithstanding the defined period of the Neighbourhood Plan to 2038, it is recognised that, with ongoing changes to national policy and subsequent reviews of the Local Plan likely, the Neighbourhood Plan will need to be reviewed periodically. This will enable the Neighbourhood Plan to remain 'current' and in conformity with the Local Plan and National Planning Policy Framework.



Appendix 1: Design Guidance and Codes

The table in Appendix 1 presents links between the Village Design Statement, Design Codes and Neighbourhood Plan policies, indicating how and where further advice can be found.



VDS Guidance Reference	Reference to where VDS Guidance is incorporated in the Design Guidance and Codes	Policies in the Neighbourhood Plan where VDS Guidance and Design Codes have been incorporated
G2.1 Cookham's location and setting	-	DP2: Rural settlement character DP6: Agricultural Developments CI1: Settlement Identity CI2: The Spencer Landscape
G4.1-3 Farm businesses and major land owners	-	DP6: Agricultural Developments
G4.4 Countryside	-	CI1: Settlement Identity
G4.5 Poundfield	-	Local Plan policy CI2: The Spencer Landscape
G4.6 Cookham's Common Land	-	CI1: Settlement Identity CI2: The Spencer Landscape CI3: Public access to open space and the countryside
G4.7 Green verges and accommodation land	-	DP2: Rural settlement character CI3: Public access to open space and the countryside EN2: Green Infrastructure
G4.9 Green spaces and the community	-	CI3: Public access to open space and the countryside CI4: Local Green Space Designations LI3: New green spaces
G6.1 Building form and context	DC.01 Scale, form and massing DC.02 Building lines and setbacks	DP1: High quality, context-led design DP2: Rural settlement character DP5: Local Employment Opportunities
G6.2 Roofs	-	DP1: High quality, context-led design
G6.3 Building materials	CV.02 Traditional building materials CR.02 Traditional building materials CD.02 Traditional building materials	DP1: High quality, context-led design
G6.4 Rural and semi-rural	DC.01 Scale, form and massing CV.01 Design expectations table CR.01 Design expectations table CD.01 Design expectations table	DP1: High quality, context-led design DP2: Rural settlement character DP6: Agricultural Developments CI1: Settlement Identity
G6.5 Built colour palette	CV.02 Traditional building materials	DP1: High quality, context-led design



VDS Guidance Reference	Reference to where VDS Guidance is incorporated in the Design Guidance and Codes	Policies in the Neighbourhood Plan where VDS Guidance and Design Codes have been incorporated
<p>G6.6 Several dwellings</p> <p>G6.7 Apartment buildings and conversions</p> <p>G6.8 Visible spacing of buildings</p>	<p>CR.02 Traditional building materials CD.02 Traditional building materials</p> <p>DC.01 Scale, form and massing CR.03 Structuring new development CR.04 Street typologies for new development sites</p> <p>-</p> <p>OS.02 Green fingers and green corridors DC.01 Scale, form and massing DC.02 Building lines and setbacks CR.03 Structuring new development</p>	<p>DP1: High quality, context-led design DP2: Rural settlement character AM2: Parking Standards and Design</p> <p>DP1: High quality, context-led design AM2: Parking standards and design</p> <p>DP1: High quality, context-led design DP2: Rural settlement character</p>
<p>G6.9a-b Extensions</p> <p>G6.10 Terraced properties</p>	<p>DC.03 Extensions CV.01 Design expectations table CR.01 Design expectations table CD.01 Design expectations table</p> <p>DC.02 Building lines and setbacks</p>	<p>DP1: High quality, context-led design AM2: Parking standards and design</p> <p>DP1: High quality, context-led design DP2: Rural settlement character</p>
<p>G6.11 Primacy of original</p> <p>G6.12 Affordable housing</p> <p>G6.13a-b Contemporary and eco (contemporary materials)</p> <p>G6.14 Walls</p>	<p>DC.03 Extensions</p> <p>-</p> <p>CV.02 Traditional building materials CR.02 Traditional building materials CD.02 Traditional building materials</p> <p>CV.01 Design expectations table CV.02 Traditional building materials CR.01 Design expectations table CR.02 Traditional building materials</p>	<p>DP1: High quality, context-led design</p> <p>DP1: High quality, context-led design DP2: Rural settlement character</p> <p>DP1: High quality, context-led design</p> <p>DP2: Rural settlement character</p>



VDS Guidance Reference	Reference to where VDS Guidance is incorporated in the Design Guidance and Codes	Policies in the Neighbourhood Plan where VDS Guidance and Design Codes have been incorporated
	CD.01 Design expectations table CD.02 Traditional building materials	
G6.15a-c Commercial and retail (form, materials and colour palette)	CV.03 Shopfronts CR.02 Traditional building materials CD.02 Traditional building materials	DP1: High quality, context-led design LI1: Local centres AM2: Parking standards and design
G6.16 Car parking in new development	DC.02 Building lines and setbacks CR.01 Design expectations table CR.04 Street typologies for new development sites CD.01 Design expectations table	AM2: Parking standards and design
G6.17 Village car parks	-	AM2: Parking standards and design
G6.18 Gates	-	DP2: Rural settlement character
G6.19a-b Hedgerows, fencing and trees in residential areas	OS.03 Woodland, trees and hedgerows CV.01 Design expectations table CV.02 Traditional building materials CR.01 Design expectations table CR.02 Traditional building materials CD.01 Design expectations table CD.02 Traditional building materials	DP1: High quality, context-led design EN2: Green Infrastructure
G6.20 Screening	HE.03.01 Maximise enhancement or minimise harm on the heritage asset	DP2: Rural settlement character DP4: Heritage CI1: Settlement identity
G6.21 Gardens	DC.02 Building lines and setbacks SD.01 Sustainable design CV.01 Design expectations table CR.01 Design expectations table CR.03 Structuring new development CD.01 Design expectations table	DP1: High quality, context-led design DP2: Rural settlement character DP3: Gardens
G6.22 Energy efficiency	SD.01 Sustainable design	DP7: Sustainable Design and Construction
G6.23 Exterior lighting	CV.03 Shopfronts	DP2: Rural settlement character DP6: Agricultural Developments EN2: Green Infrastructure LI1: Local Centres



VDS Guidance Reference	Reference to where VDS Guidance is incorporated in the Design Guidance and Codes	Policies in the Neighbourhood Plan where VDS Guidance and Design Codes have been incorporated
G7.1-2 Cookham Village	CV.01 Design expectations table CV.02 Traditional building materials CV.03 Shopfronts	DP1: High quality, context-led design DP2: Rural settlement character DP4: Heritage AM2: Parking standards and design CI2: The Spencer Landscape LI1: Local Centres
G8.1-3 Cookham Rise and the Station Hill area	CR.01 Design expectations table CR.02 Traditional building materials CR.03 Structuring new development CR.04 Street typologies for new development sites	DP1: High quality, context-led design DP2: Rural settlement character DP4: Heritage AM2: Parking standards and design LI1: Local Centres DP3: Gardens CI1: Settlement identity
G9.1-5 Cookham Dean	CD.01 Design expectations table CD.02 Traditional building materials	DP1: High quality, context-led design DP2: Rural settlement character DP4: Heritage CI1: Settlement identity
G10.1 Cookham's riverside development	-	DP2: Rural settlement character
G11.1 Cookham's homecoming routes	-	CI1: Settlement identity
G13.1-6 Agricultural buildings	-	DP6: Agricultural developments
G13.7 Telecommunications masts	-	DP2: Rural settlement character
G14.1 Stanley Spencer Scenes	-	CI2: The Spencer Landscape
G15.1 Special Local Significance and other protective measures	-	DP4: Heritage



Appendix 2: Village Design Statement

The Cookham Village Design Statement establishes the qualities of the built and natural environment specific to the Parish and must be adhered to by all applicants for development in the Plan area.



Appendix 3: Conservation Areas

This appendix includes mapping of the Cookham Village and Cookham Dean conservation areas.

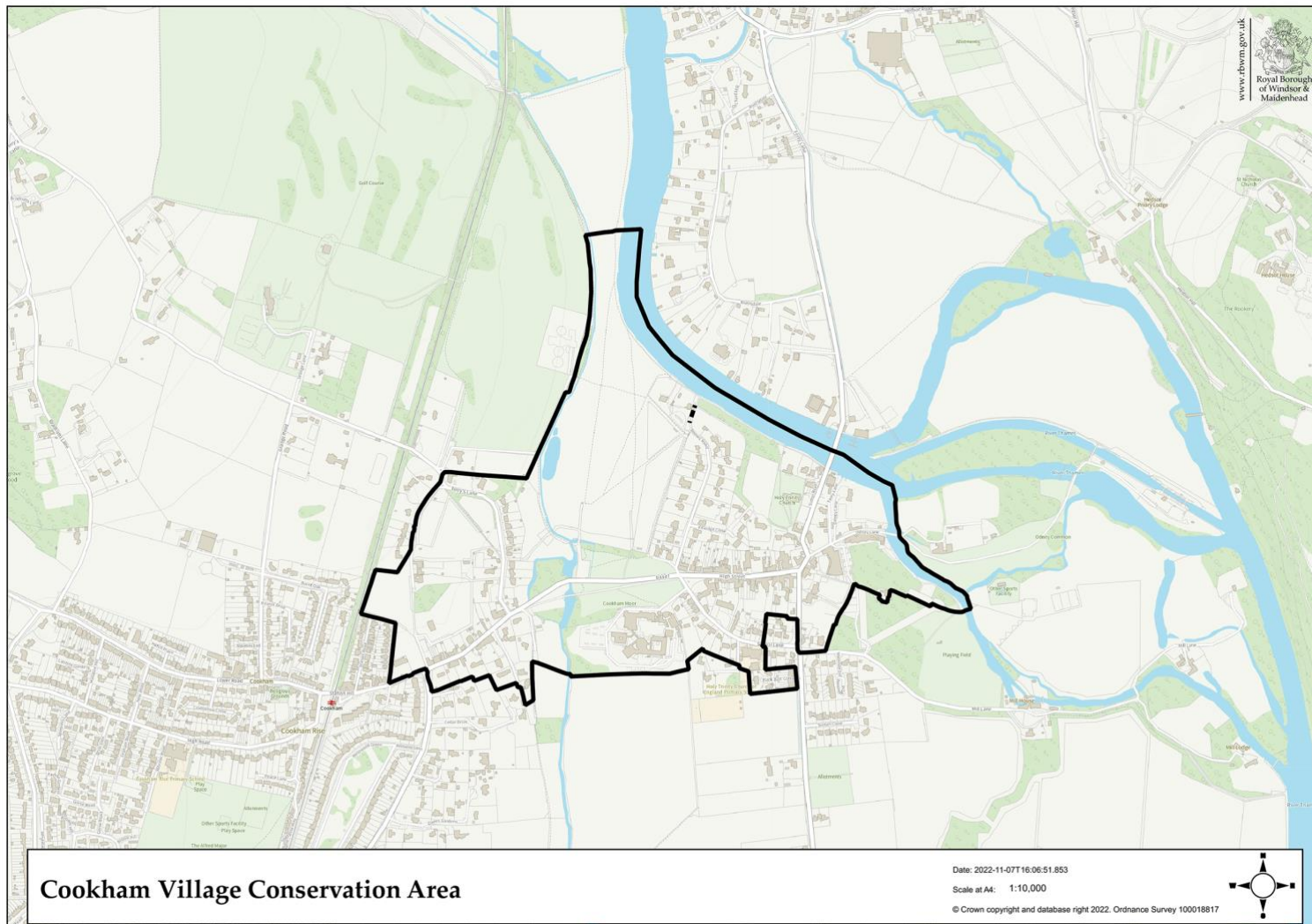


Figure 16: Cookham Village Conservation Area

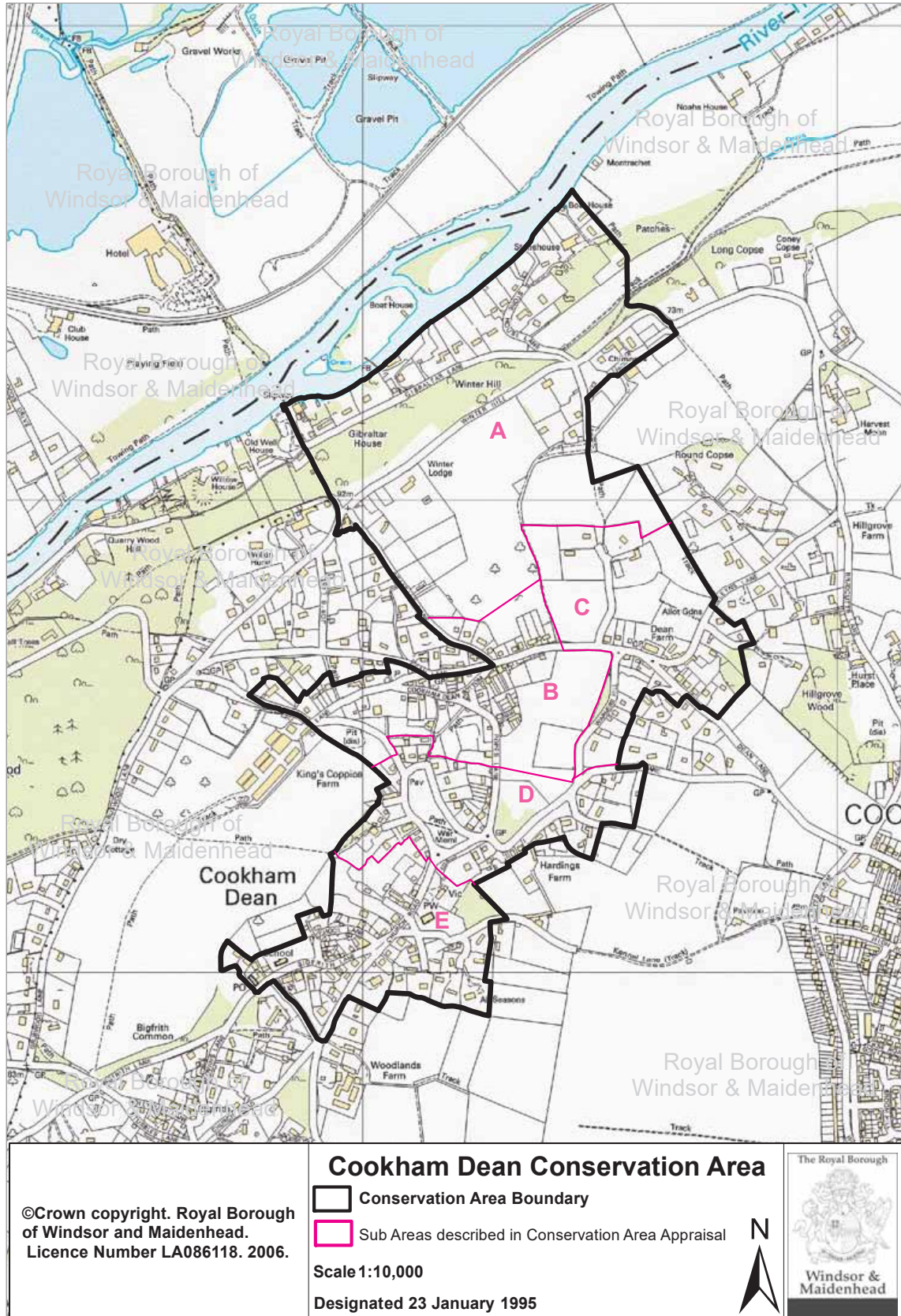


Figure 17: Cookham Dean Conservation Area



Appendix 4: Habitats and Designations

This appendix includes a list of all important habitats in the Parish as indicated on Figure 2.

It also includes mapping of the national level environmental designations, priority habitats and heritage assets within and in close proximity to the Neighbourhood Plan area.



Important habitats and wildlife places in Cookham

SSSI: Sites of Special Scientific Interest

LWS: Local Wildlife Site (Registered)

No.* on Map	Name	Location	Official map ref (100m)	Habitat description of site	Habitat status and value	Wildlife significance
1	Cockmarsh	North of Golf Course	SU882866	Steep chalk slope, flat marshy meadows, Dry grassland and standing water	SSSI site 1983 documented. 46 acres	Rare brown galingale, striped lychnis moth
2	Gibraltar Island North East	River Thames by Gibraltar Lane	SU872865	Unexploited inaccessible small river island with dense vegetation, Wet woodland	Breeding space for mammals and birds, unique	Undisturbed genuine habitat for birds and mammals
3	Winter Hill Common	Winter Hill Rd	SU870861	Steep chalk slope (vds). Woodland (bap)	Habitat improvement area by National Trust	Flora and Fauna importance
4	Golf Course Verges	Golf Course boundary north and east to railway	SU890864	Neglected scrubland on verges, Grassland	Identified with landowner as valuable wildlife site	Glow-worms, potential for wildlife
5	Old Cherry Orchard with eastern field	North Dean Lane, East Startins Lane	SU873858	Old Orchard - rare survivor of what made Cookham famous. Farmland and grassland	Old fruit trees critical for some species (insect and birds)	Rare old fruit orchard, important to wildlife
6	Harris Woodbridge area	Area north of Dean Lane adjacent meadow	SU875858	Community wildlife garden. Urban and adjacent grassland	Developed a wild garden template for villagers	Potential, Glow worms on path verges



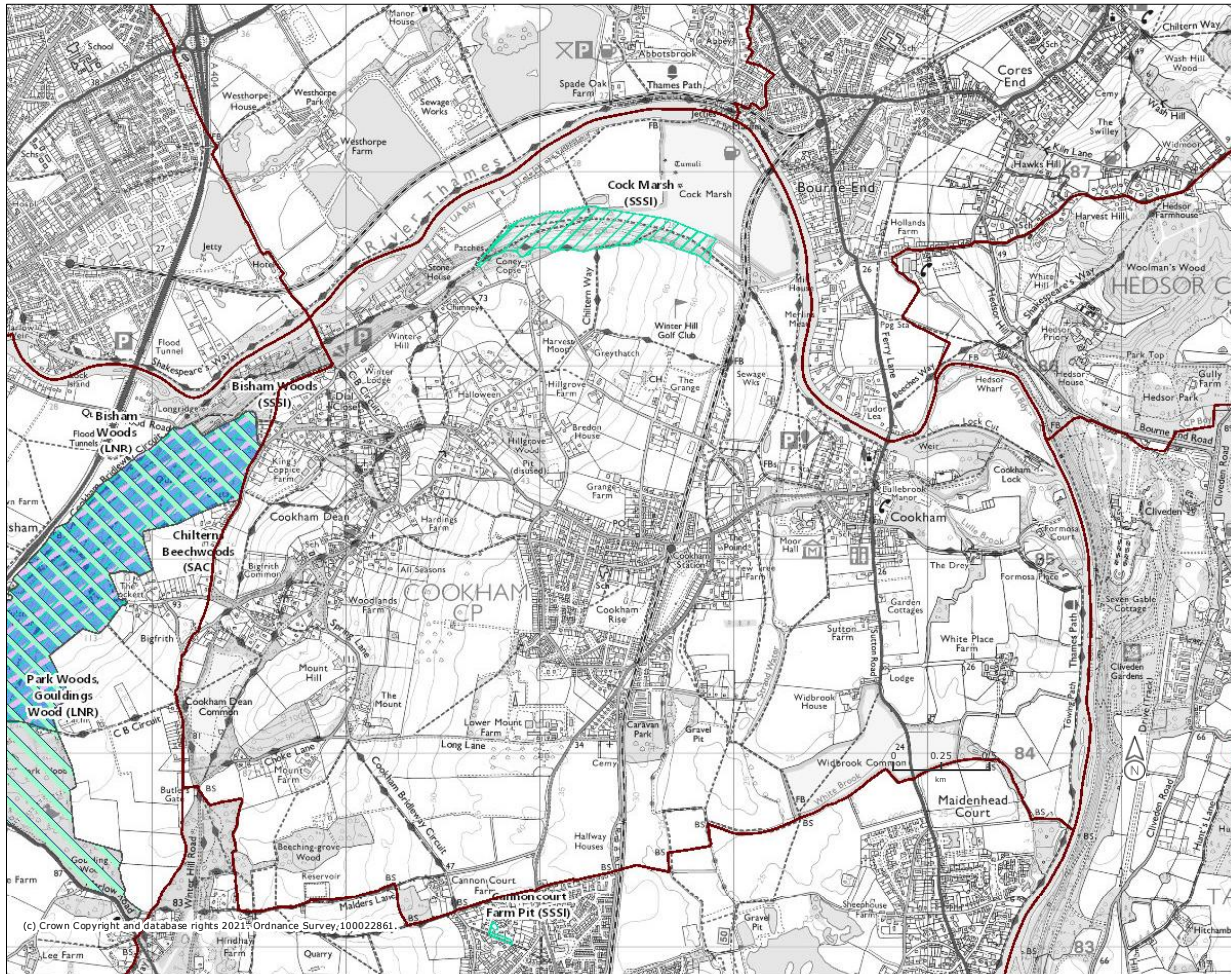
No.* on Map	Name	Location	Official map ref (100m)	Habitat description of site	Habitat status and value	Wildlife significance
7	Hillgrove Wood	North of Dean Lane	SU879855	Wild and neglected woodland , fairly undisturbed	Nesting site for birds and mammals	Kite and buzzard nests
8	Marsh Meadow	Field north of Cookham Moor	SU892858	Extensive fields. Grassland, standing water and Waterways	Important waterways, riverbank and ponds for wildlife	Rich pondlife. Riverside: sand martins nesting site
9	Mill Eyot and Saches Island	Cookham Locks and islands north	SU901856	Grassland , small woodland and waterways	LWS, Rare flora and fauna	Ground nesting birds, wildflower plants, pollinators
10	Hardings Green Orchard	Hills Lane	SU871853	Older fruit orchard and grazing fields. Grassland	Fruit trees and overgrown wild hedges, rich with wildlife	Traditional orchard and grazing land
11	Cookham Moor	The Pound + Cookham High Street	SU892852	Urban grassland, standing water and waterways , prone to flooding	Critical green networking area north/south	Wildflowers and waterways with fauna
12	Odney Common	Beyond Odney Lane eastward	SU902854	Urban grassland and waterways	Important to waterways, flora and fauna	Wildflowers and waterways with fauna
13	Formosa Island and Meadows	Mill Lane North and East	SU905852	Largest island on Thames, Grassland, urban, waterways and woodland .	Reed beds, rare flora and fauna, Critical to riverside wildlife	Rare white legged damselfly, otter, water vole etc.
14	Bigfrith Common, Field and Bigfrith Farm	Meadow, woodland, field along Bigfrith Lane	SU867849	Grassland, orchard, standing water and small woodland	Designated habitat improvement area by National Trust	Significant green corridor, biodiverse



No.* on Map	Name	Location	Official map ref (100m)	Habitat description of site	Habitat status and value	Wildlife significance
15	Strand or Fleet Ditch	Waterway adjacent strip south from the Pound	SU891847	Green corridor along waterway between urban settings. Flood area	Critical green networking area north/south, water flora and fauna	Significant green corridor, potential restoration area
16	White Place Farm. Woodland and River Park Field	Stretch from Mill Lane to Widbrook Common, field	SU900847	Green corridor with woodland and hedges between farmlands . Riverside field.	Important green networking area north/south, valuable trees.	Significant green corridor
17	Cookham Dean Common	Winter Hill Rd	SU863843	Large grassland with woodland verges and standing water .	Biodiverse rich site. Protected resident species. Bigger potential	Territory for rare species (orchids, dormouse etc.)
18	Mount Hill Fields	Choke Lane / Spring Lane, fields north of wood	SU866843	Former farmland restored to grazing grassland with woodland verges.	Well managed biodiverse very rich site. Protected resident species.	Territory for rare species (orchids, fairy shrimp etc.)
19	Pigeonhouse Wood	Choke Lane north	SU867841	Preserved, rewilded and matured woodland .	LWS, Well managed biodiverse rich site. Protected resident species.	Territory and nesting place for rare species (orchids, barn owl)
20	Holy Trinity Churchyard and paddock	Long Lane	SU895855	Old churchyard with mature trees undisturbed paddock	Churchyard, partly managed and neglected,	Relatively undisturbed place for wildlife, hence quite rich
21	Strande Lane Area South	Wood west, scrub east of Greenway Corridor,	SU886841	Small young woodland , scrub area, grassland and standing water	Abandoned scrubland with poor soil. Very good wildlife potential.	Glow-worms, potential for rarer species and rewilding
22	Strand Water, Taylor Made Stables and fields	Strande Lane East, fields north and south	SU891843	Lowland grazing grassland , standing water and waterways in beautiful setting	Biodiverse rich site. Potential for bigger ecological project	Biodiverse with protected resident species



No.* on Map	Name	Location	Official map ref (100m)	Habitat description of site	Habitat status and value	Wildlife significance
23	Widbrook Cookham	West and east of Sutton/ Lower Cookham Rd	SU897840	Large lowland grassland and waterways in beautiful setting. Floodplain	Biodiverse rich site. Critical waterway for wildlife in the area	Resident protected wetland species and pollinators
24	Bartle Mead (Battlemead North and East Field)	E of Sutton/Lower Rd	SU905840	Large lowland wet grassland, woodland and waterways . Prone to flooding.	Biodiverse very rich site. Overwintering birds prime location.	Resident protected habitat species and overwintering site
25	Beeching Grove Wood	Malders Lane north	SU868835	Woodland with typical species	LWS, Valuable place for woodland species	Representative small woodland
26	Cannon Court Wood	Malders Lane	SU873832	Woodland with typical species	LWS, Valuable place for woodland species	Representative small woodland
27	Greenway Corridor	Strande Lane Southwards to Parish Boundary	SU886835	Waterway connecting south	LWS, Valuable for green networks	Important green network corridor



Legend

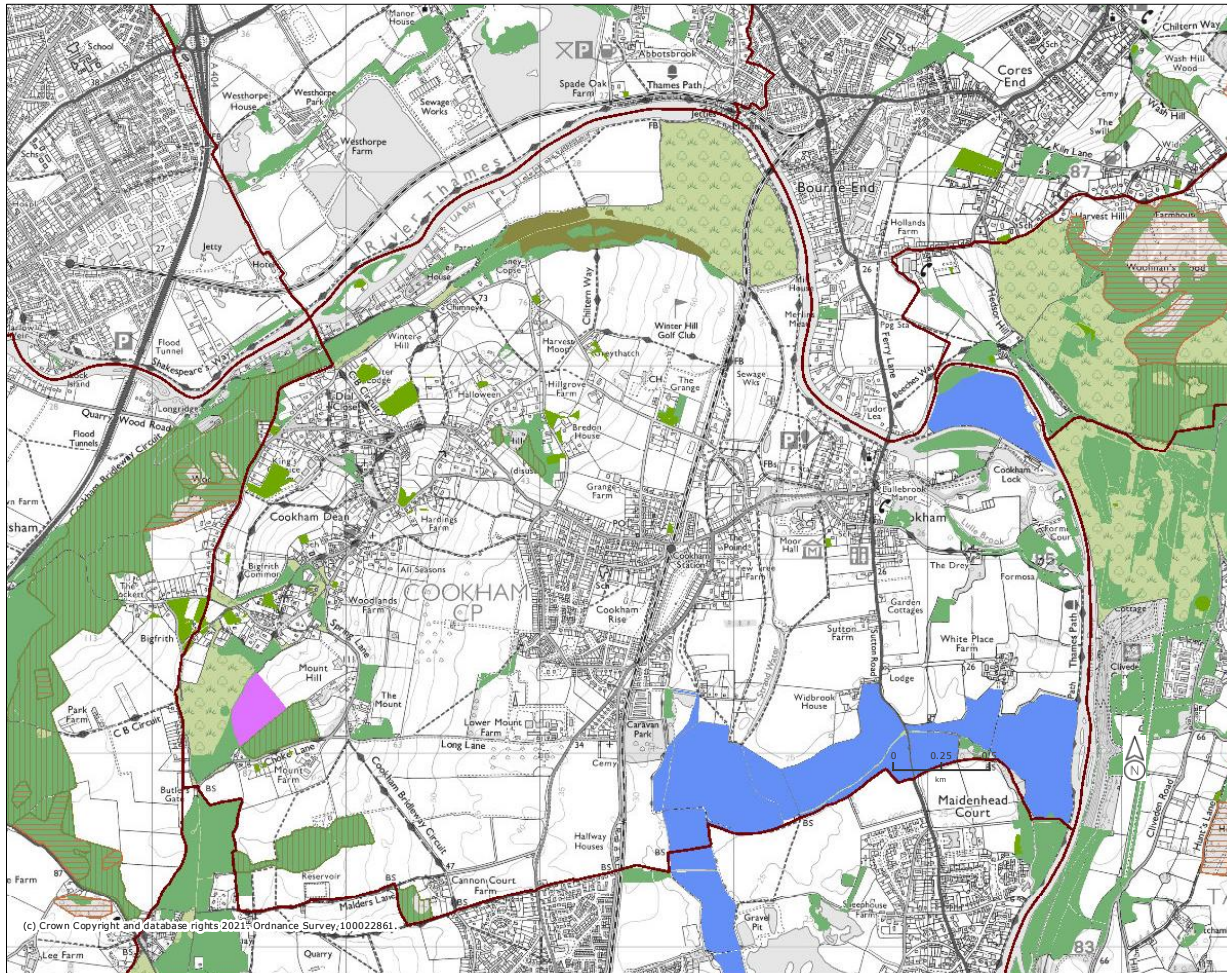
- Parishes (GB)
- Local Nature Reserves (England)
- Sites of Special Scientific Interest (England)
- Special Areas of Conservation (England)
- Natura sites (England)

Projection = OSGB36
 xmin = 483400
 ymin = 182800
 xmax = 493400
 ymax = 187900



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Figure 18: Map of designated sites in Cookham Parish (source: [Defra Magic Map application](#))



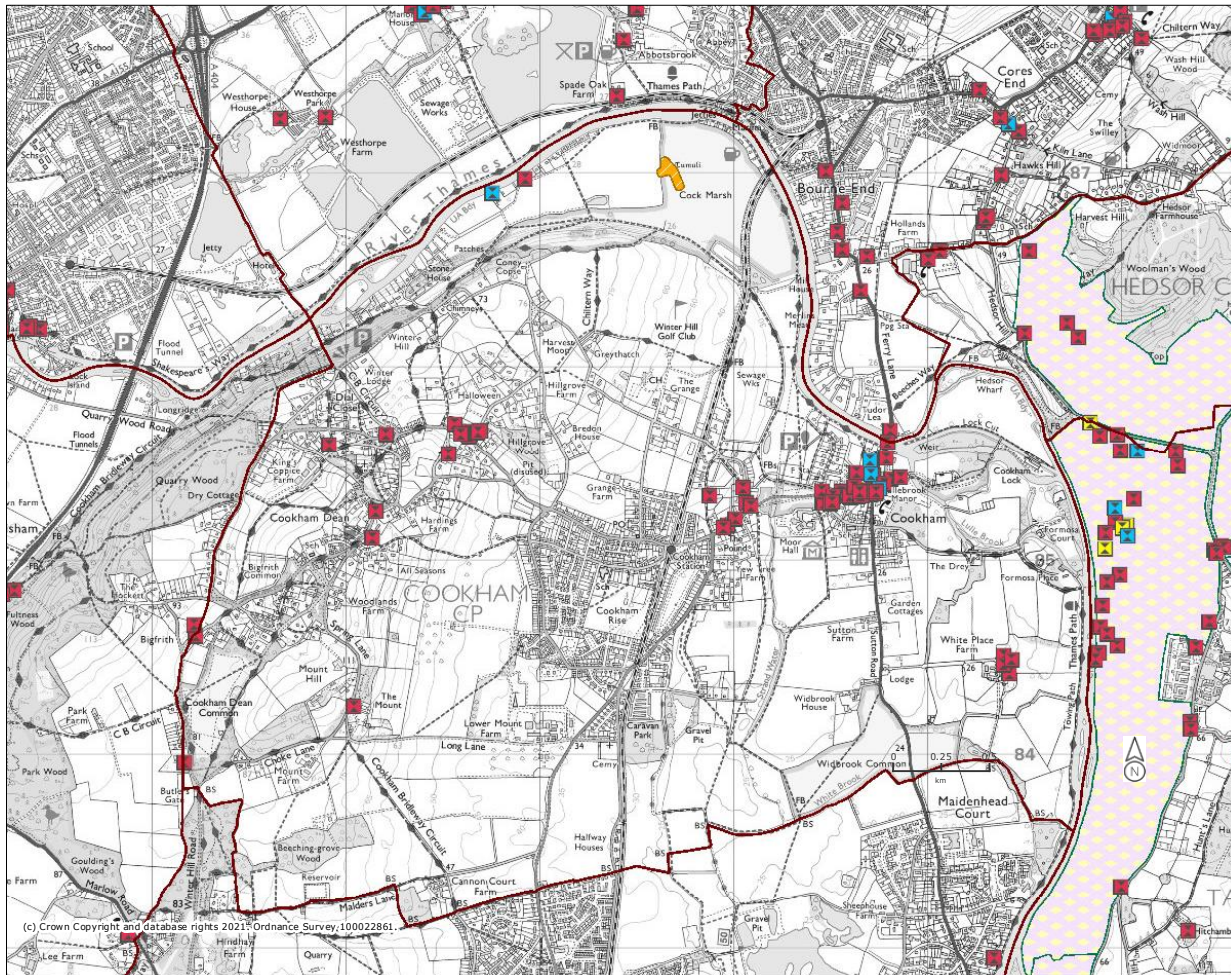
Legend

- Parishes (GB)
- Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England)
- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- Priority Habitat Inventory - Lowland Calcareous Grassland (England)
- Ancient Woodland (England)**
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)
- Priority Habitat Inventory - Traditional Orchards (England)
- Woodpasture and Parkland BAP
- Priority Habitat (England)

Projection = OSGB36
 xmin = 483400
 ymin = 182800
 xmax = 493400
 ymax = 187900

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Figure 19: Map of priority habitats in Cookham Parish (source: [Defra Magic Map application](#))



Legend

- Parishes (GB)
- Scheduled Monuments (England)
- Listed Buildings (England)**
 - I
 - II
 - II*
- Registered Parks and Gardens (England)

Projection = OSGB36
 xmin = 483400
 ymin = 182800
 xmax = 493400
 ymax = 187900

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Figure 20: Map of heritage assets in Cookham Parish (source: [Defra Magic Map application](#))



Appendix 5: The Spencer Catalogue

The Catalogue is referred to in Policy C-C12: 'Stanley Spencer's Cookham'. It is presented as a free-standing appendix to the Neighbourhood Plan and must be referred to. It:

- Identifies and highlights the areas/elements of Cookham's built environment or landscape that were painted by Spencer.
- Shows and informs the visual linkage between a given Spencer painting and the scene today.
- Highlights the character of an area (e.g.: a green space), or its important history (e.g.: malthouses), in terms of how it was in Spencer's day as reflected in his works.
- Demonstrates the nature of building or environmental features most singled out and enjoyed by Spencer.
- Provides a source of information for residents who may wish to help preserve the 'Spencerian' character of Cookham by incorporating, as changes are made, specific features highlighted by Spencer. Examples might include any introduction of picket or wrought iron fences, capped brick and flint walls, reclaimed tiling for roofs, adjacent red and yellow colours in brickwork, rounded or arched windows, or 'barley sugar columns'. Magnolia trees, other specimen trees, swathes of green space, wildflowers, woodlands, and gardens full of richly coloured flower beds, are also characteristic of Spencer's paintings.

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Appendix 6: The archaeological significance of Cookham

Cookham is rich both historically and archaeologically. There are tantalising glimpses of England's history from all periods, which need expanding through archaeological research and investigation.

COOKHAM VILLAGE

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. Any building development, whatever the scale, may encounter material or other evidence of archaeological significance. It should only proceed after prior and thorough professional investigation has established either that nothing is at risk, or appropriate mitigation measures are undertaken. The area forms the heart of Cookham's considerable historical heritage, and it may be reasonably anticipated that much evidence remains to be found.

There is much of Cookham's heritage, especially where there is evidence of Saxon or Roman period occupation, that has yet to be properly researched and investigated archaeologically. 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, Cynethryth, in charge as abbess during the 790s. A Saxon royal hall linked to the minster, probably a large, timber framed building, would have stood close by and may have been found in the most recent excavations.

It is documented that Alfred the Great ordered the construction a burghal hidage fort at Cookham in about 879AD to protect against and deter Danish attack. Whether this was constructed in whole, or in part, is unknown as is the location: evidence either way has yet to be found. 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 possibly bears out this theory, further confirming Poundfield's immense importance to Cookham.

It is vital that opportunities are not lost to discover the village's unrevealed secrets from this very important era in Cookham and the archaeology of all other periods and throughout the parish. All the sites listed below are considered important but those bearing asterisks are of special significance, where any development should proceed only in exceptional circumstances.



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

This site is under intensive investigation by the University of Reading, and this will continue for several years. Excavation and subsequent analysis have already revealed that the area served as an important industrial and trading centre associated with Cookham's minster or Abbey. It would have had influence beyond the immediate site and extended into the surrounding area. A large cemetery discovered in 2023 and associated with the Abbey would have served neighbouring settlements and farmsteads also.

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 Street (early cottages that were rebuilt in 1894) gives a hint that the site 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.

A strip of the vicarage garden and others in the High Street appears to have been a route running behind the medieval burgage plots and requires investigation, as a probable infilled ditch there could contain important finds from the early and late medieval periods.

During building work in the 1960s, human skeletons were found deeply buried on the site of a property in Berries Road.

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

This was part of a royal Anglo-Saxon estate and this is one possible site of a burghal hidage fort of King Alfred the Great, dating to about 879AD.

****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 field-walked by MAS a few years ago and finds included Saxon pottery.

****Formosa**

This estate is on the site of the late medieval house and estate of the wealthy Babham family of Cookham. It also 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 the east side of the road.

This area is believed to have been the site of an early satellite settlement of Cookham, as reflected in the name Sutton (South farm) Road. Fields on both sides of the road are worthy of investigation.

The Butts is likely to be the site of Cookham's medieval archery butts.



***Gardens in Cookham 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 an earlier manor house and court house on the site.

****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 higher areas of settlement in times of flood.

****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 clearly 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 features and finds.

***Bradcutts Lane & Alleyn's Lane**

The medieval manorial and hundred court house for Cookham and a wider area stood somewhere on the fields covering The Lea, Lea Farm and Winter Hill Farm.



There here have been a number of theories as to its exact site, including Bowden's Green, 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.

Cookham's historian, Stephen Darby, stated in 1909 that the site of Round Copse, off Allyn's Lane, was traditionally believed by local people to be where the Romans stabled their horses. Some plain Roman floor tiles, roughly squared, were discarded with builders' rubble when a house (Dunton's Wood) was built on the site of Round Copse in 1986.

****Heath Field, between Terry's and Bradcutts Lanes, and field to the south**

This shows a large number of interesting features in aerial photos and on 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 found in the Hill Grove Farm area may have a connection to this site.

Darby mentions that there are several foundations of buildings in and around this area, and features show in aerial photos. Hill Grove was formerly known as Swineshead Tithe Farm.

Some underground brickwork foundations or other construction was discovered when a farm cart fell into a large hole that appeared on the south side of Heath Field in the early C20.

This is another site that has never been properly investigated but could be extremely important.

***Newmans Farm**

Fields to the west of Grange Road, going westwards uphill towards Heath Field and Bradcutts Lane.

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 Grange Road on the east side of the field and continued across the present-day golf course to Cockmarsh.

***Winter Hill & Cockmarsh**

There is an area of scattered crop marks 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 Hill Grove 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, and are probably of Roman origin. 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.

Field to the north, at the top of Terry's Lane

NW of Greythatch, opposite Heath Field, bordering Cockmarsh to the north. There are circular features near the road, possibly hut circles, visible in aerial photos.

****Strande Castle area** including Strande Park and the adjacent field south of Strande Park.

There is evidence of a Roman farmstead site in this area, with the exact site as yet to be identified through archaeological fieldwork. 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.

***Whyteladyes Lane, field to the west of**

The site behind the terraced row of houses shows apparent aerial photographic evidence of archaeology in cropmarks, and thought not to have been investigated.

This area is not shown as occupied by buildings on maps covering c1760-1900, which suggests that the features may be of earlier origin.

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, which was significant in the later 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 even date back as far as the Bronze Age, leading towards a probable settlement of that period close to Hill Grove 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 Darby to have been dug for some particular purpose.

***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 behind 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 and Cannon Down**

There is hedgerow dating evidence of a settlement close to the junction of Long Lane with Spring Lane. Darby believed that, on the slopes of the hill, there may have been a Roman vineyard. The east end of the lane, at Cannon Down, close to Strande Lane, and the Strande Lane/Strande Park area and adjacent fields, is an important area of Romano-British interest.

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 North Town and Cookham.

There have been discussions as to where it went on leaving the Furze Platt area, based on differing evidence in Darby's and Kerry's accounts, but it is possible that the direction split into two in Cookham, either just beyond North Town 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 the 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 Roman researcher at an appropriate point near Beaconsfield, crossing the line of the M40 when it was under construction.

The same researcher discovered further possible evidence in the Pinkney's Green area and beyond, but Cookham fields have been too heavily ploughed to find clues here.

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 indication of Roman activity in the area between Strande Lane and the waterworks in Whyteladyes Lane, making further archaeological investigation there extremely important, and essential before any potential building development.

Addendum

The current archaeological investigation of Church Paddock is an example of the caution and care that needs to be taken to protect potential archaeological sites in Cookham.

There was a threat of building development on the Church Paddock site a few years ago which, thankfully, was avoided. Had that occurred, the complete archaeological site and evidence of the minster might have been destroyed, and this unique opportunity to explore and document Cookham's early medieval history to have been lost.

Not only is the discovery of an early Saxon monastic settlement extremely rare, but the condition of the site is exceptional by national archaeological standards. Much of the ground has been barely disturbed in over a thousand years and it is therefore revealing artefacts and features that are perfectly in context.

Bibliography

There are references here to:

Darby, Stephen: *Chapters in the History of Cookham*, 1909

Kerry, Revd. Charles: *The History and Antiquities of the Hundred of Bray, in the County of Berks*, 1861

Note: Much of the information on individual sites was produced for Cookham Parish Council in February 2021 by Marlow Archaeological Society, now succeeded and updated by Marlow Archaeology Group.



Appendix 7: Parking Standards

Parking standards to be applied to new development in the Neighbourhood Plan area are set out below. These are based on the RBWM Parking Standards, 2004, and may be superseded at a later date by a successor document to that. In line with the 2004 RBWM Parking Standards, car parking spaces are to be a minimum of 2.5m x 5m. Where adjacent to a wall or other vertical obstruction the width shall be increased by 0.5m. Garage parking spaces shall be a minimum 3m x 6m. If larger parking space standards are adopted by RBWM then the larger size will apply for the additional parking spaces required for new development, but the Neighbourhood Plan sizes will still be acceptable for existing spaces.

Residential Parking

Use Class Order	Use	Standard
C3	1 bedroom units	1 space per unit
C3	2-3 bedroom units	2 spaces per unit
C3	4 or more bedroom units	3 spaces per unit
C3	Flats with communal spaces	1 space per bedroom
C2	Hostels	1 space per 6 residents
C1	Hotels / guest houses	1 space per 2 bedrooms
C3	Older peoples housing: Active elderly with warden control (sheltered housing)	0.5 space per unit
C2	Older peoples housing: Nursing and rest homes	1 space per 8 residents and 0.5 space full-time staff

Commercial

Use Class Order	Use	Standard
E(g)	Business	1 space per 35sqm
B2	Industrial	1 space per 35sqm
B8	Warehouse	1 space plus 1 lorry space per 90sqm plus 1 space plus 1 lorry space per every 200sqm



Retail

Use Class Order	Use	Standard
E(a) / E(c)	Individual shop units, financial and professional services up to 550sqm	1 space per 30sqm (4 spaces per 120 sq. m)
E(a) / E(c)	Individual shop units, financial and professional services between 550sqm and 2500sqm	1 space per 30sqm plus 1 lorry space per unit
E(b) / Sui Generis	Food and drink (restaurants, public houses, cafes, wine bars, licensed clubs)	1 space per 6sqm dining/bar/dance area
E(a)	Non-food general retail – floor area less than 2,500	1 space per 30sqm plus 1 lorry space per 1000sqm
E(a)	Food retail	1 space per 14sqm covered area plus 1 lorry space per 500sqm
Sui Generis	Vehicle service/MoT stations	3 spaces per vehicle bay
Sui Generis	Petrol Service Station (with or without car sales)	1 space per 30 sq. m plus one lorry space per unit
E(a)	DIY stores, garden centres	1 space per 25sqm open and covered display area plus 1 lorry space per 500sqm

Education Establishments

Use Class Order	Use	Standard
E(f)	Day nurseries, playgroups, creches	1 space per 1 full-time equivalent staff
F1	Schools	1 space per 1 full-time equivalent staff
F1	Higher and further education	1 space per 2 full-time equivalent staff plus 1 space per 15 students
C4	Halls of residence, residential schools and children's homes	1 space per 1 full-time equivalent staff



Health and Medical Establishments

Use Class Order	Use	Standard
C2	Hospitals	1 space per 4 full time staff plus 1 space per 3 daily visitors
E(e)	Doctors, dentists, veterinary surgeries, health centres	3 spaces per consulting room (incl. staff)

Leisure and Conference Centres

Use Class Order	Use	Standard
F1	Libraries, museums, art galleries	1 space per 30sqm
E(d) / F2	Halls, sports halls and community centres	1 space per 30sqm
Sui Generis	Cinemas, theatres and conference centres	1 space per 5 fixed seats
E(d)	Bowling alleys	4 spaces per lane
F2	Sports fields	12 spaces per hectare of pitch
F1	Places of worship/churches	1 space per 5 fixed seats and 1 space per 10sqm open hall
F2	Tennis courts, squash courts, swimming pools, golf courses, marinas, health clubs, equestrian uses or other undefined uses	Individual assessment



Appendix 8: Projects

The Neighbourhood Plan is an expression of the 'community's manifesto' for the area. Although the Plan has a focus on land use and development matters, the consultation process also drew attention to a wider range of projects and aspirations that the community would like to see delivered in the area. They relate to a wide range of topics, including infrastructure items, heritage and wildlife. They are projects that new development might help to deliver, but are not directly related to a specific development scheme, and so presented separately as projects to explore with partner organisations. They are projects towards which the neighbourhood portion of the Community Infrastructure Levy might be directed.

The projects are presented in this appendix. They will be kept under review and may change over time.

Project 01: 'Roman Lea' Conservation Area

Consultation responses to the recent revision of the Cookham Village Conservation Area Appraisal (2022) suggested that the area should be extended to include Roman Lea, Station Road and properties along the High Road. In summarising the consultation responses, RBWM noted that '*consideration [will] be given to whether a new CA [Conservation Area] is appropriate for the post-railway development around the station*'.

The [Conservation Area Appraisal](#) notes (in Section 12, Objective 7) that a five-yearly review of the appraisal will be undertaken (scheduled for 2027). This may allow for a further review of the boundaries of the Conservation Area. The Parish Council is keen to work with the RBWM Conservation Team to support the case for designation of a new Conservation Area, informed by community engagement, that includes Roman Lea and the station area, reflecting the architectural and historic significance of the area as distinct from the Cookham Village Conservation Area.

Project 02: Holy Trinity Church

The Parish is keen to investigate the potential for upgrading the heritage status of Holy Trinity Church (to Grade 1 Listed status) and grounds (as a Scheduled Ancient Monument) in recognition of the significant archaeological finds that have revealed the remains of the eighth century Monastery of Queen Cynethryth. The Parish is keen to explore the potential with RBWM and Historic England.



Project 03: Design Review

Emerging schemes for major development should be assessed through design review with reference to the suite of design policies in this Neighbourhood Plan, including the Cookham Design Code and Cookham Village Design Statement. Design review of smaller schemes is also encouraged, including those in sensitive or important locations.

It is envisaged that schemes will be referred to the [Berkshire Review Panel](#). Encouragement is given to early engagement with the Design Review Panel, allowing scope for input into emerging designs. The final schemes submitted to the Borough Council should include a report on the design review process and show how the scheme has responded to this. Design Review of live applications is also encouraged.

Project 04: Battlemead, with Widbrook and Strand Water

The Parish will support measures to promote these biodiverse sites or relevant part sites as Local Wildlife Sites consistent in designation and management with His Majesty's Government's Guidelines for their selection and management and in accordance with this Plan's Vision, Objectives and contents as specified here, subject to recognising the importance of public access and flood prevention.

Project 05: Overcoming barriers to movement in green corridors

The railway embankments in the Plan area provide a contiguous and uninterrupted semi-natural habitat, and are attractive for many insects and plants. The embankments are however a barrier to movement. The Parish suggests that passages are constructed under the embankment (culvert pipes) along Maidenhead Road, connecting the eastern with the western side of the railway for movement of smaller mammals. The feasibility of any route will need exploring further with partners, including Network Rail.



Project 06: The Causeway

The Causeway runs parallel to the B4447 Moor Road for 350m between The Pound and the High Street. It is the only route in or out of Cookham Village when the three roads (B4447, A4094 Ferry Lane, A4094 Sutton Road) are closed as a result of flooding. During a flood, and when all three roads are closed, RBWM procedure is to allow limited access along The Causeway to vehicles under 3.5 tonnes between certain times of the day. Temporary traffic lights are used to control vehicle movements.

For emergency flood procedures to be effective The Causeway must be structurally capable of handling the traffic that will be using it. The Parish is keen to ensure that The Causeway is properly maintained so that emergency plans can be implemented.

Project 07: Improvements to green spaces

The Parish Council welcomes investment in the quality of open and play spaces, including new play equipment and the ongoing maintenance of these. This includes proposals that enable children of all ages and abilities to make use of and enjoy play equipment.

Project 08: Community-led energy initiatives

The Parish Council welcomes the opportunity to work with parties to explore the feasibility of small-scale community-led renewable energy initiatives in the Parish. This might include centralised battery storage and micro-grids on multi-dwelling developments.

Schemes 'led by' local communities should benefit the community as a whole and include those which are promoted by the community, or which are conceived in partnership between the community and other organisations. Such a project should be supported by the community as a whole as demonstrated through consultation responses.

The possibility of a small hydro generation plant adjacent to one of the weirs should be explored. If viable the construction of this should be supported provided any harm to the Green Belt or other area designations has been minimised.



Project 09: New walking and cycling routes

The provision of new walking and cycling routes is supported. The Parish is keen to explore opportunities for new routes in partnership with relevant delivery partners, including RBWM, through a future Local Transport Plan (or similar) and or future iterations of the [Local Cycling and Walking Infrastructure Plan](#). In particular, the Parish Council is keen to work with schools to stimulate the production of new, safe walking and cycling routes, to schools.

Project 10: Road improvements

The Parish is keen to see road improvements delivered, potentially through the use of design and highway treatments, or wider traffic management strategies, that contribute towards a reduction in the overall volume and speed of traffic, as well as safety improvements for all users. This might include the introduction, potentially on a trial basis at first, of school streets to reduce the transport impact of the school run.

The Parish is keen to explore potential opportunities with relevant delivery organisations, which may include production of a Cookham-wide traffic management plan and incorporation within a future Local Transport Plan or similar to be prepared by RBWM.

Proposed ideas will need to carefully balance the movement solution with the quality and character of the built and natural environment.

Project 11: Air quality

The Parish would like to explore opportunities to better measure, monitor and introduce strategies to reduce air pollution within the Neighbourhood Plan area, including the requirement for air quality positive development schemes

Project 12: Rail and Bus services

The Parish is keen to work with the Train Operating Company and other partner organisations to explore opportunities for increasing the frequency of train services operating to and from Cookham station.

Improvements to the frequency and timing of bus services, as well as the introduction of new routes, are welcome, and the Parish is keen to explore opportunities with Bus operators and with RBWM through a future update to the Local Transport Plan.



Glossary of Terms

Adoption – The final confirmation of a development plan by a local planning authority.

Affordable Housing - Includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. A full definition is available in the NPPF.

Agent of Change – The ‘agent of change’ refers to the applicant for development and who is responsible for managing the impact of any change resulting from that development. Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed. See paragraph 193 of the NPPF.

Blue infrastructure – Refers to water features, including ponds, lakes, streams, rivers and storm water provision, swales, raingardens, wetlands and canals and their banks.

Brownfield Site – See Previously Developed Land.

Crashmap – [Crashmap](#) is, an online resource based upon information collected by the police relating to reported injury collisions.

Conservation Area - an area of special architectural or historic interest, the character or appearance of which is preserved by local planning policies and guidance.

Development Plan - Includes the adopted RBWM Local Plan and any future adopted Local Plan which may replace it, and Neighbourhood Development Plans which are used to determine planning applications.

Evidence Base - The background information that any Development Plan Document is based on and is made up of studies on specific issues, such as housing need for example.

Greenfield Site - Land where there has been no previous development, often in agricultural use

Green Infrastructure – A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life



benefits for local communities. Includes those parts of an area which are occupied by natural open space, parkland, woodland, sports fields, gardens, allotments and the like.

Housing Associations / Registered Social Landlords / Registered Providers –

Not-for-profit organisations providing homes mainly to those in housing need

Inclusive Design - Inclusive design (also called universal design) makes places usable by everyone, regardless of age, gender, ability, culture and circumstance. It is based on the simple principle that designing for the widest range of people creates better designs and benefits everyone.

Independent Examination - An assessment of a proposed Neighbourhood Plan carried out by an independent person to consider whether a Neighbourhood Development Plan conforms with the relevant legal requirements.

Infrastructure – Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

Infill Development – small scale development filling a gap within an otherwise built up frontage.

Listed Building – building of special architectural or historic interest.

Local Planning Authority - Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, county council, a unitary authority or national park authority. For Cookham this is the Royal Borough of Windsor and Maidenhead (RBWM).

Major development – Major development is defined as per the NPPF. For housing, a major development is where ten or more homes will be provided, or where the site area is 0.5 hectares or greater. For non-residential development, it means additional floorspace of 1,000sqm or more, or a site of 1 hectare or more.

Ministry of Housing, Communities and Local Government (MHCLG) – Since 2018, this has been the Government department with responsibility for planning, housing, urban regeneration and local government. Was known as the Department for Levelling Up, Housing and Communities (DLUHC) from September 2021 to July 2024. Previously known as the Department for Communities and Local Government (DCLG).

National Planning Policy Framework (NPPF) - Sets out the government's planning policies for England and how these are expected to be applied

Neighbourhood Development Plan – A local plan prepared by a Town or Parish Council (or Forum) for a particular Neighbourhood Area, which includes land use topics

Passivhaus – The world's leading fabric first approach to low energy buildings. The core focus of the Passivhaus standard is to dramatically reduce the requirements for



space heating and cooling, whilst also creating excellent indoor air quality and comfort levels. More information is available via the [Passivhaus website](#).

Permitted Development – comprises certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having first to obtain specific planning permission.

Planning Permission - Formal approval granted by a council (e.g. RBWM) in allowing a proposed development to proceed.

Previously Developed Land - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Public Open Space - Open space to which the public has free access.

Public Realm - Those parts of a village, town or city (whether publicly or privately owned) available, for everyone to use. This includes streets, squares and parks.

Section 106 Agreement – Planning obligation under Section 106 of the Town & Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal.

Soundness – The soundness of a statutory local planning document is determined by the planning inspector against three criteria: whether the plan is justified (founded on robust and credible evidence and be the most appropriate strategy), whether the plan is effective (deliverable, flexible and able to be monitored), and whether it is consistent with national and local planning policy.

Stakeholder – People who have an interest in an organisation or process including residents, business owners and national organisations and government departments

Sustainable Development – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS) – Sustainable drainage systems slow the rate of surface water run-off and improve infiltration, by mimicking natural drainage



in both rural and urban areas. This reduces the risk of “flash-flooding” which occurs when rainwater rapidly flows into the public sewerage and drainage systems

Use Classes Order – The Town and Country Planning (Use Classes) (Amendment) (England) regulations 2020 puts uses of land and buildings into various categories known as ‘Use Classes’. These regulations came into force on 1st September 2020 and effectively nullify the former use class definitions used within the Town and Country Planning (Use Classes) Order 1987.

It is generally the case that you will need planning permission to change from one use class to another, although there are exceptions where the legislation does allow some changes between uses. It should be noted that the recent regulation changes led to former Use Class A (shops, financial and professional services and food and drink establishments) becoming part of the new Use Class E.

B2 use class: Refers to general industry

B8 use class: Refers to storage and distribution

C1, 2, 2A, 3, 4 use class: Refers to hotels and residential institutions, secure residential institutions, dwellings and House in Multiple Occupations (HMOs)

E use class: Refers to shops, restaurants, financial and professional services, indoor sport, recreation or fitness (not involving motorised vehicles or firearms), health or medical services, creche, nursery or day centre principally to visiting members of the public, an office, research and development, or any industrial process that can be carried out in any residential area without detriment to amenity. The breakdown of uses in Class E is:

E(a): Display or retail sale of goods, other than hot food.

E(b): Sale of food and drink for consumption (mostly) on premises.

E(c): Provision of (i) Financial services, (ii) Professional services (other than health or medical services), or (iii) other appropriate services in a commercial, business or service locality.

E(e): Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner).

E(f): Creche, day nursery or day centre (not including a residential use).

E(g): Uses which can be carried out in a residential area without detriment to its amenity, including (i) offices to carry out any operational or administrative functions, (ii) research and development of products or processes, (iii) industrial processes.

F use class: Includes a range of social and community uses, including education, libraries and community halls, as well as sports and recreation.

Sui Generis: 'Sui generis' is a Latin term that, in this context, means ‘in a class of its own’. Certain uses are specifically defined and excluded from classification by



legislation, and therefore become 'sui generis'. Public houses, wine bars, or drinking establishments (previously Use Class A4) are classified as Sui Generis.



Acknowledgements

All those who have comprised and sat in on the Working Party which has created this Plan over the five years 2020 – 2025, though the distractions of Covid-19 and putting in the huge amount of time and effort needed to create it, with thanks for their willingness to debate and compromise in the interests of the overall Plan:

The Parish Councillors elected to the Working Party which created this Plan: (a) from 2020 to 2023: initially Cllrs Bill Perry, the late Martin Coker, Christine Doyle, Mark Howard and Ian Wernham, and later, replacing Martin, Christine and Ian, also Cllrs Jacqui Edwards, Jane Perry and Laura Tull; (b) in 2023/4: Cllrs Bill Perry, Mark Howard, Jamie Moore, Anna-Louise Regan and Laura Tull; and (c) in 2024/5: Cllrs Bill Perry, Mark Howard, Jacqui Edwards, Jamie Moore and Laura Tull.

Those who have sat in on and worked with the Working Party throughout the process:

- (a) The Cookham Society, specifically Dick Scarff; WildCookham, specifically Lars Ahlgren and Mike Copland; Save Cookham, specifically Tim Veale and Nic Dawkes; Cookham's Footprint, specifically Paul Strzelecki and Richard Campin; and
- (b) Dr Shez Courtenay-Smith, the former Chairman of the VDS Working Party, and the author of the Plan's Appendix 5 on Sir Stanley Spencer's works and the views of Cookham within them.

All the Parish Councillors 2020 – 2025 for their time and support for this effort.

Her late Majesty's Government for substantial financial support.

All those who have worked to organise and support the creation of the Plan:

Troy Planning + Design, the Parish Council's professional advisers/consultants, who have provided excellent, dedicated work and help, specifically and with particular thanks to Jon Herbert who has been 'guide, philosopher and friend' from Day 1.

AECOM, who produced the Design Guide to accompany the Plan, specifically Ben Castell and Giuseppe Verdone.

The Working Party's Administrator, the hard-working, long-suffering and ever helpful Nina Milner.

The Clerk to Cookham Parish Council, Jill Gavin, and her Assistants from time to time, Jackie Smith and Christine Hunter.

Pam Knight, Peter Borrows and their colleagues of Marlow Archaeological Group, formerly Marlow Archaeological Society, for their drafting of Appendix 6.



Amara Khurana, who won the 'Future Cookham' poster competition set up as part of the publicity for the Plan and from whose entry we have taken the title and 'theme' pictures for the Plan.

All the individuals and organisations, too numerous to specify here, specifically consulted, for their helpful contributions.

Everyone, residents of Cookham and others, who has contributed and commented, directly and/or indirectly, by responding to consultations, producing ideas and supporting this effort.

Cookham Parish Council

Neighbourhood Plan for Cookham Parish 2021-2038

Referendum version: June 2025

Future Cookham

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