

06/07/2021.

**To:** Councillors Phil Barnett, Jeff Beck, Jo Day, Billy Drummond, Nigel Foot, Roger Hunneman, Pam Lusby Taylor, David Marsh, Vaughan Miller, Andy Moore, Gary Norman, and Tony Vickers

**Substitutes:** Councillors Martin Colston, Jon Gage, and Stephen Masters

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee** on **Monday 12/07/2021 at 7.30 pm**. The meeting will be held in the **West Berkshire Council Chamber, Council Offices, Market Street, Newbury**. The meeting is open to the press and public. This meeting will also be simultaneously conducted via zoom.

Join Zoom Meeting:

<https://us02web.zoom.us/j/87482487914?pwd=VFc1SUxhOVB4VENIL3JEaFZZOFRIUT09>

Meeting ID: 874 8248 7914

Passcode: 100937

Due to Coronavirus restrictions, places in the venue will be limited. If you wish to be guaranteed a space, please register your interest with this office.

Yours sincerely,

**Darius Zarazel**  
**Democratic Services Officer**

1. **Election of Chairperson and Deputy Chairperson**  
**To receive** nominations and
  - 1.1 **To elect the Chairperson of the Planning & Highways Committee**
  - 1.2 **To elect the Deputy Chairperson of the Planning & Highways Committee**
2. **Apologies**  
*Democratic Services Officer*
3. **Declarations of Interest and Dispensations**  
*Chairperson*  
**To receive** any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.

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**4. Minutes (Appendix 1a and 1b)**

*Chairperson*

**To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 19/04/2021 and the Planning & Highways Working Group held on Monday 21/06/2021 (already circulated).

**4.1. Officers report on actions from previous meeting**

*Chairperson*

**To receive** an update.

**5. Questions and Petitions from Members of the Public**

*Chairperson*

Questions, in writing, must be with the DSO by 2:00 pm on Friday 9<sup>th</sup> July.

**6. Members' Questions and Petitions**

*Chairperson*

Questions, in writing, must be with the DSO by 2:00 pm on Friday 9<sup>th</sup> July.

**7. Schedule of Planning Applications (Appendix 2)**

*Chairperson*

**To comment** on the planning applications listed at the attached schedule.

**8. Schedule of Prior Approval Applications (Appendix 3)**

*Chairperson*

**To comment**, if relevant, on prior approval applications listed at the attached schedule.

**9. Schedule of Licencing Applications (Appendix 4)**

*Chairperson*

**To comment**, if relevant, on licencing application listed at the attached schedule.

**10. To Review the Membership and Terms of Reference for Planning & Highways Working Groups**

*Chairperson*

**10.1 To review** the membership and Terms of Reference for the Canal Corridor Working Group **(Appendix 5a)**.

**10.2 To review** the membership and Terms of Reference for the Heritage Working Group **(Appendix 5b)**.

**10.3 To review** the membership and Terms of Reference for the Neighbourhood Development Plan Working Group **(Appendix 5c)**.

**10.4 To review** the membership and Terms of Reference for the Sandleford Joint Working Group **(Appendix 5d)**.

**10.5 To review** the membership and Terms of Reference for the Town Centre Working Group **(Appendix 5e)**.

**11. Nomination for Renewal of Asset of Community Value for Faraday Road Football Ground and Stadium (Newbury Football Ground) (Appendix 6)**

*Chairperson*

**To approve** the attached nomination, that Newbury Town Council apply to West Berkshire Council to renew the Newbury Community Football Ground on Faraday Road as an Assets of Community Value, using the Newbury Community Football Ground CIC's (NCFG's) evidence document.

**12. NTC WBC Bid for Promoting Active Travel (Appendix 7)**

*Chairperson*

**12.1 To resolve** to select a priority route from West Berkshire Council's Local Cycling & Walking Infrastructure Plan (LCWIP) (already circulated) for the installation of additional wayfinding signage for the promotion of active travel to the town centre.

**12.2 To resolve** to approve the use of earmarked expenditure of up to £10,000 for this project.

**13. Management Companies**

*Chairperson*

**To formulate and resolve** on the Councils view on management companies taking over developments and public open spaces.

**14. A Neighbourhood Development Plan for Newbury (Appendix 8)**

*Chairperson*

**To resolve** that Newbury Town Council should undertake a Neighbourhood Development Plan.

**15. Update from the Sandleford Joint Working Group**

*Chairperson*

**To receive** an update on any relevant business from the Joint Working Group.

**16. Update from The Western Area Planning Committee**

*Chairperson*

**To receive** an update on any relevant business from the Western Area Planning Committee.

**17. Town Centre Working Group Update**

*Chairperson*

**To receive** an update from the Town Centre Working Group.

**18. Consultation: Newbury Town Centre Masterplan (Appendix 9)**

*Chairperson*

**To formulate** the Councils response to the consultation.

**19. Newbury Community Football Ground**

*Chairperson*

**To receive** an update.

**20. Forward Work Programme for Planning and Highways Committee (Appendix 10)**

*Chairperson*

**To note** and agree any other items that Members resolve to add to the Forward Work Programme.

**Minutes of a meeting of the Planning and Highways Committee  
held by Virtual Meeting on Zoom  
19/04/2021 at 7:00pm.**

**Present**

Councillors; Gary Norman (Chairperson); Nigel Foot (Vice-chairperson); Tony Vickers; Phil Barnett; Vaughan Miller; Roger Hunneman; Andy Moore; Jeff Beck; David Marsh; Billy Drummond; Jo Day

Jeff Beck joined at 19:39

**In Attendance**

Darius Zarazel, Democratic Services Officer

**226. Apologies**

Apologies received for Pam Lusby Taylor.

**227. Declarations of interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, Andy Moore, Billy Drummond, and Tony Vickers are also Members of West Berkshire Council, which is declared as a general interest on their behalf and a dispensation is in place to allow them to partake in discussions relating to West Berkshire Council business. Councillors Phil Barnett, Billy Drummond, and Tony Vickers are also Members of Greenham Parish Council.

The Democratic Services Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and Jeff Beck and Andy Moore who are Substitute Members of West Berkshire Council Planning Committee: "I wish to make it clear that any comments I make tonight are only being made in relation to the formulation of the Town Council's view and is not in any way prejudging the way that I may vote when any application is considered by West Berkshire District Council. At that time, I will weigh up all the evidence."

**228. Minutes**

**Proposed:** Councillor Billy Drummond

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 29/03/2021, be approved, and signed by the Chairperson.



**229. Officers report on action from previous meeting**

A) On the request to the Canal & Rivers Trust and the Highways Authority to make urgent repairs to the part of the popular Speen Moors circuit that follows the canal towpath out of West Mills, which has been eroded by people allowing their dogs to swim in the canal, so that it is now a danger to use, I have sent this request to both organisations and the C&R Trust has made assurances that issues on the trust property will be repaired in the next few months, and the question to the Highways Authority has been referred to the countryside team and public rights of way team.

B) On the request to have the Sandleford Appeal to be livestreamed, the Planning Inspectorate confirmed that this will be livestreamed on their YouTube channel.

**230. Questions and Petitions from Members of the Public**

Question received from Paula Saunderson:

*"Please would Newbury Town Council's Planning Committee ask the Officers to Write formally to West Berkshire Council, as the lead Flood Authority, asking them to outline the Process and Timescales for achieving a New Flood Risk Assessment for Clay Hill Ward including Ground Water Modelling, and taking into account all new Agreed Developments nearby, and any known proposed or conceptual Developments within the Ward - thank you".*

Response from the Chairperson:

"This committee has been in contact with WBC's Principal Engineer and will ask the DSO to write to him to outline the process and timescale for a new flood risk assessment for Clay Hill Ward and request that it be carried out."

**231. Members' Questions and Petitions**

Question received from Councillor Phil Barnett:

*"With the withdrawal of the "Readibus" community routes within Newbury and West Berkshire, what support can Newbury Town Council offer its residents who have relied on this service over the last two decades".*

Response from the Chairperson:

"I share concerns as I volunteer at a stroke survivors' group, of whom several members used Readibus. Also, with the COVID restrictions being lifted it is a difficult time for this. Readibus is well equipped to deal with disabled users.

Although covering this service is not something the Council has previously discussed, and so it is not in our Strategy and there is no allocated budget for it, this Council will write to WBC immediately to ask about this bus service, and whether they have any proposals or ideas to compensate for it going forward.”

Question received from Councillor Roger Hunneman:

*“As members realise there is much concern from residents about the current level of litter – in particular on the verges of the highway and in the adjoining hedgerows. I appreciate that the WBC contractors pick litter from the highways and pavements but there seems to be a problem with the removal of rubbish from the immediately adjoining areas.*

*This has become a significant issue – is there anything we can do as a Town Council about it and what support can we give the public-spirited residents who undertake litter picking?”*

Response from the Chairperson:

“Littering is a national issue that this council takes seriously. Littering is expected to get worse with the lifting of covid restrictions. The vast majority of residents and visitors don’t litter. Responsibilities for this are WBC, but we sincerely appreciate all those people who volunteer to go out into the community and litter pick. I will request that the DSO ask for this question to be put to the next Community Services Committee where a response to this question will be discussed.”

**232. Schedule of Planning Applications**

Resolved that the observations recorded as Appendix 1 to these minutes be submitted to the planning authority.

**233. Schedule of Prior Approval Applications**

Resolved that the observations recorded as Appendix 2 to these minutes be submitted to the planning authority.

**234. Consultation: West Berkshire Councils Active Travel plans for enhanced walking and cycling infrastructure**

NTC will ask WBC to ensure that trailer bikes are accommodated for in terms of parking and manoeuvring, specifically in reference to staggered barriers which need to be spaced further apart.

Also, we will ask that the School Street Scheme be applied to a school in Newbury.

We support both the physical and behavioural changes that WBC are encouraging.

To invite Cheryl Evans, Senior Road Safety Officer at WBC, running the School street scheme to this committee.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Vaughan Miller

**Resolved:** That NTC send these comments to WBC.

**235. Consultation: West Berkshire Councils Local Plan Review, Settlement Boundary Review**

We would like to see a change to this policy: that boundaries are aligned “along roads to the edge closest to the settlement”.

Where developments are on one side of the road, we would like boundaries draw in the middle of the road, not on the edge of the settlement.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Gary Norman

**Resolved:** That NTC sends this comment to WBC.

**236. Consultation: West Berkshire Councils Environment Strategy Draft Delivery Plan**

The headings listed were regarded as sensible. The key for measuring progress shows: 39 ‘In progress, on track’, 30 ‘not started’, and 2 ‘completed’.

There is currently no means of allowing Councillors or members of the public to examine the metrics by which WBC classifies the Actions as “In Progress” or “on track”. We would like this addressed and made more transparent.

Request more information about how WBC assess progress on these items and ensure that members of the public can easily access it.

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Roger Hunneman

**Resolved:** That we make a request to WBC for more information about how they assess progress on these items and ensure that it is made available and easily assessable for the public.

**237. Update from The Western Area Planning Committee**

An update was received and noted by the members.

**238. Forward Work Programme for Planning and Highways Committee**

It was agreed to add the following items to the agenda for Monday 10<sup>th</sup> of May 2021:

- Put an invitation to Cheryl Evans, Senior Road Safety Officer at WBC, to speak on the School Street Scheme, on the 'to be confirmed' list.

**There being no other business, the chairperson declared the meeting closed at 20:35 hrs.**

**Chairperson**

**Planning and Highways Committee Meeting  
Schedule of Planning Applications 19/04/2021**

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1.	No objection.	Clay Hill	<a href="#">21/00774/FUL</a>	Newbury Business Park, Rivergate House Ground Floor, London Road, Newbury, RG14 2QB, for McKay Securities PLC	Improvements to existing outdoor seating area including new access via new door and a half doorset installed to existing facade, new raised decking area, new lighting and furniture.
2.	No objection.	East Fields	<a href="#">21/00685/HOUSE</a>	Thompson Lodge, Chesterfield Road, Newbury, RG14 7QB, for Mr S Niven	Single Storey Extension.
3.	No objection.	Speenhamland	<a href="#">21/00649/HOUSE</a>	42 Hawthorn Road, Newbury, RG14 1LB, for Miss D Wilmot	Front entrance porch.
4.	We support this application.	Wash Common	<a href="#">21/00678/FUL</a>	Bracken House, 108 Essex Street, Newbury, RG14 6RA, for Mr & Mrs Harvey	Create new access to property - Relocation of existing - No parking. To relocate the access/aggress to property away from road bend. Construct driveway (approx 8m) from property boundary to pavement (currently grass verge - no formal foot pavement). Driveway construction - Timber edge board, Terram, mot-type 1 with gravel (20mm) Kennet Holm topping. Grass verge crossing by highways. Existing

					opening will be closed by planting hedge.
5.	No objection.	Wash Common	<a href="#">21/00648/HOUSE</a>	61 Chandos Road, Newbury, RG14 7EG, for Inspiration Chartered Architects Ltd	Extensions to front and rear together with reconstruction of garage.
6.	No objection.	Wash Common	<a href="#">21/00665/HOUSE</a>	Merricot, Tydehams, Newbury RG14 6JU, for Mr & Mrs Winchester	Removal of existing summer room and formation of larger room with en-suite shower room above. Along with associated internal alterations. Removal of existing small garden shed and formation of new garden shed in rear garden as indicated.
7.	No objection.	Wash Common	<a href="#">21/00707/HOUSE</a>	6 Heather Gardens, Newbury, West Berkshire, RG14 7RG, for Mr & Mrs Pedersen	Double storey garage extension, single storey side/rear extension & existing dropped kerb to be widened.
8.	No objection.	Wash Common	<a href="#">21/00647/HOUSE</a>	Wentworth, Garden Close Lane, Newbury, RG14 6PP, for Mr & Mrs Fish	Proposed first floor side extension, single storey rear extension, garage conversion and associated alterations. External alterations to include render, timber cladding, replacement windows and slate roof. Re submission to amend roof to zinc.
9.	No objection.	Wash Common	<a href="#">21/00637/HOUSE</a>	4 Ladwell Close, Newbury, RG14 6PJ, for Mr & Mrs Edwards	Change of use for integral garage, Front Elevation change with bay window and pitch roof to existing dormer.

10.	No objection subject to highways.	Wash Common	<a href="#">21/00788/HOUSE</a>	25 Meadow Road, Newbury, RG14 7AH, for Mr & Mrs Swanborough	Additional Dormer at the front of the property.
11.	No objection.	Wash Common	<a href="#">21/00755/HOUSE</a>	The Chase, Badgers Ridge, Newbury, RG20 0LQ, for Mr & Mrs Evans	Erection of outbuilding providing two car spaces and workshop space to replace space converted to domestic accommodation within existing integral garage. Proposals includes rear slatted shading loggia to kitchen and living rooms, replacing existing conservatory.
12.	No objection subject to the usage as a shed/workshop being retained and a roof that is sympathetic to the surrounding environment.	Wash Common	<a href="#">21/00828/HOUSE</a>	60 Andover Road, Newbury, RG14 6JN, for Mr & Mrs Pizzey	Retrospective application for replacement shed on the same site as the 20 year old shed that was demolished as it was unsafe. The new shed is for the most part, hidden from view by existing hedgerow, trees, and a new garage built in the new development in Fermoy Gardens. I estimate that one of my neighbours will be able to see approx. 600mm of the roof above their boundary fence, running for about 2.5m to 3m in length – this would have been the same as the existing shed that was demolished.
13.	No objection.	Wash Common	<a href="#">21/00844/HOUSE</a>	20 Paddock Road, Newbury, RG14 7DG, for Mr & Mrs Rowe	Part single, part two-storey rear extension following demolition of conservatory and associated works.

14.	We support this application.	West Fields	<a href="#">21/00724/FUL</a>	Newbury Cricket and Hockey Club, Northcroft Lane, Newbury, RG14 1RS, for Mr O'Sullivan	Proposed single storey extension and replacement of flat roof with a pitched roof with blue/black fibre cement slates.
15.	No objection.	West Fields	<a href="#">21/00718/HOUSE</a>	21 Green Lane, Newbury, RG14 5NU, for Mr & Mrs King	Three bedroom, end of terrace with a garage attached to the side of the property. Proposal is to extended the garage area slightly past the house, knock through to living area and build a first floor above.
16.	No objection.	West Fields	<a href="#">21/00778/HOUSE</a>	1 St Georges Avenue, Newbury, RG14 5NX, for Mr J Broughton	To replace a 4 foot wooden lap fence panels with a picket fence between brick piers of similar height.



## Schedule of Applications for Prior Approval

Running Order	Resolution	Ward	Application Number	Location and Applicant	Proposal
1.	No objection subject to highways.	Clay Hill	<a href="#">21/00603/PACOU</a>	Bloor Homes, Southern River View House, Newbury Business Park, London Road, Newbury, RG14 2PS, for Bloor Holdings Director Retirement Benefit Scheme	Change of use from office to 12 residential units.
2.	No objection.	West Fields	<a href="#">21/00729/PACOU</a>	2 Boxshall Court, Pound Street, Newbury, RG14 6BP, for Tompkins Rygole Ltd.	Change of use from office to residential flat.

**Minutes of a meeting of the Planning and Highways Working Group  
held by Virtual Meeting on Zoom  
21/06/2021.**

**Present**

Councillors; Nigel Foot (Chairperson); Martin Colston; Pam Lusby Taylor; Phil Barnett; Vaughan Miller; Roger Hunneman; Andy Moore; Jeff Beck; David Marsh; Billy Drummond

Martin Colston, entered at 19:29

**In Attendance**

Darius Zarazel, Democratic Services Officer

**271. Apologies**

Apologies were received from Gary Norman. He is substituted with Cllr Martin Colston.

Apologies were also received from Jo Day and Tony Vickers.

**272. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett, Jeff Beck, Andy Moore, Billy Drummond, Stephen Masters, and Tony Vickers are also Members of West Berkshire Council, which is declared as a general interest on their behalf and a dispensation is in place to allow them to partake in discussions relating to West Berkshire Council business. Councillors Phil Barnett, Billy Drummond, and Tony Vickers are also Members of Greenham Parish Council.

The Democratic Services Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and Jeff Beck and Andy Moore who are Substitute Members of West Berkshire Council Planning Committee: "I wish to make it clear that any comments I make tonight are only being made in relation to the formulation of the Town Council's view and is not in any way prejudging the way that I may vote when any application is considered by West Berkshire District Council. At that time, I will weigh up all the evidence.

**273. Minutes**

**Proposed:** Councillor Billy Drummond

**Seconded:** Councillor Jeff Beck

**Resolved:** That the minutes of the meeting of the Planning & Highways Working Group held on 01/06/2021, be approved, and signed by the Chairperson.

**274. Officers report on action from previous meeting:**

A) In response to the question by Councillor Vickers to WBC about the location of trials of reserved parking spaces for electric vehicles next to charging points, I have been informed that WBC are going to introduce dedicated parking bays for electric vehicles at the following locations:

- all four charge posts on Chesterfield Road
- all three charge posts on Craven Road
- one charge post on Rockingham Road o/s No 2

These parking restrictions will initially be on an experimental basis and during the first few months of operation WBC will invite comments from residents and users. Whether the restriction is made permanent will depend on the results of this consultation. NTC will be invited to consult on the legal order when it comes into force.

In addition, new electrical charging points will be installed at: Central South (KFC), the Library, and Northcroft Leisure Centre. These are planned to be operational in mid-July.

B) Next Committee meeting, on the 12<sup>th</sup> of July, the Committee will be invited to resolve to select an active travel route toward to the Town Centre for the instillation of wayfinding signage and approve expenditure for this. I have circulated WBC's Local Cycling Walking & Infrastructure Plan (LCWIP). This will be used to select a priority route, specifically from Appendix B (page 36) onward, which depicts exact routes that could be used.

C) DSO to invite the owners of the proposed 5G tower on the corner of Link Road and St John's Road to speak to the Committee.

**275. Questions and Petitions from Members of the Public**

There were none.

**276. Members' Questions and Petitions**

Question received from Phil Barnett:

*"Residents and Councillors worked tirelessly in securing GATSO speed cameras at strategic positions along various roads some years ago. Now to find they are either rusted, unusable, or not even active for several years."*

*Therefore, can Newbury Town Council's Planning and Highways Working Group request West Berks Council's highways department to reassure the public that active replacements will be installed and supplemented by the Thames valley mobile speed enforcement teams carrying out spot checks around these locations?"*

Response from the Chairperson:

"Thank you for this petition. I will request that the DSO write to the Highways Department of WBC for information about these cameras and to ask for reassurances that they will be replaced and inspected."

Question received from Stuart Gourley:

*"Would NTC support the residents of Wheatsheaf Lane, off of Shaw Crescent, in lobbying WBC in requesting a review and potential implementation of the following improvements proposals to the junction of Wheatsheaf Lane with Shaw Road*

- 1. Re-implementation of a single, keep clear, white line across the entrance to Wheatsheaf Lane, across the junction with Shaw Road*
- 2. A Mirror or Visual Aid to support exiting Wheatsheaf Lane onto Shaw Road*
- 3. Speed control review and implementation of traffic calming measures if required"*

Response from the Chairperson:

"This junction between Wheatsheaf Lane and Shaw Road is one that has caused a number of issues for the residents who live down the Lane. Accidents have occurred by cars pulling into the lane colliding with cars coming out of the lane, among other issues. We will write to WBC to request a review of the junction and look to get these sensible adjustments implemented."

**277. Planning Application: Kennet Centre Redevelopment (21/00379/FULMAJ and 1/00380/FULMAJ)**

It was agreed that the previous comments made on the Kennet Centre Redevelopment were light on detail.

**Comments:**

Newbury Town Council wish to emphasise several points:

- 1) Height of the buildings – We are deeply concerned about the proposed height of the development and believe it to be out of character with the Town. Would like to see the height of the development greatly reduced.
- 2) The lack of affordable housing – This is also a real concern. Affordable housing is a part of West Berkshire Council's Core Strategy (CS6) in the Local Plan. It should be 30% on brownfield sites, of which 70% should be social. As this development lacks any affordable housing, this is also a major concern.
- 3) Lack of parking spaces – In addition, there is a substantial lack of parking spaces for the number of flats built. The WBC housing site allocation plan states that, for a development of 402 flats, it would require 459 parking spaces, rather than the 76 proposed.
- 4) Newbury Town Centre Masterplan – We also wish to reemphasise that the Newbury Town Centre Masterplan is not yet published. A development of this size and importance needs to wait for the result of this study. We feel it is important to delay the decision on the planning application until the Newbury Masterplan exercise had reported at the end of July 2021.

DSO to send these comments to WBC and the Developers (Lochailort), and to ask the developers for information about any changes to the proposals and for the new visualisations that were requested. An update will be presented at the next meeting on the 12<sup>th</sup> of July.

**278. Schedule of Planning Applications**

Resolved that the observations recorded as Appendix 1 to these minutes be submitted to the planning authority.

**279. Schedule of Prior Approval Applications**

Resolved that the observations recorded as Appendix 2 to these minutes be submitted to the planning authority.

**280. Schedule of Licencing Applications**

Resolved that the observations recorded as Appendix 3 to these minutes be submitted to the planning authority.

## **281. Town and Country Planning Act 1990**

Application No: 20/01775/FULD (Appeal reference: APP/W0340/W/20/3263493) for conversion of former Class B unit into 1no 2 bedroom single storey unit and 3no 1 bedroom two storey town houses with associated parking and amenity at Newbury Electrical Supplies, 50 Bartholomew Street, Newbury, RG14 5QF, for Bullfinch Homes Ltd. Newbury Town Council's Comments (submitted 02/09/2020): No objection.

**Comments:** That the Council continues to have 'no objection' and that this be sent to the Planning Inspectorate.

## **282. Updates on Section 215 of the Town and Country Planning Acts**

The current list of Section 215's was received and noted by members.

Key updates included:

### Item 1 – 41 Cheap Street

Would like to see action to approve the planning application and clarification on the status of the application.

### Item 5 – Wharf Street

For the BID to pursue. A suggestion is to put the properties names on the bins and put the bins in the car park behind the museum. This will be raised at the Town Centre Working Group.

### Item 7 – 40 Bartholomew Street

Would like to see the work finished. There are still structural issues with the facade. NTC to ask for a deadline for the completion of the works from WBC.

It was agreed to add the following lands/properties to the list:

- The land to the east of Fir Tree Lane and junction with London Road
- 380 London Road, Newbury, RG18 3AA
- Former Strada unit in the Market Place

## **283. Management Companies**

Management Companies and their role in taking over developments and public opens spaces was discussed by members.

The point was raised that private ownership of public opens spaces is inequitable and does not provide democratic accountability. Public open spaces should be funded by, and accountable to, the public.

It was agreed that NTC would strongly object to management companies taking over public lands.

DSO to formulate the wording of a resolution that can be voted on at the next meeting.

**284. WBC Consultation: Highway Winter Service Plan**

The Councillors noted the Service Plan.

**Comments:** Although treating subway ramps are mentioned in the Service Plan, the Councillors agreed that they should be treated as a priority. In addition, footpath treatment more broadly should also be considered as a higher priority.

**285. Update from the Sandleford Joint Working Group**

An update was received by members.

**286. Update from The Western Area Planning Committee**

An update was received by members.

**287. Town Centre Working Group Update**

An update was received by members.

**288. Newbury Community Football Ground**

An update was received by members.

**289. Forward Work Programme for Planning and Highways Working Group**

Nothing else was added.

**There being no other business, the chairperson declared the meeting closed at 20:54 hrs.**

**Chairperson**

# APPENDIX 1

## Planning and Highways Working Group Schedule of Planning Applications 21/06/2021

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1.	No objection subject to a review after the end of the first year of operation, in late January 2022.	Adjacent Parish	<a href="#">21/01079/COMIND</a>	Newbury Racecourse, Racecourse Road, Newbury, RG14 7NZ, for Newbury Racecourse	Great Newbury Christmas Carnival (with attractions including market stalls, big-top, fairground rides, Christmas tree maze, ice-rink, Santa's grotto). Associated cut and fill works are also proposed to level the centre of the Racecourse.
2.	No objection.	Clay Hill	<a href="#">21/01272/HOUSE</a>	62 Kiln Road, Newbury, RG14 2LS, for Mr J. Adams	Drop 5 kerbs to increase driveway entrance.
3.	No objection.	Clay Hill	<a href="#">21/01412/HOUSE</a>	1 Newport Road, Newbury, RG14 2AW, for Mr A. Houghton	To build a single storey garage with single pitch roof at front of property, new hardstanding driveway and dropped kerb to the public highway.
4.	No objection.	East Fields	<a href="#">21/01211/HOUSE</a>	5 Chesterfield Road, Newbury, RG14 7QB, for Mr & Mrs Richardson	Proposed two storey side extension and associated internal alterations.
5.	No objection.	East Fields	<a href="#">21/01371/HOUSE</a>	76 Queens Road, Newbury, RG14 7PA, for Larner Sing LTD	Single storey kitchen/dining room extension.



6.	No objection.	East Fields	<a href="#">21/01468/HOUSE</a>	3 St Johns Road, Newbury, RG14 7PY, for Mr & Mrs Lungu	Extend existing kitchen and dinning to rear of property.
7.	No objection.	East Fields	<a href="#">21/01426/HOUSE</a>	18 Priory Road, Newbury, RG14 7QN, for Mr & Mrs Watt	Single storey rear extension.
8.	No objection.	Speenhamland	<a href="#">21/01435/FUL</a> & <a href="#">21/01436/LBC2</a>	Swallow Chequers Hotel, 6 - 8 Oxford Street, Newbury, RG14 1JB, for Polar Ventures Ltd, c/o Chequeres Hotel Newbury	Proposed lift within an existing external courtyard, and amendments to external landscaping in courtyard garden, including the addition of decking and pergolas.
9.	No objection.	Wash Common	<a href="#">21/01297/HOUSE</a>	6 Oak Ridge Close, Newbury, RG14 6HX, for Mrs E. Kerr	Convert internal garage space into living accommodation. The new window and brickwork chosen will match the existing design, materials and colour of the property windows.
10.	No objection.	Wash Common	<a href="#">21/01341/HOUSE</a>	5 Bledlow Close, Newbury, RG14 6RX, for Mr & Mrs Gorbald	Two storey rear extension, single storey garage extension and alterations to existing front porch and rear storage. Additional alterations to fenestration, external cladding material and internal alterations and associated works.

11.	No objection.	West Fields	<a href="#">21/01277/HOUSE</a>	4 Strawberry Hill, Newbury, RG14 1XJ, for Mrs S. Knight	New window (ground floor east elevation).
12.	No objection.	West Fields	<a href="#">21/01228/FULD</a>	Phoenix Court, Bartholomew Street, Newbury, RG14 5QA, for Bullfinch Homes Ltd	Removal of double pitched roof and construction of new roof structure to incorporate two no. 1 bedroom apartments.  Resubmission of withdrawn application 20/02360/FULD to include two additional parking spaces.
13.	No objection.	West Fields	<a href="#">21/01316/HOUSE</a>	1 St Georges Avenue, Newbury, RG14 5NX, for Mr J. Broughton	Replacing 1.22 metre garden fence at front of property with 1.22 metre picket fence between 1.35 metre brick piers.

**APPENDIX 2****Schedule of Applications for Prior Approval**

<b>Running Order</b>	<b>Resolution</b>	<b>Ward</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1.	No objection.	West Fields	<a href="#"><u>21/01290/PACOU</u></a>	1 Bolton Place, Newbury, RG14 1AJ, for Manlow Property	Conversion of the building with no changes to the elevations. Scheme has been designed so that the existing windows are used to provide adequate natural light. The offices will be converted to two houses. Existing parking will be retained.

**Planning and Highways Working Group  
Monday 21<sup>st</sup> of June 2021**

**Schedule of Licensing Applications**

<b>Resolutions</b>	<b>Licence</b>	<b>Applicant(S)</b>	<b>Premises</b>
No objection.	Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New  Ref: <b>21/00338/LQN</b>	Applicant:  C&S Leisure Ltd  Location:  Unit 4A  The Kennet Centre  Newbury  RG14 5EN	<b>Proposal:</b>  Live and Recorded Music and Supply of Alcohol  Monday to Sunday 11:00 – 03:30  Performance of Dance Monday to Sunday 11:00 – 03:00  Provision of Late Night Refreshment  Monday to Sunday 23:00 – 03:00

**Planning and Highways Committee Meeting  
Schedule of Planning Applications 12/07/2021**

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1.		Adjacent Parish and Clay Hill	<a href="#">21/01452/FULEXT</a>	Land South of Waller Drive, Newbury, for CALA Management Ltd.	Full planning application for the redevelopment of the site for 70 dwellings (Use Class C3), public open space, play space, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing structures and removal of existing hardstanding.
2.		Clay Hill	<a href="#">21/01458/HOUSE</a>	46 Turnpike Road, Newbury, RG14 2NF, for Mr & Mrs Bloor	Convert conservatory into a habitable room.
3.		East Fields	<a href="#">21/01479/HOUSE</a>	1 Wallis Gardens, Newbury, RG14 7SF, for Mr & Mrs Powell	Single Storey Front & Side Extension.
4.		East Fields	<a href="#">21/01514/HOUSE</a>	9 Abbots Road, Newbury, RG14 7QW, for Mr & Mrs Brabon	Proposed rear two storey extension.
5.		Speenhamland	<a href="#">21/01512/COMIND</a>	Aldi Foodstore Ltd, London Road, Newbury, RG14 1LA, for Aldi Stores Ltd	Section 73: Variation of Condition 1 (Trading Times) and Condition 2 (scheme of works to minimise noise breakout

					whilst deliveries are being made) of previously approved application <a href="#">18/02969/COMIND</a> : Section 73A: Variation of Condition 1: Trading times of planning permission <a href="#">15/00147/COMIND</a> .
6.		Wash Common	<a href="#">21/01473/HOUSE</a>	5 Sidestrand Road, Newbury, RG14 6HP, for Mr A. Vincze	Proposed side and rear extensions following demolition of existing conservatory and garage, addition of roof dormer and rooflights for additional bedrooms and enlarged kitchen dining with utility/dog room and associated parking.
7.		Wash Common	<a href="#">21/01496/HOUSE</a>	9 Normay Rise, Newbury, RG14 6RY, for Mr & Mrs Twynham	Single Storey rear extension. Garage extension and first floor extension over garage.
8.		Wash Common	<a href="#">21/01461/HOUSE</a>	30 Gorselands, Newbury, RG14 6PX, for S Court	Single storey flat roof side extension. To include single garage conversion, new roof, relocation of main entry door with porch. Change to existing rear extension: square-off, replace old roof.
9.		Wash Common	<a href="#">21/01585/HOUSE</a>	9 Oaken Grove, Newbury, RG14 6DX, for Mr A Sears	Single storey rear extension.
10.		Wash Common	<a href="#">21/01587/HOUSE</a>	29 Monkswood Close, Newbury, RG14 6NR, for Mrs Y. Olaleye	Forward single garage extension with connected porch. Internal remodelling, Render property and replace various windows and doors.

11.		Wash Common	<a href="#">21/01571/HOUSE</a>	5 Heyward Gardens, Newbury, RG14 6AQ, for Mr & Mrs McCurtin	Extension of existing kitchen dining area and conversion of existing garage to bicycle/bbq store and utility room.
12.		West Fields	<a href="#">21/01395/HOUSE</a>	33 Rectory Close, Newbury, RG14 6DD, for Mr Bright & Miss Blatherwick	Erection of first floor side extension, rear catslide dormer conversion and insertion of 2no. roof lights to front elevation.
13.		West Fields	<a href="#">21/01511/FUL</a>	Newbury Railway Station, Station Approach, Newbury, RG14 5DG, for Great Western Railway	The key objective of this project is to provide three business growth units at Newbury Railway Station. This is to be located within the southern car park, adjacent to platform 1, in the area formerly housing a Network Rail compound and associated parking and storage. The building will comprise of three units, with a pitched roof, zinc cladding to the roof and a combination of brick and zinc cladding to the walls.
14.		West Fields	<a href="#">21/01595/ADV</a>	20 Parkway Shopping Centre, Road Known As Middle Street, Newbury, RG14 1AY, for Next Plc.	Installation of 4no. fascia adverts.

## Schedule of Applications for Prior Approval

Running Order	Resolution	Ward	Application Number	Location and Applicant	Proposal
1.		Clay Hill	<a href="#">21/01657/PASSHE</a>	35 Newport Road, Newbury, RG14 2AP, Mr & Mrs Rose	An application to determine if prior approval is required for a proposed: Rear extension Dimensions 4.50m from rear wall, 3.80m maximum height, 5.50m eaves height.
2.		Clay Hill	<a href="#">21/01459/PAD56</a>	Emerald House, Newbury Business Park, London Road, Newbury, RG14 2PZ, for Mountley Ltd	Prior Notification requirement under Class AA of Part 20 of the GPDO for a single storey roof extension to form 13 apartments.
3.		Wash Common	<a href="#">21/01620/PASSHE</a>	5 Oaken Grove, Newbury, RG14 6DX, for Mr S Hodges	Demolish and replace existing conservatory 3600mm from rear of the property x 3.06 m max height x 2.10m at eaves.



**Planning and Highways Committee Meeting  
Monday 12<sup>th</sup> July 2021**

**Schedule of Licensing Applications**

<b>Resolutions</b>	<b>Licence</b>	<b>Applicant(S)</b>	<b>Premises</b>
	Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New	Applicant: Blues (Newbury) Ltd  Location: Blues (Newbury) Ltd, 34 Market Place, Newbury, RG14 5AG	<b>Proposal:</b> To allowed continued drinking with food until midnight Mon-Sat

## Newbury Town Council

### Public Report

#### Report to the Planning and Highways Committee, 4 March 2019

#### **Agenda Item No 10. The Canal Corridor**

To appoint a Working Group to draft an additional chapter to the Town Design Statement

#### **Background**

The Newbury Town Design Statement (TDS) was first adopted in 2005 and reviewed in 2017. The draft TDS was approved by the Town Council on 19 April 2017 and the final document was adopted by West Berkshire Council on 16th July 2018.

This Town Design Statement (TDS) informs and provides the detailed context for existing West Berkshire District Council policies and guidance as they relate to the town of Newbury. It provides the context for new development, based on local character and sense of place. It includes guidelines to ensure that planned developments are in harmony with their settings and make a positive contribution to the local environment. The

During the course of the review it became apparent that the potential of the canal corridor in the Town should be maximized as an attractive environment for future residential and recreational development. This is referred to in various sections of the TDS and Design Principle No. 11 requires that:

*The canal side appearance of new development should be particularly carefully considered. The successful design of Greenham Mill is considered a good start to this process of regeneration.*

The need for special measures to protect and promote this valuable asset was further emphasised in the subsequent work on The Newbury Town Plan. The Plan identified that *Certain areas have retained an identifiable special character, in particular Northbrook Street and the Broadway, Newbury Bridge, the Market Place, the Wharf, West Mills, the Canal, and the City (Argyle Road area) More broadly, eight Conservation Areas have been designated: the Town Centre, Shaw Road and Crescent, Shaw House and Church, Donnington Square, Speen, Stroud Green, Kennet & Avon Canal East, and Kennet & Avon Canal West. (The Character of Newbury, page 22)*

The Town Plan includes the following objective:

*Canal side developments should preserve or improve on their special amenity as an attractive environment. The present general objectives for the Wharf are supported. (proposal 5.9, page 25)*

#### **Objective**

It is felt that the best way to promote these aims and policies is to include an additional chapter in the TDS dealing specifically with The Canal Corridor.

In order to achieve this it is recommended to appoint a Working group to take the project forward. The following membership is suggested:

- Open to all members of Newbury Town Council and participation from Councillors in the relevant wards (Northcroft and Victoria) especially encouraged
- The Canal and Rivers Trust and The Kennet and Avon Canal Trust should be invited to appoint members to the Working Group

- The Newbury Society should be invited to appoint members to the Working Group
- Any other relevant/ interested parties/ persons that the Committee feels appropriate.

The following work programme is envisaged:

1. The initial meeting of the Working Group will consider the available information and make recommendations for a draft chapter
2. The second meeting will consider the draft chapter and make a recommendation to this Committee for public consultation
3. The draft consultation chapter will be approved by this Committee (as consultations should not take place during the pre-election period, this will not happen before 2 May 2019)
4. The Working group will consider the consultation responses and make a final recommendation to the Committee.
5. The Committee will approve the Chapter and forward to the Planning Authority requesting adoption as a material consideration in the planning process.

### **Financial and Legal implications**

The Council has the General Power of Competence and the authority to undertake this work. The Council will work with the Planning Authority and follow any processes or procedures, including public consultation, which will be required so that the Canal Corridor Design Statement is approved as a material consideration by them.

Finance is available to complete this project- The Council has earmarked reserves of £2,150 for TDS work. The work will incur staff costs (The CEO is the lead officer on this project) and some costs for publicity and printing.

### **Reference to Council Strategy, where relevant**

The Council's intention to carry out this work was recognised in the last review of the Town Council Strategy (October 2018), which includes the following aim:

*O2.STP3: Add a chapter to the Town Design Statement addressing The Canal Corridor*

### **Equality and Diversity impacts**

None arise to date; the detailed work on the Chapter may identify access and other issues which could be addressed in drafting and consultation.

### **Consultation:**

The Planning Authority has been consulted. They have advised that several sections in the TDS contain provisions relating to canal-side design and development and care should be taken to avoid any conflict. The Canal and Rivers Trust have published guidelines: *What your local waterway can do for your community- Planning for waterways in Neighbourhood Plans*. The Working group will consider this advice when undertaking this work.

### **Recommendation(s)**

To resolve to set up a Working Group to draft an additional chapter to the Town Design Statement addressing The Canal Corridor

**Signed:** Hugh Peacocke, Chief Executive Officer

26 February 2019

**Heritage Working Group (HWG)  
Terms of Reference**

**Name:** NEWBURY TOWN COUNCIL HERITAGE WORKING GROUP (HWG)

**Members:** 2 members to be appointed by NTC  
Others as agreed by HWG

Members can be added / removed as agreed at any meeting.

Secretarial support (agendas, meeting notes, circulation of information) is provided by **NTC**.

**Quorum:** 4 of the official group membership including at least 1 Councillor.

**Goals:**

1. To strengthen the protection of character buildings in Newbury Town Parish either by:
  - Seeking to formally list them via English Heritage – i.e. putting them on the national list
  - Getting them onto a 'local list' – including identification and assessment within Newbury civic parish in line with process published by West Berkshire Council. This extends protection to buildings which do not meet all the criteria for the national list.
  - Additionally, to strengthen and correct existing listings, where necessary Using dendro-chronology as required.
  - Seeking to achieve conservation area appraisals for all Newbury conservation areas.
2. To review and propose extensions to existing and new conservation areas in Newbury Town Parish, when consulted by West Berkshire District Council.
3. To provide input (and / or implementation plans) to proposed plaques / interpretation panels / information boards within Newbury ensuring accurate historic reflection of people, places and buildings.
4. To respond to relevant consultations as they arise.
5. To provide relevant links with other like-minded groups and organisations.
6. Encouraging public involvement in Newbury's Heritage
7. Promote the Heritage Walks availability to the public in Newbury

**Deliverables:**

Outputs as defined in goals.

**Scope / Jurisdiction:**

As defined in goals.

**Guidance from the Council:**

Input / recommendations may be provided through the Planning & Highways Committee.

There will be close liaison, as appropriate, with the WBC Conservation Officer.

**Resources and Budget:**

Uses Town Council meeting rooms, administration resources and officer time as approved by P & H.

The HWG has separate budget lines defined within the Annual Budget.

Grant funding from outside bodies may be sought for specific projects.  
Any additional funding authorisation is sought from parent Committee.

**Governance:**

The Working Group will discuss proposals proposed by members and decide through majority vote, with the chair's casting vote if necessary.

**Additional Notes:**

The Working Group will communicate through email, phone, and meetings, both formally and informally.

Relevant electronic documentation is stored on the Town Council IT data store.

The group will meet 3 times a year or as required.

These Terms of Reference may be reviewed and changed as necessary by the parent committee.

18 July 2019

## Newbury Town Council

## Public Report

To: Planning and Highways Committee

Date of meeting: 11<sup>th</sup> May 2020

## Agenda item No. 9: Neighbourhood Development Plan

**Decisions Required:** To appoint Dr. Andrea Pellegram to advise the Council on the time and costs to produce Neighbourhood Development Plan, and the likely benefits in terms of increased influence on planning decisions and additional CIL contributions.

**Background/ Introduction**

In 2016 the Council considered options for making a Neighbourhood Development Plan (NDP) to address the lack of detailed provisions in the Local Plan for the future development of Newbury. These concerns extended to the entire settlement area of Newbury and not just the limits of the Town Council boundary. The Council noted the legal requirements and costs associated with an NDP and the fact that it would be limited to the Town Council area. For these reasons, the Council prepared a Town Development Plan (2019 to 2036) designed to inform and influence the review of the Local Plan, 2019 to 2036, currently underway by the planning authority, West Berkshire District Council. The Town Plan addresses the Newbury Settlement area, not just the area within the parish boundary and set out the development objectives and aspirations of the Council at the time it was approved.

However, the Town Plan did not go through referendum or examination and does not have the statutory weight of an NDP. Furthermore, it does not attract the additional Community Infrastructure Levies which go to town and parish councils which have NDP's ( 25% of the levies, whereas without an NDP the levies are only 15%)

Since the Town Plan was adopted, the Council has declared a Climate Emergency and amended its response to the Local Plan review to reflect this. The Council has also adopted a new Strategy for the period 2019 to 2024, which includes the following aims and objectives:

1. Lobby West Berkshire Council to adopt the following into their new Local Plan,
  - a) The relevant parts of the Newbury Town Plan 2019-2036
  - b) An environmentally sustainable approach to transport that promotes modal shift to no / low carbon modes of transport, especially walking, cycling and public transport
  - c) Opposition to the use of Permitted Development Rights for change of use to residential in established employment areas and request the planning authority to seek article 4 directions in this matter.

2. London Road Industrial Estate redevelopment
  - a) Institute regular meetings with West Berkshire Council following each meeting of the LRIE Project Board to ensure prompt updates and opportunity for NTC to provide input – Q4 2019
  - b) Ensure full participation and input into any consultation on the redevelopment of the LRIE – timing dependent on WBC
3. Newbury Vision 2036
  - a) Lobby WBC to ensure NTC is represented on the core project team for the development of the new Newbury Vision 2036
  - b) Ensure the Newbury Town Plan 2019-2036 and the views of our residents form a central part of the input to any consultation on the new Newbury Vision 2036.
4. Lobby WBC to:
  - a) Provide a suitable permanent home for Newbury Football Club in the parish of Newbury with facilities equal to or better than the old ground.

The ground should have good walking and cycling access to the town centre, good public transport links, and adequate parking

  - b) Devolve to NTC powers under Section 215 of the Planning Act to enable us to take action against owners of lands or buildings which detract from the amenity of the area
  - c) Complete a Conservation Area Appraisal for the town.

The Strategy further sets out criteria to which the Council will have regard when responding to planning applications within the Town Council area and adjoining its boundaries:

- a) Encourage diverse shopping and eating out options with a significant number of independents
- b) Encourage a modal shift in transport by prioritising walking, cycling and public transport
- c) Maintain pressure for significant provision of social housing, including houses for social rent
- d) Improve environmental standards and reduce carbon footprint of new building and infrastructure projects
- e) Lobby, encourage and assist WBC in enforcing Section 215 repairs to land and buildings that diminish the town's appearance
- f) Continue to pressure WBC to maintain, respect and protect our Conservation Area
- g) Request the planning authority to address the flood risks associated with development proposals and ensure that these are properly addressed
- h) Lobby the Local Planning Authority as appropriate on issues of importance for the wellbeing and prosperity of the people of Newbury

In pursuance of these objectives, the Strategy aims to

- a) By end 2020, explore the time and costs to produce Neighbourhood Development Plan, and the likely benefits in terms of increased influence on planning decisions and additional CIL contributions, and
- b) By end Q1 2021: decide whether to move forward with a Neighbourhood Development Plan based on both the cost benefit investigation and the success or otherwise of the objectives above.

### **Issues arising/ Options considered**

*“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead.*

*Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community’s needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”*

However, NDPs must go through a rigorous process, including referendum and examination. There are also considerable costs involved, including consultancy costs, referendum costs, as well as staff and members time. However, the Council will be eligible for a grant from Locality of at least £9,000 plus free technical support, while the planning authority (WBDC) would pay for the referendum.

In line with the objectives in the Strategy, as outlined above, the Chief Executive Officer invited 4 planning consultants to work with the Council to explore the time and costs to produce Neighbourhood Development Plan, and the likely benefits in terms of increased influence on planning decisions and additional CIL contributions. Two of the practices approached did not wish to be considered for the work and of the 2 quotations received, the CEO recommends that the Committee approves the quotation from Dr. Andrea Pellegram (The quotation and Dr. Pellegram’s CV are attached).

Dr. Andrea Pellegram was known to us from presentations to the SLCC conference and her work on NDP’s. The other practices were selected from the RTPI register, based on proximity to Newbury. The second quotation received was for £2,800 but without any maximum and additional fees may have arisen. In the circumstances, Dr. Pellegram’s quotation is deemed to offer best value to the Council and is recommended for approval.

### **Considerations:**

#### **1. Reference to Council Strategy 2019-2024**

This is set out in detail above.



2. **Legal:** The Council has powers under the Localism Act 2011, the Neighbourhood planning Act 2017 and the regulations made thereunder to progress a Neighbourhood Development plan for Newbury.
3. **Financial:** The quotation received is for a maximum of £2,000, and the Council has provided for this in the budget 2020-21.
4. **Climate/ Environmental issues:** These do not arise at this exploratory stage.
5. **Crime and Disorder** (Local Councils must exercise their functions with due regard to their likely effect, if any, on crime and disorder (including anti-social and other behaviour adversely affecting the local environment), the misuse of drugs, alcohol and other substances and re-offending in its area and the need to prevent them (Crime and Disorder Act, 1988, S.7): does not arise at this exploratory stage.
6. **Risk assessment:** This project will address the issues around the making of a Neighbourhood Development Plan.
7. **Equality and Diversity:** These issues do not arise at this exploratory stage.
8. **Consultation:** These do not arise at this exploratory stage.

### **Conclusion/ Recommendation**

**To appoint** Dr. Andrea Pellegram to advise the Council on the time and costs to produce Neighbourhood Development Plan, and the likely benefits in terms of increased influence on planning decisions and additional CIL contributions.

**Report Author: Hugh Peacocke, (Chief Executive Officer)**

**Date: 1 May 2020.**

In the Planning & Highways Committee meeting of the 11<sup>th</sup> of May 2020:

**Proposed:** Councillor Gary Norman

**Seconded:** Councillor Roger Hunneman

**Resolved:** To appoint Dr Andrea Pellegram to advise the Council on the time and costs to produce Neighbourhood Development Plan, and the likely benefits in terms of increased influence on planning decisions and additional CIL contributions.

Councillors Martin Colston, Nigel Foot, Jeff Beck, Gary Norman, and Tony Vickers to form a working group with the Chief Executive Officer and Dr Andrea Pellegram to progress this matter.

## **Sandleford Park Joint Working Group of Newbury Town Council and Greenham Parish Council**

### **Terms of Reference**

#### **Purpose**

1. The purpose of the Joint Working Group is to make recommendations to the constituent Councils (Newbury Town Council and Greenham Parish Council) addressing issues regarding development proposals for Sandleford Park.
2. This document records the parties' agreement to the objectives, parameters and scope of the work, and the process the Joint Working Group will use to develop these principles.

#### **Background**

3. The Planning Authority, West Berkshire District Council is empowered to deal with planning applications for proposed development at Sandleford Park, Newbury. The constituent parish councils are statutory consultees in the planning process.
4. The Sandleford Park lands cross the boundaries of both parish councils.
5. Both parish councils agree that they could benefit by working together and sharing local knowledge and expertise when considering the development proposals and any amendments or revisions to the development proposals, including where appropriate, "Applications for the Approval of Details Reserved by Condition".

#### **Objectives**

6. To make recommendations to each parish council when considering development proposals for Sandleford Park and any amendments or revisions to the development proposals, including where appropriate, "Applications for the Approval of Details Reserved by Condition".

#### **Membership**

7. The Joint Working Group shall comprise 3 Councillors from each Council

#### **Meetings**

8. Either of the constituent Councils may request a meeting of the Joint Working Group.

#### **Quorum**

9. The quorum for meetings of the JWG shall be 4, with at least 2 members from each Council.

#### **Support**

10. The Clerks of the Councils will provide secretariat support to the Joint Working Group as required.

**Newbury Town Council**

**Town Centre Working Group**

**Remit:** To make recommendations regarding items related to the Town Centre in :

- NTC Strategy 2019-2024,
- The Newbury Town Plan (Or NDP, should one happen)
- Vision 2036 and
- The BID Business Plan Term II

**Town Centre area:**

North boundary: Bath Road- London Road

East: Boundary Road- Robin Hood Roundabout

South: The railway line

West: Kennet Road-West Street

**Membership:** The following organisations invited to nominate up to 3 members:

NTC (The Chairs of P & R, P &H and Community Services),  
WBC, BID, TVP

The Working Group may also invite any other person whose expertise/ experience they require.

**Reporting:** To the Planning and Highways Committee, every quarter

**Support/ Admin:** To be provided by Newbury Town Council

**Budget:** As allocated by NTC. Other parties also welcome to contribute.

**Term:** To be approved at the first meeting of the Planning and Highways Committee in each municipal year.

# **Faraday Road Football Ground and Stadium (Newbury Football Ground)**

**Application for the renewal of  
Asset of Community Value (ACV)  
List of Assets Ref. No. 15**

**Justification and Supporting Evidence**

**July 2021**

## Table of Contents

<b>1. Nomination for an Asset for Community Right to Bid.....</b>	<b>3</b>
<b>2. Executive Summary .....</b>	<b>7</b>
<b>3. Pictures &amp; Articles of the Ground at the heart of Newbury .....</b>	<b>8</b>
<b>4. ACV Evaluation Criteria .....</b>	<b>13</b>
<b>5. Ground Status.....</b>	<b>17</b>
<b>6. Associated Planning Applications.....</b>	<b>20</b>
<b>APPENDICES .....</b>	<b>22</b>
<b>Appendix 1: Associated Football Groups &amp; Organisations.....</b>	<b>23</b>
<b>Appendix 2: Football League History at Newbury Football Ground.....</b>	<b>28</b>
<b>Appendix 3: Home FA Games Played at Faraday Road.....</b>	<b>30</b>
<b>Appendix 4: Some Examples of Users of the Facility .....</b>	<b>32</b>

## 1. Nomination for an Asset for Community Right to Bid


### Part A: About You

<b>Title</b>	Mr
<b>First Name</b>	Darius
<b>Last Name</b>	Zarazel
<b>Address</b>	Newbury Town Council The Town Hall Market Place Newbury Berkshire
<b>Postcode</b>	RG14 5AA
<b>Telephone / Mobile</b>	01635 35486
<b>Email address</b>	Darius.Zarazel@newbury.gov.uk
<b>Your relationship to the nominating organisation</b>	Democratic Services Officer for Newbury Town Council

### Part B: About your Organisation

<b>Organisation name</b>	Newbury Town Council
<b>Organisation type *</b>	Parish Council
<b>Please describe your organisation's connection to West Berkshire</b>	A Parish Council under West Berkshire Council
<b>Charity registration number (if applicable)</b>	

## Part C: About the Asset

<b>Name of asset</b>	Faraday Road Football Ground
<b>Address or location of the asset</b>	Faraday Road, Newbury
<b>Description of the asset and its boundaries</b> <i>You are encouraged to attach a map showing the site boundaries.</i>	 <p>Reproduced from Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (c) Crown Copyright 2013. West Berkshire District Council 100024151.</p>
<b>Current owner's name and address</b> <i>This should be the freeholder or any leaseholder with a lease of more than 25 years when granted.</i>	West Berkshire District Council
<b>Does anyone live at</b>	No



<p><b>the asset?</b></p> <p><i>If yes, please give their name(s).</i></p>	
<p><b>Why do you believe it meets the criteria for an Asset of Community Value? *</b></p> <p><i>1. Please attach evidence to show how the application has furthered the social wellbeing or social interests of the nominating community.</i></p> <p><i>2. Please attach evidence that this or another use could realistically continue in future and whether any changes are proposed to the use or its operating model.</i></p>	<p>This is summarised in the evidence provided by the Newbury Community Football Group CIC (NCFG) – pages 11 to 14.</p>
<p><b>Date nomination submitted</b></p>	<p>12<sup>th</sup> July 2021</p>



## 2. Executive Summary

In 2016 the Newbury Community Football Group (NCFG) successfully applied for the Faraday Road Football Stadium and Clubhouse (referred to as “Newbury Football Ground” or “the Ground”) to be listed as an Asset of Community Value (ACV). On 10/10/2016 West Berkshire Council agreed to this listing and this listing (List of Assets, Ref.No.15) will remain in place until 10/10/2021 (5 years from the date of the original entry). This application is to renew the existing approved status of the ACV.

The original application was presented by Newbury Community Football Group CIC (NCFG) based on the fact that the Newbury Football Ground is a crucially important community asset that has been used extensively for many years as a Sporting, Social and Community facility. It has been used by senior, youth and junior teams for football and the Clubhouse is used as a cost-effective option to community groups for social events. It also has a long track record of hosting Charity Events.” The 3 criteria specified to evaluate whether a location can be classified as an Asset of Community Value applied in the original application in 2016 and is even more appropriate in 2021 with this application for renewal. The Newbury Football Ground has been at the current site since 1963 and **it still remains a football ground** (albeit closed). Despite the premature closure of the ground the demand and support for the football ground remains stronger than ever.

This application for renewal of the listing is submitted by Newbury Town Council (NTC) but is done with full support and knowledge of NCFG and using this NCFG document as evidence. This ACV renewal application by Newbury Town Council is underpinned by its 2019 – 2024 Strategy and its stated intention and strategy to provide a suitable football facility for Newbury’s Men’s, Ladies, and Youth teams within the Newbury Settlement Area.

For well over 100 years a civic football ground has been at the heart of Newbury.

Newbury has a long history of formally organised local football stretching back to 1887 when its first team was officially formed. Newbury Football Ground, the only one in Newbury, has stood on this site since 1963 and on Faraday Road since 1902. The Clubhouse has been regularly used by the community for social gatherings and club meetings for over 50 years. Prior to 1963 the football ground was still in Faraday Road, but had been relocated to accommodate the expansion of the A34 (now A339)

### 3. Pictures & Articles of the Ground at the heart of Newbury

The ariel photo below is from 1938 and the news article from 1963



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## The Mayor opens Newbury Town's new pavilion

"I AM very pleased to see the club are encouraging local players," said the Mayor (Coun. John Marshall) handing over the key of Newbury Town Football Club's new pavilion to life vice-president Mr. W. G. Parr, on Saturday afternoon.

Mr. Parr was standing in for the president, Mr. Derek Parker Bowles, who is receiving hospital treatment.

Young people want to look forward to going into senior football with Newbury. It is a good for the club, the people and the town," Coun. Marshall added.

People in Newbury regarded the club as part of the town, and the Corporation had helped it by providing the site for the new pitch on a long lease. The club moved from their old ground because a relief road is being routed through it.

He paid tribute to the Supporters' Club, who have raised much money, and voluntary labour — without which the clubhouse would never have been built.

The three men who "saved the pavilion" were retired blacksmith, Mr. Arthur Spoonwood, Mr. Charles Simmons and Mr. Fred Hobbs. Late in June the club had only £100 with which to complete work on the pavilion, ground and shelters. Contractors could not be hired and plans for the opening were almost shelved.

But this redoubtable trio came to the rescue and under secretary Mr. B. W. Preston, the work was begun and finished just in time for the first match.

### COUNCIL THANKED

Receiving the key, Mr. Bill Parr, himself a former town footballer, who played on the site in 1902 when the town beat Reading Reserves 2-1, said the club were indebted to the council.

"The club would not, however, have had this pavilion today had it not been for the Supporters' Club work," he said.

At the opening ceremony were representatives of the Berks and Bucks Football Association, the Hellenic League, Newbury District League, Newbury District Referees' Society and Newbury Town Supporters' Club.

The Mayor was taken round the new clubhouse which includes a hall, kitchen, bar, dressing rooms, showers and committee room.

A report on the town's first match, by Sports Editor David Waine, is on page 10.

## Some catch!

Shown below is a news article from the Newbury Weekly News in June 1920 about the purchase of the Maiden Erleigh stand to enable the Berks and Bucks Cup to be played at the Newbury Ground (it was in Faraday Road at this time)

100 years ago  
June 24 1920

### Newbury FC's bright future

RE-ORGANISED but a year since, the Newbury Football Club is in a most flourishing condition, there being a balance in hand of £70 on the year's working, and all those connected with its management are to be congratulated on this satisfactory state of affairs.

The playing record is a little disappointing, more matches being lost than won, but the prospects for the future, as disclosed at the annual meeting are exceptionally promising.

First of all there was a large attendance, and a great keenness shown in the affairs of the club, and the secretary was able to report that an ambitious programme had been arranged for the coming season, whilst a project is on foot to purchase the old Maiden Erleigh stand to erect on the ground.

The town club was recognised as a first-class senior team.

The total number of games played was 48. Of these 15 were won; 27 lost, and six drawn.

They did not pretend that it was a good record, but in the Great Western and Suburban League they were up against some really tip-top teams, whilst last season the club also experienced some difficulty in securing men for the various playing positions, so that instead of getting a settled eleven, the team was constantly changed.

Mr Harry Martin said he was glad to hear that the question of purchasing a grand stand was proceeding apace, because it would be a great benefit not only to the club, but also to the town.

The stand in question was the one

bury, Berkshire RG14 2AD.

which used to be on the Maiden Erleigh Racecourse.

If he was successful in getting this, he had been assured that the final of the Berks and Bucks Cups would be played on the Newbury ground.











In Association With:



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## CHARITY FOOTBALL EVENT AND FAMILY FUN DAY

SAT JUNE 18th

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NEWBURY FC

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KIDZ KO: 11am

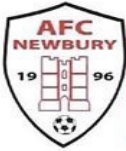
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MATCH KO: 2pm

[www.thebigmatch.co.uk](http://www.thebigmatch.co.uk)







**AFC Newbury**

Football for all in the  
local community

Boys and Girls Football Club



[www.newburyfootball.co.uk](http://www.newburyfootball.co.uk)



## **Come and join the team!!**

### **Free football taster sessions for all Boys and Girls in School Year 1**

We are again running a series of free weekly introductory taster sessions, run by fully qualified FA coaches, who can introduce children to the game in a safe and fun way

It's a great way to see if children enjoy playing football and if they have an interest of joining a team with no obligation.

**When: Every Saturday morning 9am to 10am**

From Feb 6<sup>th</sup> until May when club registrations will start if players are interested in joining the U7 Squad.

**Where: Newbury Football Club, Faraday Road, RG14 2AD**

Start your football training at Newbury's Football Stadium.

To pre-register for these sessions, or if you have any questions, email us at:

[afcnewburyfc999@hotmail.co.uk](mailto:afcnewburyfc999@hotmail.co.uk)

Alternatively you are welcome to just turn up on the day and come to one or all sessions.  
Age group is current School Year 1, moving to Year 2 in Sep16



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free football taster sessions

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## 4. ACV Evaluation Criteria

There are 3 criteria specified to evaluate whether a location can be classified as an Asset of Community Value and an application must meet at least one of these.

A building or a piece of land is deemed to have a community value if:

- The use of the land or building currently, or in the recent past, furthers the social wellbeing or **cultural, recreation or sporting interests** of the local community.
- The use of the building (as described above) will continue to further **the social wellbeing** or interests of the local community.
- The use of the building or land must not be deemed "ancillary", i.e., of secondary purpose. This means that the use of the land or building to further the social wellbeing or interests must be its **principal use**.

As stated in the Executive Summary the 3 criteria specified to evaluate whether a location can be classified as an Asset of Community Value applied in the original application in 2016 and is even more appropriate in 2021 with this application for renewal. Newbury Football Ground still meets all 3 criteria and this is summarised below:

### **Cultural, recreation or sporting interests**

*The use of the land or building currently, or in the recent past, furthers the social wellbeing or cultural, recreation or sporting interests of the local community.*

Before it's closure by West Berkshire Council in June 2018, the Newbury Football Ground was used extensively as both a social and sporting facility by a wide range of community groups in Newbury and this has been the case for many decades.

In terms of football this includes, schools, youth leagues, local boys' and girls' teams as well as men's and women's senior teams.

AFC Newbury Boys and Girls, a voluntary organisation, provides football to over 350 local boys and girls each week and a range of teams use the ground every month for league matches, championship games and training sessions. Senior football provides progression for young players which is crucial to securing ongoing involvement in the game.

The venue was often used by the Berkshire Schools Association as well as a range of FA Youth League teams. Newbury Ladies FC have used the Ground in the past and wish to use it in the future, as do the Newbury District Primary Schools FA.

The stadium is a quality venue where young players aspire to play better football on their FA-recommended continuous pathway from youth to adult football.

It is also important to point out that Community use availability has been written into all the Council leases for the ground, since at least 2006, and it clearly stipulates that the ground has to be made available for use by the local community.

Football in Newbury is run by a small army of volunteers each of whom commit many hours each week to coaching, pitch maintenance, refereeing, administration, and fundraising.

The facility at Faraday Road was managed and maintained by Newbury Football Club volunteers who maintained the pitch and stadia as well as managing the social venue.

As evidenced by the number of letters to the local news media, questions to WBC Executive and Full Council committee meetings, and several petitions since the ground was closed, there is clearly strong feeling in the football community and generally for this asset.

### **Social wellbeing**

*The use of the building (as described above) will continue to further the social wellbeing or interests of the local community.*

There has always been a strong demand by the local community to use this facility which goes to the heart of community wellbeing, especially for the young.

There is a misconception held by some that Newbury Football Ground is used only by the men's teams of Newbury Football Club. This is far from reality and in-fact the Ground has been used extensively by a wide range of Community Groups and has been for many years, cementing its criticality as Community venue. The examples below show the extensive ranges of usages in recent times

- Newbury FC 1st Team
- Newbury FC Reserve Team
- Newbury Ladies Football Club
- AFC Newbury Boys and Girls Under 18's team
- AFC Newbury Boys and Girls Under 17's team
- AFC Newbury Boys and Girls Under 16's team
- AFC Newbury Boys and Girls Under 15's team
- Southcote Under 16's
- AFC Newbury Free Taster Session Training for Under 6's (school year 1)
- Berks and Bucks FA U18 Team
- Gloucester FA U18 Team
- Newbury and District Sunday League - Vic Cup Final Wilshire FA U18 Team
- Newbury and District Sunday League - Bowness Knock Out Cup Final Newbury and District Sunday League - Lakeside Cup Final
- Saturday Junior Cup Final
- FA Inter-League Cup Extra Preliminary Round
- The Stryker Cup Final
- Berkshire Schools Association - Elm Park Cup Final Under 14 Boys

- Berkshire Schools Association - Walsh Park Cup Final Under 18 Boys
- Berkshire Schools Association - Neil Wright Cup Final Under 15 Boys
- Berkshire Schools Association - Inter-County Reed Final Under 14 Boys
- Berkshire Schools Association - Edgecombe Cup Final Under 12 Boys
- Berkshire Schools Association - County Cup Final Under 14 Girls Berkshire Schools Association - County Cup Final Under 14 Boys
- English Schools FA - South West Counties Inter-County Championship Final - U16 Girls
- Berkshire Schools Association - County Cup Final Under 16 Boys v Girls
- The Big Match

*Also see Appendices 2,3&4*

As well as having a key role in the community for football, Newbury Football Ground was also frequently used by the local community for both fundraising events and social events. For example, the Jake Charity Day, Charity Match for Rory Rowbottom, Tahlia Luella's Easter Family Fun, Will Pemberton Breast Charity Fundraising Night, Sandra Talman Charity Match and a series of non-published fundraising events Cancer charities have all used the Faraday Road Stadium free of charge and all raising a significant amount of money from within the local community.

In February 2016, The Big Match announced they would hold their large-scale charity football match at Newbury Football Ground in June 2016. The Big Match is a charity football match held annually. Featuring a large cast of celebrities, ex-pro's and members of the public. The Big Match raises money for The Brain Tumour Charity and Action for Children. Newbury Football Ground was selected to host The Big Match, even though that in past years has been held at Madejski Stadium in Reading.

Football use aside, the significance of the Club House in terms of community value should not be under-estimated and is a significant factor in the application too. The current West Berkshire register of Community Right to Bid Assets of Community Value (Localism Act 2011) lists several public houses. The clubhouse in its was also a public house in its own right and is categorised as in planning use as Class A4 (drinking establishments)

## Principal use

*The use of the building or land must not be deemed "ancillary", i.e., of secondary purpose. This means that the use of the land or building to further the social wellbeing or interests must be its principal use.*

Newbury Football Ground's principal use is social wellbeing and sporting interests.

West Berkshire Council seeks to improve health and wellbeing to "help people live longer, healthier, happier and more fulfilling lives" to achieve these aims West Berkshire Council has committed to:

- Creating environments where healthy choices are the easy choices
- Tackling inequalities in health, making the health and wellbeing of the people who are the worst off in our district as good as the most affluent
- Forming partnerships with the voluntary and community sector, and the residents and service users of West Berkshire.

In this respect, Newbury Football Ground makes a vitally important contribution:

There is easy access to the ground which is a few minutes' walk from Newbury Town Centre, as such it can be easily reached by all in West Berkshire.

The Ground is accessible by walking, cycling, driving, bus and train, helping to create a healthy and easily accessible facility.

The accessibility of the ground and the fact that all users are able to use the facilities free of charge directly achieves the aims of involving all members of the community, regardless of economic background.

The ground was well maintained, well used, and is ideally located. It is convenient to access for all age groups by a variety of means of transport including public transport and pedestrian travel, thereby reducing dependency on the car (a key objective of Newbury Town Council).

Close proximity to the Town Centre means that the Ground makes a valuable contribution to both vibrancy and footfall (e.g., parents visiting the town centre facilities whilst their children play football).

## 5. Ground Status

Land use classes / classification:

- F2: Local Community Uses- outdoor sport or recreation
- Class A4 (drinking establishments)

The Newbury Football Ground has been at the current site since 1963. It is not “the former ground”, “the old ground”, “previous ground” or “defunct ground”. It is and remains a football ground (albeit closed). Change of use (from a football ground) requires planning permission granted by a Local Planning Authority or the Secretary of State (or his Inspector) – neither of which has happened.

West Berkshire Council (and its successors) have always been the landlord / site owner and since its opening the Council have chosen to lease the ground to a number of different tenants / operators rather than manage it themselves. The freehold of the Ground is owned by West Berkshire Council, in effect as trustee on behalf of the community of West Berkshire. Following an invitation by West Berks Council, Newbury FC entered into a lease in 2006 under which the Club paid rent, maintained the ground and made it available for use by other football teams and clubs and as a community venue. In essence the lease is an arrangement for the management and maintenance of the facility by a private entity and is complementary to the Ground’s formal status as protected Cultural Facility and Green Infrastructure.

Clubs have to adhere to strict FA and league criteria for stadium/ground facilities which include ground perimeter fencing, floodlights, turnstiles, changing rooms, WCs, refreshment/function rooms, and safe viewing areas in covered/seated spectator stands and behind pitch-side barriers. Clubs must also crucially have security of tenure for over 2 years to join higher leagues.

Lack of security of tenure and the closure of the Ground in June 2018 are the reasons that Newbury FC are now playing on a general recreation park in Thatcham at Step 7 level. The leagues that teams can compete in is very much dependent on the availability of a suitable home ground and associated security of tenure. As of June 2018, the ground had potential to be upgraded to Step 2. To put this in context Binfield FC play at step 4, Thatcham FC play at step 3 and Hungerford play at step 2.

It’s important to point out that Community use availability has been written into all the Council leases for the ground, since at least 2006, and it clearly stipulates that the ground has to be made available for use by the local community.

### Clause 7.1

The Lessee shall during such periods as the Premises are not in use for the purposes of the Lessee keep the Premises:

7.1.1 fit and ready at all times throughout the Term for use either by the Lessee or by the local Community.

As of June 2018, the ground was in a state of safe and usable repair, however since WBC evicted the tenant, as a landlord they have let it fall into a dangerous state, removed the 500-seat stand and pitch perimeter fencing. The site was left unsecured, which led to a break-in and a fire and the buildings were still unsecured in May 2021.

There is a justifiable question to WBC about how they fulfilled their duty to ensure this Council owned freehold property was maintained through their previous tenant during the tenancy of 2008-2018 (there are no records of landlord safety inspections for example).

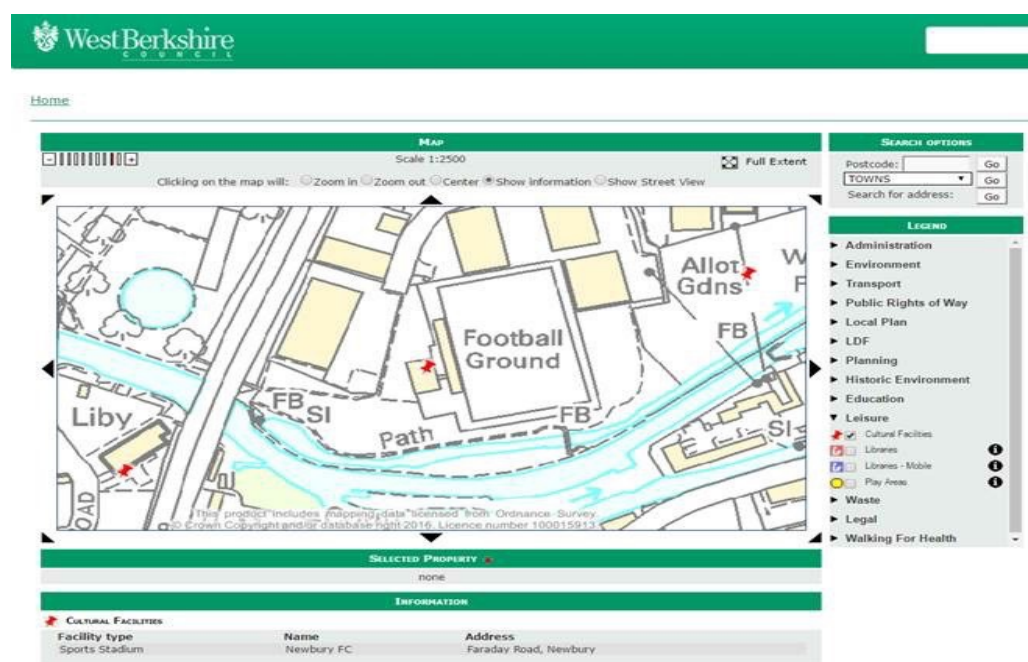
The Ground and Clubhouse are protected in West Berkshire Council's Core Strategy; in Area Delivery Plan Policy 2 as a Cultural Facility and in policy CS18 as Green Infrastructure. Paragraph 74 of the National Planning Policy Framework similarly protects sporting and recreational facilities. The Core Strategy sets out the Council's priorities and objectives in terms of land use planning and should only be amended or changed by robust and transparent local planning process involving public input and consultation.

Although the ground was prematurely closed in June 2018, without a replacement facility being available, demand for the facility and public support remains. This is still a football ground, and this is clearly and well defined within the West Berkshire Core Strategy (2006 - 2026) Development Plan Document which states:

#### Area Delivery Plan Policy 2 (ADPP2):

"Existing community facilities will be protected and, where appropriate, enhanced. These include leisure and cultural facilities, which contribute to the attraction of the town for both residents and visitors."

West Berkshire Council's interactive map identifies Newbury Football Ground as a cultural facility as can be seen from the screenshot below.



## **CS.18 – Green Infrastructure (GI)**

Newbury Football Ground is identified in Local Planning Policy CS.18 as a vital part of Green Infrastructure in West Berkshire

The Policy is unambiguous “the districts Green Infrastructure will be protected and enhanced” and “Developments resulting in the loss of green infrastructure or harm to its use or enjoyment by the public will not be permitted”.

CS.18 goes further in explaining why West Berkshire’s green infrastructure, (which by reference includes Newbury Football Ground) is essential for the vitality of the area; “The multi-functional nature of GI in the District is important for many reasons. It contributes significantly to the quality of life for residents, workers and visitors, in terms of both visual amenity and for sport and recreation purposes”. As an area of open green space and a provider of healthy social activity, the Football Ground is fundamental to the quality of residents’ lives in West Berkshire.

Paragraph 5.124 provides a definition of Green Infrastructure, which includes:

Outdoor sports facilities (with natural or artificial surfaces, either publicly or privately owned) – including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas.”

Paragraph 5.129 superficially names Newbury Football Grounds as part of West Berks’ Green Infrastructure and sporting provision:

“sports clubs with good facilities such as Newbury Rugby Club, Newbury Town, Thatcham Town and Hungerford Town Football Clubs, .....

As part of West Berkshire’s Green Infrastructure, Newbury Football Ground is to be protected and enhanced, meaning that the provision of a high-quality green space for local residents will be maintained for future generations.

## 6. Associated Planning Applications

In April 2018 NCFG submitted 2 Planning Applications for the redevelopment of the pitch and associated club house buildings:

**18/00603/COMIND** - Renewal and expansion of existing football pitch including artificial pitches.

**18/00604/OUT** - Outline permission for replacement of clubhouse and stand at Newbury Football

Both applications were referred to the Planning Inspectorate through non determination and in January 2020 West Berks Council Planning Committee voted to recommend to the Planning Inspectorate that both applications should be approved. West Berks Council Planning Officer

Derek Carnegie said: "It's a fairly established, logical location for a football ground in the centre of town. It's a shame how dereliction has attacked the buildings on the site."

Due to a processing issue by the Council in relate to comments made by the Environment Agency, NCFG agreed to withdraw the Appeal and re-submit replacement Planning Applications. These were submitted in July 2020. These planning applications were supported by a petition of over 2,000 signatures.

### **Reference 20/01966/COMIND**

Application Validated Tue 01 Sep 2020

Address Newbury Football Club Newbury Football Club Faraday Road Newbury RG14 2AD

Proposal Renewal and expansion of the existing football pitch to form a new 3G main pitch and a smaller 3G training / practice pitch

### **Reference 20/01530/OUT**

Application Validated Thu 13 Aug 2020

Address Newbury Football Club Newbury Football Club Faraday Road Newbury RG14 2AD

Proposal Outline permission for replacement of clubhouse and new spectator stand at Newbury Football Ground. Matters to be considered: Access and Layout.



In April 2020, West Berks Council submitted a Planning Application to create a multi-use games area, but in Feb 2020 WBC withdrew the application after Sport England advised they could not respond to it, due to the poor quality of the submission.

**Reference 19/00814/FUL**

Application Validated Wed 10 Apr 2019

Address Newbury Football Club Faraday Road Newbury Berkshire RG14 2AD

Proposal Creation of 4 x multi-use games areas with replacement gates and new fencing; 8 x new floodlights (replacing existing 6 x floodlights)

Status Decided

Decision Issued Date Thu 27 Feb 2020

**Reference 20/02402/REG3**

Application Validated 26 October 2020

Address Newbury Football Club Newbury Football Club Faraday Road Newbury RG14 2AD

Proposal Works to reopen grass pitch for public recreational sport, demolition of old clubhouse and associated structures, creation of 123 new parking spaces and timber bollard and new fencing generally around grass football pitch.

## **APPENDICES**

## Appendix 1: Associated Football Groups & Organisations

### Newbury Football Clubs (various)

The current senior men's team (Newbury FC) is just the latest incarnation of a range of senior teams that have classed themselves as Newbury's "main" senior club and there is no single senior club to have been associated with Faraday Road over the years.

Newbury has a long history of local football, stretching back to 1887 when its first team was officially formed. Newbury Football Ground, the only one in Newbury, has stood on the site since 1963 and has been used by all ages across the generations.

Following the demise of Newbury Town FC in 1995, due to financial difficulties and their successors AFC Newbury (not linked to the Boys & Girls club) in similar circumstances 10 years later and with the empty Ground running into disrepair, in 2006 West Berkshire Council invited Newbury based Old London Apprentice F.C. to take over the Ground, which the team did and in 2008 by signing a 10-year lease. Newbury FC. was born and in 2007/08 they won promotion to Division 1 East of the Hellenic League.

Proof that Newbury plays an important role in the national game, both from developing future talent and as a vehicle for existing talent to play and manager can be seen in the list of notable former players - Theo Walcott and Charlie Austin played for the AFC Newbury Youth sides. Other famous players include Brendan Rodgers, Steve Kean, Brett Angell, Darren Angell, Martin Hicks, Steve Richardson, Peter Rhodes-Brown, Mike Masters, Stuart Beavon, Mark McGhee and Ian Maidment.

### AFC Newbury Boys and Girls

AFC Newbury were formed in 1996 and was formed from the resources of three local clubs – Ecchinswell (founded 1906), Shaw Boys & Belles Juniors (established in 1972) and Wickham U17 Youth Team.

AFC Newbury Boys & Girls, which incorporates AFC Newbury Colts, is a community-focused youth football club providing organised football training and team match play for over 350 children from Newbury and its surrounding towns and villages from the ages of 5 to 18.

The Club states on their web site "We passionately believe football, like all sport, inspires young people and provides a focus for personal and physical development from early years into adulthood. We've seen first-hand how sport can turn lives around".

Run by a dedicated team of unpaid volunteer committee members, managers, coaches and parent helpers, their aim is to provide football for all, irrespective of race, religion, creed, ethnicity or ability, in a fun, friendly and safe setting to build skills, team spirit and self-esteem. They are committed to creating and preserving a positive environment for children to play the best football they can.

The Club is affiliated to the Berks & Bucks Football Association who awarded them its FA Charter Standard in 2003. This Charter Standard scheme sets standards of coaching, administration and child protection for football clubs working with young people. Their coaches and managers first undertake the FA Level 1 Coaching qualification, which includes emergency aid and safeguarding children's elements, and are security checked (CRC - Criminal Records Check). Many coaches are licensed and take higher qualifications to improve their skills at delivering quality football training. AFC Newbury Boys and Girls also support the FA's Respect programme which advocates mutual respect between players, officials, coaches, and spectators.

The club's squads currently compete in the Reading & West Berkshire League, the South Chiltern Minor League (both Reading & Newbury area), the Peter Houseman Youth League (Basingstoke, Andover, Newbury & Reading area) and the North Wilts Youth Football League (Swindon and west of Newbury).

AFC Newbury is also accredited with discovering England and Arsenal professional footballer Theo Walcott.

### **Newbury Ladies Football Club**

Newbury Ladies team was formed in the season 2003/4 and is run entirely by volunteer, providing high quality coaching and football. The initial group of players comprised of players from AFC Newbury Boys and Girls and from Shaw Boys & Belles which became part of AFC Newbury Boys and Girls in 1996. Newbury Ladies play in the Premier Division of the play their games on Sundays.

This season (16/17) Newbury Ladies FC is playing in the FA Women's Cup, and in the Berks and Bucks County Women's Senior Cup

History of Newbury Ladies FC:

2003-4 Berks and Bucks Women's County League Plate Winners

2004-5 Thames Valley Counties Women's Football League Cup Winners

2004-5 Thames Valley Counties Women's Football League Division 1 Champions.

Promoted to Southern Region Womens Football League Division 1

2008-9 Reserve Team Thames Valley Counties Women's Football League Division 3 Runners Up.

Promoted to Thames Valley Counties Women's Football League Division 2

2010-11 Reserve Team Thames Valley Counties Womens Football League Shield Runners Up.

2011-12 Southern Region Jubilee Cup Runners Up.

2013-14 Southern Region Division 1 North Champions.

Promoted to Southern Region Women's Football Premier League

## **Pro-cision Football Coaching Limited**

Pro-cision offers a range of football coaching services to players, teams, and coaches from beginner through to Elite Level.

With over 20 years' experience of delivering football coaching initiatives in local communities and professional academies. Pro-cision is able to deliver a service that prides itself on the latest and most effective coaching methods and styles appropriate to the age and ability of the group.

Football services that Pro-cision provide in West Berkshire are:

Elite Training Centres (7-15 years)

Football Academies (10-14 years)

Football and Education Academies (16-18 years)

Schools

Team Coaching

School Holiday Courses

Birthday Parties

Pro-cision believe everyone should be given the opportunity "to achieve their full potential" and this ethos underpins everything that they do. They also work in partnership with Global Premier Soccer, the largest soccer coaching provider in the United States

## **Newbury District Primary Schools Football Association**

Newbury District Primary Schools FA (NDPSFA) is a representative side selected from member schools. The team will play against other representative sides and compete in regional and national competition.

NDPSFA is a highly aspirational level of football and has been for many generations of primary school children. Trials take place to select the best year 6 and 9 school year children from the Newbury district and the selected players go on for one season of competitive matches across the South of England. A strong spirit of sportsmanship is encouraged, with smart dress before and after games and with food and refreshments provided for the visiting team after each game

NDPSFA has a long-established tradition of a football tour, either to Jersey or within the UK, depending on the parents fundraising activities. Many local men in Newbury into their 40's and 50's will still fondly recall their time on tour with NDSFA

NDPSFA has confirmed its desire to utilise Newbury Football Ground to host games from visiting teams from other Primary Schools Football Associations

## **The Football Association**

The FA has been actively engaged and involved with the NCFG to support the aims of protection of the Newbury Football Ground. A report from the FA in relation to football in West Berkshire identified that:

The FA 3G mapping has identified the need for an additional 4 and half full size 3G pitches in West Berkshire to meet current demand.

The estimated health costs of inactivity in West Berkshire are £1.5m per year.

Sport related activity is worth over £68m per year to the West Berkshire Economy.

There is a very clear link between poor facility experience (including availability of pitches) and declining participation.

The loss of playing fields has been well documented and adds to the pressure on the remaining facilities to cope with the demand, especially in urban areas.

The FA Chairman's Commission identified facilities as a key priority for future investment alongside revised and improved coaching structures.

The FA report concluded that better pitches and greater availability to use them are the key triggers to bring about greater participation across the game. That's why The FA is placing significant investment in building more pitches (synthetic and natural turf) and protecting and enhancing existing ones. It is essential to the FA not only in sustaining the eleven million people that play football in England but also in support of the FA and the government ambition of getting more people playing the game. Protecting and enhancing football in Newbury is vital component of our strategy.

## **Berks and Bucks FA**

Like their national body the FA, the Berks and Bucks FA have also been very supportive of the need to protect the Newbury Football Ground

The information below was provided by the Berks & Bucks FA, outlining a county and local context in support of a bid to list the Newbury FC ground and facilities at Faraday Road as an Asset Community Value.

Berks & Bucks FA Vision:

Lead, Protect & Support "Your Journey in Football" by working in the interest of the long-term interests of grassroots football across the County.

The Berks & Bucks FA is the 7th largest County FA in the Country with 734 clubs (3298 teams), 63 competitions and thousands of volunteers across the county.

Within West Berkshire, we have 55 Clubs, 234 teams affiliated to the Berks & Bucks FA who play regular grassroots football, training, and weekly fixtures. 20/55 Clubs within the West Berkshire hold the FA Charter Standard mark which is an accreditation awarded to clubs rigorously adjudged to be well-run and sustainable – and which prioritise child protection, quality coaching and implementation of the Respect programme. FA Charter Standard Club, AFC Newbury Boys & Girls FC are one the Clubs that hold this prestigious award and current affiliate with 16 teams.

Please refer to the below table which outlines our current baseline of teams within West Berkshire and the 2019 focus for retention or growth of new teams: -

<b>LA: West Berkshire</b>	<b>Apr-16</b>	<b>2019</b>
<b>Total of Male Teams</b>	<b>131</b>	
No of Youth Male	77	Growth
No of Adult 11v11 Male	54	Retain
<b>Total No of Female Teams</b>	<b>27</b>	
No of Youth Female	23	Growth
No of Adult 11v11 Female	4	Retain
<b>Total No of Disability Teams</b>	<b>3</b>	
No of Male Disability	3	Retain
No of Female Disability	0	Retain
<b>Mini Soccer Teams</b>	<b>73</b>	Growth
<b>Total</b>	<b>234</b>	

## Appendix 2: Football League History at Newbury Football Ground

- 1952-53 Joined Metropolitan & District League
- 1959-60 League changed name to Metropolitan League
- 1962-63 Joined Hellenic League Premier Division
- 1972-73 Relegated to Division One
- 1973-74 Promoted to Premier Division
- 1977-78 Hellenic League runner-up
- 1978-79 Hellenic League Champions
- 1980-81 Hellenic League Champions (2nd time)
- 1982-83 Athenian League Champions
- 1983-84 Joined Isthmian League Division Two
- 1984-85 Joined Division Two South on re-organisation
- 1991-92 Joined Division Two on re-organisation
- 1993-94 Isthmian League Division Two Champions
- 1995 Relegated to Division Two
- 1996-2006 – AFC Newbury (Non-League)
- 2008- 2018 Newbury FC (Non-League)
- 2018- Newbury FC evicted from Faraday Road by West Berks Council

Further evidence of local support and demand can be found below

<https://www.newburytoday.co.uk/news/news/780/day-centre-closures-action-group-to-hold-meeting.html>

<https://www.newburytoday.co.uk/news/news/1286/charity-soul-night-on-saturday.html>

<https://www.newburytoday.co.uk/news/news/1816/charity-football-match-on-today-sun.html>

<https://www.newburytoday.co.uk/news/news/2411/fundraising-football-match-in-newbury-tonight.html>

<https://www.newburytoday.co.uk/news/sport/4570/newbury-in-final-date.html>

<https://www.newburytoday.co.uk/news/sport/9006/schools-squad-targets-jersey-return.html>

<https://www.newburytoday.co.uk/news/news/11154/fun-day-at-football-club-nets-10-000-towards-youngster-s-operation.html>

<https://www.newburytoday.co.uk/news/news/17034/thatcham-family-fundraising-in-baby-s-memory.html>

<https://www.newburytoday.co.uk/news/sport/18183/Football-Club-holds-fun-day.html>

<https://www.newburytoday.co.uk/news/home/18465/the-big-match-fundraiser-at-afc.html>

<https://www.newburytoday.co.uk/news/news/18310/we-want-football-not-flats.html>



<https://www.newburytoday.co.uk/news/home/21519/newbury-charity-football-match-will-help-tackle-cancer.html>

<https://www.newburytoday.co.uk/news/home/21670/friendly-football-match-raises-thousands-for-cancer-charities.html>

<https://www.newburytoday.co.uk/news/home/22761/vodafone-home-win-at-newbury-fc.html>

<https://www.newburytoday.co.uk/news/home/24341/testimonial-match-to-be-held-in-memory-of-local-football-manager.html>

and, just for info, other related mentions....

<https://www.newburytoday.co.uk/news/news/24836/charity-match-to-remember-steve-holland.html>

<https://www.newburytoday.co.uk/news/sport/5741/tuttle-takes-charge-with-community-aim.html>

<https://www.newburytoday.co.uk/news/news/8777/rough-start-to-season-for-under-13-football-team.html>

<https://www.newburytoday.co.uk/news/sport/13500/small-town-clubs-win-the-numbers-game-for-crowds.html>

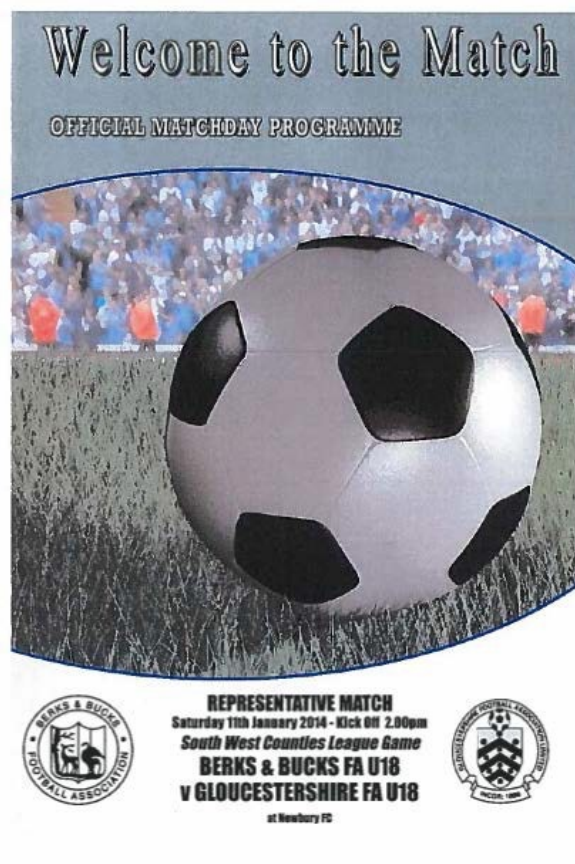
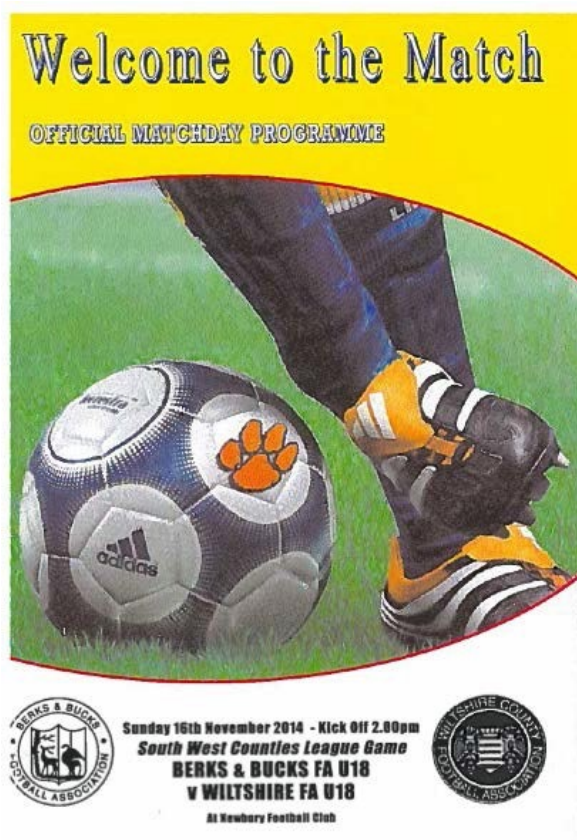
<https://www.newburytoday.co.uk/news/home/25128/council-turns-down-football-group-s-kind-offer-to-manage-lease-for-ground.html>

## Appendix 3: Home FA Games Played at Faraday Road

Season	Competition	Round	Team	Result
1963 - 1964	FA Cup	1Q	Hemel Hempstead	0-0
1964 - 1965	FA Cup	1Q	Abingdon	2-0
	FA Cup	2Q	Oxford City	0-2
1966 - 1967	FA Cup	1Q	Andover	0-3
1976 - 1977	FA Trophy	Pre	Thatcham Town	1-3
1977 - 1978	FA Cup	1Q	Bridgwater Town	0-1
	FA Trophy	2nd Round	Hounslow	4-3
	FA Trophy	3rd Round	Gosport Town	2-1
	FA Trophy	4th Round	Burnham	0-1
1978 - 1979	FA Cup	1Q	Andover	1-2
1979 - 1980	FA Cup	1Q	Didcot Town	2-1
	FA Cup	2Q	Barry Town	1-2
	FA Trophy	2nd Round	Fleet Town	3-1
	FA Trophy	3rd Round	Devizes Town	1-0
	FA Trophy	4th Round	Almondsbury	2-1
1980 - 1981	FA Cup	Pre	Bagham Town	1-0
	FA Cup	1Q	Chichester City	2-0
1981 - 1982	FA Cup	Pre	Burnham	4-3
	FA Cup	1Q	Camberley Town	2-0
	FA Trophy	3rd Round	Brockenhurst	0-1
1982 - 1983	FA Cup	Pre	Mangotsfield	2-3
1983 - 1984	FA Cup	Pre	Devizes	4-2
	FA Trophy	3rd Round	Yate Town	3-1
	FA Trophy	4th Round	Bristol Manor	0-1
1984 - 1985	FA Cup	1Q	Slough Town	1-5
	FA Trophy	2nd Round	Exmouth Town	5-6

Season	Competition	Round	Team	Result
1985 - 1986	FA Cup	Pre	Melksham Town	2-1
	FA Cup	1Q	AFC Totton	3-3
	FA Trophy	2nd Round	Exmouth Town	1-4
1986 - 1987	FA Cup	1Q	Petersfield Town	2-1
	FA Cup	2Q	Fareham Town	0-5
	FA Trophy	1st Round	Supermarine	0-2
1987 - 1988	FA Cup	Pre	Welton Rovers	2-2
	FA Cup	1Q	Radstock Town	0-5
	FA Trophy	Pre	Bashley	1-1
1988 - 1989	FA Trophy	Pre	Romsey	2-3
1989 - 1990	FA Cup	Pre	Bristol Manor	2-2
	FA Trophy	1st Round	Headington	1-0
1990 - 1991	FA Cup	Pre	Eastleigh	2-1
	FA Cup	1Q	Trowbridge	0-3
	FA Trophy	Pre	Bishops Cleeve	0-1
1991 - 1992	FA Cup	Pre	Horndean	1-0
	FA Trophy	Pre	AFC Totton	3-0
1992 - 1993	FA Trophy	1st Round	Eastleigh	3-0
	FA Trophy	Pre	Romsey	6-2
1993 - 1994	FA Cup	Pre	Lancing	6-1
	FA Trophy	Pre	Westbury	4-1
	FA Trophy	1st Round	Sandhurst Town	2-0
1994 - 1995	FA Trophy	1Q	Buckingham Town	0-0
	FA Trophy	1st Round	Rothwell Town	1-2
1995 - 1996	FA Cup	Pre	Buckingham Town	SCR

## Appendix 4: Some Examples of Users of the Facility





Dear Member,

Welcome to the Police Community Clubs of Great Britain Citizenship Business Club.

Enclosed you will find a membership pack containing items that will help you to better understand the principles of good citizenship and promote the message to others in your community.

The pack contains:

- A **good citizenship guide** which provides a check-list of key attitudes and behaviours
- An eye-catching **poster** that features citizenship messages designed to encourage others to share our ideas and practices
- A unique Citizenship Business Club **window sticker** that will display your commitment to good citizenship
- A Citizenship Business Club **logo** for your letter-head can also be downloaded at [www.communityinitiatives.co.uk/cit\\_biz\\_club\\_logo](http://www.communityinitiatives.co.uk/cit_biz_club_logo)

Your membership number appears on the enclosed invoice form in the section entitled INVOICE NO.

Yours Sincerely,

Membership Secretary



Community Initiatives Associates, The Old Mill, 25 Egerton Street, Chester, CH1 3ND  
0800 783 5805 0800 783 5806 admin@communityinitiatives.co.uk

[www.communityinitiatives.co.uk](http://www.communityinitiatives.co.uk)



SEASON 2013/2014  
Saturday 3rd May 2014  
Newbury FC  
Kick Off 2.30pm



### Saturday Junior Cup Final

Penn & Tylers Green Res FC v Wantage Town 'A' FC



should be completely behind  
the new club.

The ground and clubhouse

Berkshire Schools F.A.  
Stuart Road  
Newbury

Surely someone

BERKSHIRE SCHOOLS' FOOTBALL ASSOCIATION



COUNTY CUP FINAL  
( UNDER 14 )

JOHN MADEJSKI ACADEMY

v

THEALE GREEN COMMUNITY SCHOOL

NEWBURY FOOTBALL CLUB

Tuesday 7<sup>th</sup> May 2013

BERKSHIRE SCHOOLS' FOOTBALL ASSOCIATION



EDGECOMBE CUP FINAL  
( UNDER 12 BOYS )

CHARTERS SPORTS COLLEGE

v

EDGBARROW SCHOOL

NEWBURY FOOTBALL CLUB

Thursday 12<sup>th</sup> May 2011

BERKSHIRE SCHOOLS' FOOTBALL ASSOCIATION



COUNTY CUP FINAL  
( UNDER 14 GIRLS )

HIGHDOWN SCHOOL

v

WAINGEL'S COLLEGE

NEWBURY FOOTBALL CLUB

Wednesday 11<sup>th</sup> May 2011

BERKSHIRE SCHOOLS' FOOTBALL ASSOCIATION



NIGEL WRIGHT CUP FINAL  
( UNDER 15 BOYS )

LITTLE HEATH SCHOOL

v

THEALE GREEN COMMUNITY SCHOOL

NEWBURY FOOTBALL CLUB

Tuesday 7<sup>th</sup> May 2013





BERKSHIRE SCHOOLS' FOOTBALL ASSOCIATION



WALSH CUP FINAL  
(UNDER 18)

READING BLUE COAT SCHOOL

V

ST BERNARD'S CATHOLIC GRAMMAR SCHOOL

NEWBURY FOOTBALL CLUB

Monday 29<sup>th</sup> April 2013

BERKSHIRE SCHOOLS' FOOTBALL ASSOCIATION



EDGECOMBE CUP FINAL  
(UNDER 12)

JOHN MADEJSKI ACADEMY

V

READING SCHOOL

NEWBURY FOOTBALL CLUB

Monday 29<sup>th</sup> April 2013

BERKSHIRE SCHOOLS' FOOTBALL ASSOCIATION



EDGECOMBE CUP FINAL  
(UNDER 12)

JOHN MADEJSKI ACADEMY

V

READING SCHOOL

NEWBURY FOOTBALL CLUB

Monday 29<sup>th</sup> April 2013

BERKSHIRE SCHOOLS' FOOTBALL ASSOCIATION



UNDER 16 CUP FINALS

THE PIGGOTT SCHOOL v WAINGEL'S COLLEGE  
(GIRLS)

FOREST BOYS SCHOOL v THEALE GREEN SCHOOL  
(BOYS)

NEWBURY FOOTBALL CLUB

Friday 26<sup>th</sup> April 2013



ENGLISH SCHOOLS' FOOTBALL ASSOCIATION



SOUTH-WEST COUNTIES  
INTER-COUNTY CHAMPIONSHIP FINAL  
( UNDER 16 GIRLS )

**DORSET**

v

**HAMPSHIRE**

**NEWBURY FOOTBALL CLUB**

Thursday 12<sup>th</sup> May 2011

BERKSHIRE SCHOOLS' FOOTBALL ASSOCIATION



INTER-COUNTY REED TROPHY  
( UNDER 14 BOYS )

**BERKSHIRE**

v

**DORSET**

**NEWBURY FOOTBALL CLUB**

Wednesday 11<sup>th</sup> May 2011

From 1945 to 1950

**Evenn**  
Evenn  
Evenn  
Evenn  
Evenn



**DISCO BY  
FATMAN INC**

**Newbury Football Club**  
**7pm-11pm**

Just over 8 weeks till Tahlia's Easter Family Fun Night. Please get your ticket. See more **TICKETS: Family Ticket £18**

2 adults and 3 children  
Single ticket £5

### All in aid of Tablia Luella's Legacy

👍 Like    💬 Comment    ➦ Share

## Newbury Town Council

### Public Report

To: Planning & Highways Committee

Date of Meeting: 12<sup>th</sup> July 2021

### **Agenda item No. 7: NTC bid to Promote Active Travel to Newbury Town Centre Through the Identification of Additional Signage for Walking and Cycling Routes**

#### **Decision Required:**

To resolve to select a priority route from West Berkshire Council's Local Cycling & Walking Infrastructure Plan (LCWIP) (already circulated) for the installation of additional signage for the promotion of active travel to the town centre.

To resolve to approve the use of earmarked expenditure of up to £10,000 for this project.

#### **Background and Introduction:**

Newbury Town Council submitted a successful bid to West Berkshire Council (WBC) to 'promote active travel to Newbury Town Centre'.

The parameters and purpose of the project is to "deliver wayfinding signs for pedestrians and cyclists along arterial routes linking the residential areas of Newbury to the town centre (including rail/bus links). The signs will not only provide directional information using suitable links/short cuts but will also indicate the distance and time taken to travel to the town centre. The signs would be durable and of a high quality to match the existing wayfinding scheme that has already been implemented within Newbury town centre."

The funding available for this project is £21,500 (£11,500 from WBC and £10,000 from NTC).

In the upcoming Planning & Highways (P&H) Committee meeting on the 12<sup>th</sup> of July 2021, Councillors should be prepared to resolve to select a priority route from the routes indicated in WBC's Local Cycling & Walking Infrastructure Plan (already circulated). Specifically, Appendix B (page 36) of the LCWIP onwards, which identifies several active travel routes. The Committee will then also vote on the approval of the expenditure earmarked for this project.

This priority route will be sent to WBC who will work out the exact sign placement and carry out their installation.

Any future funding for the promotion of active travel can be utilised for signage on additional walking and cycling routes.

## **Considerations:**

### **1. Reference to the Councils Strategy 2019-2024:**

The resolution to select a route, and then the successful installation of signage on that route, will fulfil the Councils strategy point F.3.A:

*“By end 2021, work with West Berkshire District Council to identify what additional signage and footpaths are required for walking and cycling routes to and from the Town Centre and local schools, and agree a programme for their delivery.”*

In addition, through the promotion of active travel, this will also take steps toward addressing the Council’s No. 3 Goal; ‘Tak[ing] actions to address the climate emergency’.

### **2. Legal:**

The Council has the General Power of Competence and the authority to contribute financially towards this project.

### **3. Financial:**

As described in the Background and Introduction to this report, the funding available for this project is £21,500 (£11,500 from WBC and £10,000 from NTC). The £10,000 from NTC is allocated under the P&H budget for 2021/21, with the description of ‘signage’.

### **4. Climate/Environmental Issues:**

As this project seeks to promote active travel, notably walking and cycling, its success will aid in tackling the climate emergency by reducing Newbury’s overall carbon emissions. In addition, the success of this project and the increasing incidence of active travel, would contribute to reductions in air pollution by reducing the amount of fine particulate matter in the air.

## **5. Crime and Disorder:**

Local Councils must exercise their functions with due regard to their likely effect, if any, on crime and disorder (including anti-social and other behaviour adversely affecting the local environment), the misuse of drugs, alcohol, and other substances and re-offending in its area and the need to prevent them (Crime and Disorder Act, 1988, S.7). No effect on crime or disorder are expected from this resolution.

## **6. Risk Assessment:**

At this stage, no risk assessment is necessary.

## **7. Equality and Diversity:**

The successful installation of signage guiding the way to the Town Centre will be of assistance to those citizens of Newbury who do not/cannot use personal vehicles or public transport as well as for the young, elderly, and visitors to Newbury.

## **8. Consultation:**

The P&H Committee will decide upon the route where the active travel wayfinding signage will be implemented.

## **Conclusion and Recommendation:**

**To resolve** to select a priority active travel route for the instillation of active travel signage from WBC's LCWIP.

**To resolve** to approve the use of £10,000 expenditure for this project.

**Report Author: Darius Zarazel (Democratic Services Officer)**

**Date: 21<sup>st</sup> June 2021**

## **Newbury Town Council**

### **Public Report**

**To: Planning & Highways Committee**

**Date of Meeting: 12<sup>th</sup> July 2021**

### **Agenda item No. 8: A Neighbourhood Development Plan for Newbury**

#### **Decision Required:**

To resolve that Newbury Town Council should undertake a Neighbourhood Development Plan.

To resolve to approve the use of earmarked expenditure of up to £7,000 for this project and apply for the grant funding available to the Council of up to £18,000.

#### **Background and Introduction:**

Since May 2020, Newbury Town Council's (NTC's) Neighbourhood Development Plan Working Group has been exploring the time and costs needed to produce a Neighbourhood Development Plan (NDP), as well as the likely benefits that it would bring in terms of increased influence on planning decisions and additional Community Infrastructure Levy (CIL) contributions.

With advice from NTC's appointed NDP consultant, Dr Andrea Pellegram, the NDP Working Group has come to the conclusion that they believe this Council should resolve to undertake an NDP within the Parish boundaries of Newbury Town Council.

The reasoning behind the NDP Working Group's recommendation is that, although NTC has contributed to West Berkshire Councils (WBC's) Emerging Draft Local Plan, we could gain a much greater degree of focus, and go into much more detail, about Newbury specific items in a NDP than is provided for in the Local Plan. In addition, as the Town Centre Masterplan is currently undergoing consultation, a NDP would enable NTC to develop, improve, and enhance the ideas expressed in this document.

Further reasons why a NDP is recommended are that it would assist with the holistic development of Newbury, enable the protection of Newbury's important non-designated heritage assets, allow NTC to make further steps in our carbon reduction goals and our striving for increased active travel opportunities. These factors would likely form the policies that would be in a future NDP.

The reason why it was decided that a NDP should be done within NTC's Parish boundaries is that involving additional Parishes would create greater complexity. However, neighbouring Parish will be consulted on policies/items that are relevant to them.

The successful implementation of a NDP would also raise the CIL receipts received by this council on developments within our Parish, from 15% to 25%. Also, as a NDP is a statutory document, it will have the same weight as the Local Plan in every relevant planning application.

The projected timeframe from the application to initiate a NDP to its passing in a referendum will depend on the policies chosen and is potentially very variable, ranging from 1 to 3+ years. It has been recommended by our NDP consultant, Dr Pellegram, that policies such as site allocations would significantly extend the timeframe for the completion of a NDP and should therefore be avoided. A NDP with simple policies, like those indicated above, could potentially take around 12-18 months. However, it is worth reemphasising that the timeline for completion of a NDP is variable.

#### **Issues Arising/Options Considered:**

NDPs are very time and resources intensive and are subject to very rigorous scrutiny before their implementation. Some of the key stages of the NDP process include the formation of a Steering Group, consultations with the community and the Local Planning Authority (LPA) – WBC, as well as a final parish wide confirmatory referendum.

Due to the complexity and resource intensity of carrying out the tasks outlined above, creating and implementing a NDP can involve considerable financial costs. This cost will be made up for by the Councils earmarked NDP expenditure, £7,000, as well as the (up to) £18,000 in grant funding. Free technical support will be provided by WBC, and it is they who would pay for the cost involved in holding the referendum.

There are several issues that could arise during the NDP process that should be highlighted:

- 1) That the NDP process becomes protracted:  
If the scope of the policies in the NDP grow over time, or new policies are introduced, there is a risk that this could lead to a situation in which the Council runs out of the necessary resources to finalise the NDP and submit it.

2) That the proposed NDP is rejected:

A proposed NDP could be rejected by either the LPA (WBC) or by a failure to receive consent in the public referendum.

In both situations highlighted above, the substantial resources used, both financial and in terms of Officer time, will have been expended without any tangible outcome.

In order to address the first potential issue, a NDP should be focused and not fall prey to an ever-increasing scope, with more and more policies included over time. This can be achieved by determining the select policies we wish to see targeted (see policies above) and executing on those policies. To avoid the second potential issue, any NDP must be in conformity with both National Planning Policy and the Local Plan.

The options presented to this Council are to either resolve to undertake a NDP or to not undertake an NDP. It is the NDP Working Group's opinion that the benefits that a NDP could have on heritage assets, active travel, renewable energies, and assisting with the holistic development of Newbury, as well as the additional CIL revenues and the fact that it brings statutory weighting to planning applications, mean that it is an endeavour this Council should resolve to undertake.

## **Considerations:**

### **1. Reference to the Councils Strategy 2019-2024:**

Whether this Council decides to resolve to start a NDP or not, this decision will have fulfilled point G.1.a and G.1.b in the 2021 Strategy Update:

#### *"1. Neighbourhood Development Plan*

*a) Complete 20/21: By end 2020, explore the time and costs to produce Neighbourhood Development Plan, and the likely benefits in terms of increased influence on planning decisions and additional CIL contributions.*

*b) By end Q1 2021: decide whether to move forward with a Neighbourhood Development Plan based on both the cost benefit investigation and the success or otherwise of G1-G4 above." (p. 14)*



In addition, points G.12.a, G.12.b, G.12.d, and G.12.h could all be targeted though the proposed NDP:

*“12. Use our role as statutory consultee for Planning to:*

*a) Encourage diverse shopping and eating out options with a significant number of independents.*

*b) Encourage a modal shift in transport by prioritising walking, cycling and public transport.*

*...*

*d) Improve environmental standards and reduce carbon footprint of new building and infrastructure projects.*

*...*

*h) Lobby the Local Planning Authority as appropriate on issues of importance for the wellbeing and prosperity of the people of Newbury.” (p. 15)*

## **2. Legal:**

The Council has powers under the Localism Act 2011, the Neighbourhood planning Act 2017, and the regulations made thereunder to progress a Neighbourhood Development Plan for Newbury.

The Council also has the General Power of Competence and the authority to contribute financially towards this project.

Any NDP must conform with the policies in the National Planning Policy Framework and the policies in the current and emerging Local Plans.

## **3. Financial:**

As described in the ‘Issues Arising/Options Considered’ section of this report, the funding available for this project is up to £25,000.

Broken down, £7,000 is earmarked in the 2021/22 NTC Planning & Highways budget for a ‘Neighbourhood Development Plan’. A sum of £850 has currently been expended through the provision of advice by Dr Pellegram, leaving a total sum of £6,150.

Up to £18,000 is available to the Council through grant funding. This is subdivided into two grants: the £10,000 'Basic Grant Funding' available to all groups undertaking a neighbourhood plan and £8,000 in 'Additional Grant Funding'. This additional grant is available to groups meeting the given eligibility criteria. The criteria that NTC meets is for a Neighbourhood Area of over 25,000. As our proposed NDPs Neighbourhood Area is the entire Parish of Newbury, with a population of approximately 35,000, we meet this criteria and are thus eligible for the additional £8,000.

Newbury Town Council does not have the Officer resources to undertake this work and will need to employ a part-time Officer, as well as using outside consultancy expertise, to deliver on this project.

#### **4. Climate/Environmental Issues:**

As a potential policy in a the proposed NDP is over carbon reduction and promoting increased active travel opportunities, its passing through referendum would aid in tackling the climate emergency by reducing Newbury's overall carbon emissions. In addition, the success of this project and the increasing incidence of active travel, could contribute to reductions in air pollution by reducing the amount of fine particulate matter in the air.

#### **5. Crime and Disorder:**

Local Councils must exercise their functions with due regard to their likely effect, if any, on crime and disorder (including anti-social and other behaviour adversely affecting the local environment), the misuse of drugs, alcohol, and other substances and re-offending in its area and the need to prevent them (Crime and Disorder Act, 1988, S.7). No effect on crime or disorder are expected from the resolution to undertake an NDP, nor if the NDP is approved.

#### **6. Risk Assessment:**

The risks to the NDP being implemented, and potential mitigations to those risks, are outline above, in the 'Issues Arising/Options Considered' section. At this stage, no risk assessment is necessary.

## **7. Equality and Diversity:**

All residents of Newbury will be consulted on the NDP, and the promotion of equality and diversity will be considerations in the NDP policies.

## **8. Consultation:**

Through the Steering Group stage and the broader public consultation phase of the NDP, the public will have multiple opportunities to engage with the proposed NDP. The public will also be consulted at the final stage of the NDP process through the referendum.

## **Conclusion and Recommendation:**

**To resolve** that Newbury Town Council apply to West Berkshire Council to initiate the process of creating and implementing a Neighbourhood Development Plan.

**To resolve** to approve the use of up to £7,000 expenditure earmarked for this project and to apply for the grant funding of up to £18,000.

**Report Author: Darius Zarazel (Democratic Services Officer)**

**Date: 1<sup>st</sup> July 2021**

# A Vision for Newbury Town Centre

June 2021

# A Vision for Newbury

**Crossroads are a place where routes, and therefore people, come together. Crossroads are why many places exist and were the 'birthplace' of many market towns.**

**In placing the concept of The Crossroads at the heart of the future Vision our aim is to ensure that as Newbury responds to the need for change, it remembers its market town heritage, and remains a focus for social interaction, economic growth, civic engagement and community activities.**

Newbury will continue to be a successful, modern market town by ensuring it is a place that:

- promotes its heritage and independent identity
- is innovative and entrepreneurial, able to respond quickly to economic change
- is social and welcoming, where people gather to meet and celebrate
- is green in the widest sense, promoting sustainability, biodiversity and healthy living
- listens to the needs of its urban and rural community.

## The survey will ask for your views on this Vision



# Newbury today

Newbury is a successful market town with a high quality of life. The town enjoys many attractive attributes including:

- A number of large, high profile employers
- High-quality retail investment
- Immediate access to the strategic road network and excellent rail connections
- Regular host of events that have a national profile, a historic core and high-quality parks
- A range of markets, independent retailers and well respected cultural organisations.

Given these strengths, it is perhaps not unreasonable to ask why Newbury needs to change.





# Why does Newbury need to change?

All town centres are having to respond to the huge change in national shopping and leisure habits, driven by the growth in internet shopping and accelerated by the impact of Covid-19. All towns and all communities have suffered socially and economically from the enforced closures over the last 12 months and Newbury is no exception. The impacts on the town centre are most visibly demonstrated by the loss of the John Lewis Homes and Debenhams stores that anchor the Parkway Centre. The loss of these stores whilst impacting on footfall in the short term provides an opportunity to revision and revitalize the centre and its relationship with Victoria Park to meet the changing needs of visitors in a Post COVID-19 future.

Our study has also undertaken a survey of local residents to establish their view on the town centre. Over 4,000 people completed the online survey, which was open from 7 December 2020 to 31 January 2021. This represents around 10 per cent of the population, the largest response to a survey in the town.

***“Towns and cities across the UK will need help and space to rethink the purpose of their centres. The high streets of the future will need to become multi-purpose locations, combining retail and hospitality amenities with residential, education, healthcare, cultural, technology, community and more. Office space will need to be transformed for three main purposes: collaboration, creativity and culture, with less space devoted to tasks that could be done remotely. Transport links will need to be reconsidered, as well as additional infrastructure needs. The pandemic has made it essential for places to galvanise their centres for the new way of living.”***

**KPMG - The future of towns and cities post COVID-19 January 2021**

**89% of survey respondents think that Newbury Town Centre could be improved**



# How does Newbury need to change?

The evidence nationally shows that the town centres which will ‘bounce back’ most effectively from the impact of the pandemic are those with strong local identities and connections with their local communities. ‘Multi-functional’ centres with a good leisure, community and cultural offer are less heavily reliant on retailing and more resilient to change. Town centre living and a strong employment base is also a key asset.

The evidence locally shows that Newbury has many of these characteristic. Residents value Market Place, Northbrook Street and St Nicholas Church, the canalside, the parks and green space. They value Camp Hopson and the independent shops and the range of restaurants and coffee shops, complemented by the national retailers in Parkway and the Vue Cinema.

The survey also highlights a number of weakness in the town centre.

Theses weaknesses relate particularly to the make up and balance of the shopping, cultural and leisure offers, the amount and quality of open / public/ green space, and the lack of facilities for younger people.

Survey question: “What are your favourite places in the town centre?”



Survey question: “What do you think is missing from the town centre?”





# What should Newbury aspire to be?

Based on its identified strengths, key national trends and local priorities, we believe Newbury town centre should aspire to be:

## **Inclusive & Welcoming**

A town centre that is walkable and easy to navigate. That everyone can access and in which they feel safe and comfortable.

## **Social & Cultural**

A town centre that encourages social interaction in its streets, spaces and buildings. A place where people want to come to meet friends, relax and have fun.

## **Historic & Progressive**

A town centre that protects its distinctive market town identity but recognises the need to adapt and evolve. A place that values its heritage assets and places them at the centre of modern civic and community life.

## **Green & Healthy**

A town centre that puts people and the planet first. That addresses the challenges of physical health, mental health, and the climate emergency.

## **Independent & Entrepreneurial**

A town centre that welcomes innovation. That promotes local, ethical and independent traders. Where start-ups and small businesses can thrive.

## **Local & Regional**

A community focused town centre that provides a high quality of life, that meets the needs of all its residents and those in the rural areas that depend on it.

# Vision Objectives

Based on the national and local priorities for change, the following objectives have been identified for Newbury town centre:

1. Broadening the shopping offer
2. Improving the leisure/food and drink offer
3. Improving access to open space
4. Improving the cultural offer
5. Creating opportunities for businesses
6. Creating a liveable town centre
7. Increasing attractive travel choices
8. Protecting the heritage and market town identity

# 1. Broadening the shopping offer

Demand for physical retail floorspace is predicted to fall, as the growth of online shopping continues, and survey results show that this has been accelerated by Covid-19.

The UK is seeing a rapid decline in national high street chain retailers, as shifting consumer preferences move to online purchasing and to more ethical, local consumerism, with nearly two thirds of the UK population expressing a willingness to support local businesses post-pandemic.

Nearly 40% of Newbury residents surveyed said that the pandemic had changed the way they would shop in the future, with increased use of the internet but also an increased awareness of the importance of local, independent businesses. Young people in particular place a higher priority on ethical trading and supporting local businesses.

This Vision supports a proactive retail strategy focused on supporting the growth of the independent retail sector through the creation of new short lease flexible retail units and advice and guidance to those starting a new business to help establish successful and sustainable businesses.

Northbrook Street and Parkway represent the core area of Newbury's shopping, and contains the highest proportion of national retailers. A planning application has recently been submitted for the redevelopment of the Kennet Centre to be rebranded as the Eagle Quarter, proposing a reduction of retail floorspace and unit sizes and a focus on attracting a mix of independent and artisan operators.

The Vision therefore identifies measures to consolidate, protect and enhance the important role of Northbrook Street and Parkway whilst at the same time embracing a revitalised Eagle Quarter.

**Despite the fact that shopping is by far the biggest reason for people visiting the town centre, only 17% agreed that Newbury has interesting shops.**

**The biggest local priority for Newbury town centre is to improve the range of independent and local shops. When asked what would make Newbury town centre a better place in the future 67.6% prioritised more local and independent shops.**





# The importance of markets

Markets are one of our oldest forms of collective retailing and have experienced something of a revival in recent years, with a new generation of innovative young traders coming to the fore. Latest figures indicate the sector has a collective turnover of £2.7 billion a year from around 32,000 market traders – a gradual increase of around £200 million year on year since 2013.

But simply providing “a market” is not enough to achieve this. In order to provide the unique content and progressive product offerings that cater to a wide taste and become a ‘destination’ a market needs to be expertly curated. The range and quality of traders, the stall design, layout, ambience and marketing all have to be of sufficient quality to attract visitors regionally.

Newbury’s markets, including the Farmers’ Market and Artisan Market provides an opportunity for residents to shop local and independent. The Vision seeks to ensure that these markets create a high quality identity for Newbury, an opportunity for exciting new local businesses to test trading in the town centre, and provide an attraction that can draw visitors to the shopping areas on the edge of the town centre, including Broadway, Cheap Street and Bartholomew Street.

**As a modern market town Newbury must do markets well. The High Streets Task Force now recognises markets as one of its 25 ‘Vital and Viable Priorities’ for town centres and a key generator of local identity. It states that the operation of a market is capable of significantly increase footfall by up to 25%.**



## 2. Improving Newbury's leisure offer

Whilst the demand for town centre retail space is expected to fall, expenditure on leisure activities, including food and drink, is still expected to grow.

The 2017 West Berkshire retail study identified 47% growth in expenditure in restaurants and cafes, and 46% growth in expenditure on leisure activities in the Newbury area by 2036.

Young people are more likely to use the town centre during the day and to meet friends for eating, drinking and socialising - 47% of survey respondents under the age of 25 said they visit Newbury Town Centre to do this.

It is important, therefore, that Newbury improves its offer in this respect and finds a way to support new independent businesses to establish themselves in the town centre whilst minimising their financial risk.

Alongside a proactive retail strategy the Vision would provide similar support for the independent food and drink sector through the creation of new temporary short lease units and guidance to support the creation of new outlets that will help to revitalise the town centre, as well as supporting live music venues and improving its evening offer to support the night-time economy.

**The survey results indicate that fewer than half of residents in the catchment are visiting the town centre to eat and drink, and significantly more respondents that live in Newbury are more likely to visit in the evening.**

**Only 45% of residents agreed that Newbury has great places to eat and drink.**

**The second highest local priority for Newbury town centre is to provide more local and independent cafes and restaurants.**





# 3. Improving access to open space

Five of the top eight priorities for Newbury residents relate to provision of open space and the quality of the public realm. The results reflect the national desire for more green space, more planting and more social space in town centres.

Although Newbury has a good range of green space relatively close to the town centre, only Victoria Park is within easy walking distance for visitors, and has the feel of a town centre park.

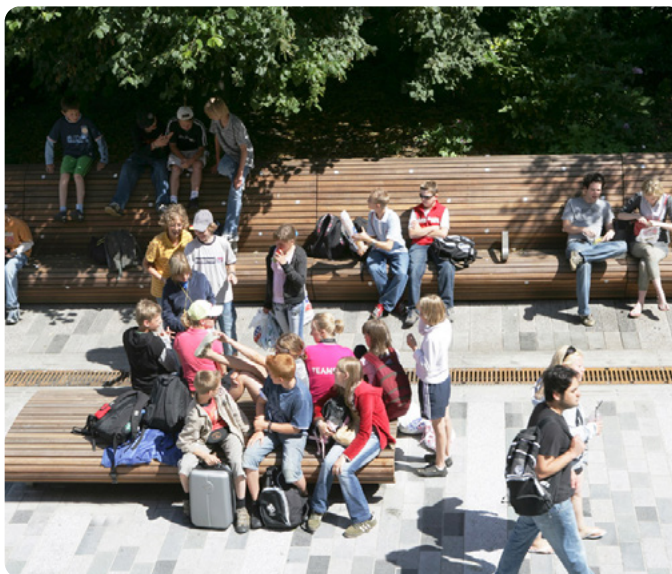
As the number of people living in the town centre increases, and as peoples desire for a broader town centre offer (that shifts away from reliance on retail), the need for additional green space will continue to grow.

The Vision seeks to improve use of the existing parks and the canalside, and provide more green space and more social space in the town centre.

By providing new and enhancing existing green spaces, as well as improving access to and between them by walking and cycling, the town will be visibly addressing environmental sustainability and social sustainability in terms of health and well-being.

**66% of respondents said they would use Victoria Park more often if it was better connected to the town centre.**

**The biggest priority for young people is more outdoor space. Nearly half of under 25s said the biggest priority was space for hanging out.**





# 4. Improving Newbury's cultural offer

Arts and cultural activity is important in its own right, as a generator of employment, of economic vibrancy (one of the UK's largest economic drivers) as a growing source of visitor expenditure for town centres and as a source of local identity.

The 2017 West Berkshire retail study identified 47% growth in expenditure on cultural activities in the Newbury area by 2036.

Research also shows that cultural activity is important in attracting high-quality employers to a town, in encouraging business start-ups and in persuading people to 'work from home' more often.

The Vision prioritises improving indoor and outdoor space for arts and cultural activity in Newbury town centre and will work with key organisations such as The Corn Exchange and Greenham Trust to achieve this.

Young people place a higher priority than any other age group on the provision of outdoor space for leisure and cultural activities. Improving the relevance of events and cultural activity for younger people should be a specific priority for Newbury.

**Two of the top six local priorities relate to improving opportunities for events, festivals, cultural and arts provision in the town centre.**

**Only 41% of survey respondents identified cultural activity, including film, theatre or other event as a main reason for having visited Newbury. For under 25s this fell to 31%.**



# 5. Creating opportunities for business

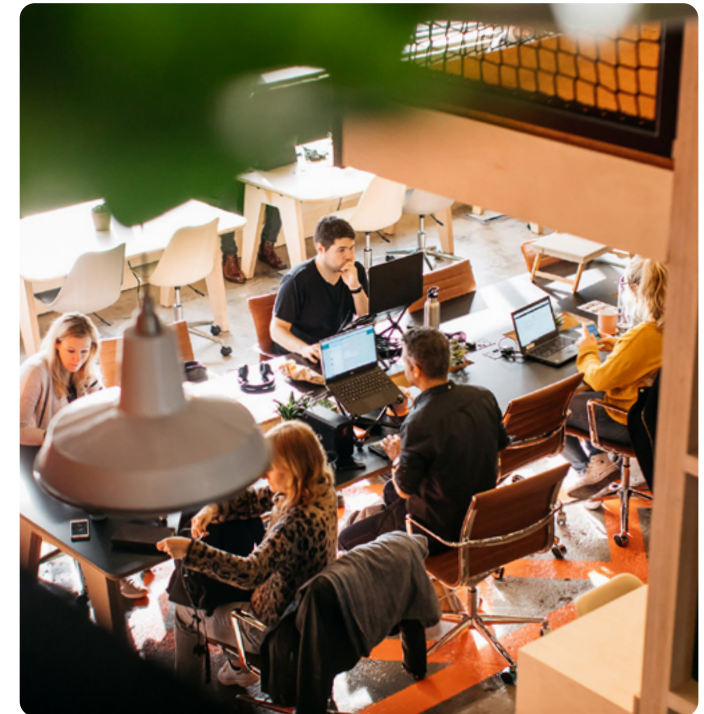
Research shows that stronger town centres are less reliant on shopping floorspace and are likely to have a greater proportion of skilled jobs within easy walking distance. This is a virtuous circle. Innovative and creative businesses are attracted to vibrant town centres with a good range of services and a diverse cultural and leisure offer, as well as good physical and digital communications and access to a skilled labour market.

In recent years Newbury town centre has seen a growth in new homes but a decline in office space and jobs which have moved to out of town locations. The need for more office and incubator space is identified by the Town Strategy and supports recent market trends accelerated by the Covid-19 crisis for new serviced office space within town centre locations.

The Vision prioritises space within the town centre for start-ups, small businesses and people looking for occasional workspace closer to home.

Discussions with a local co-work space operator Myworkspot have identified a requirement for up to 20,000 sq. ft of new serviced office space within the town centre that will help to meet demand and diversify the town centre offer.

**Research by Workthere has shown that the popularity of flexible office spaces in more rural locations outside of city centres is expected to rise as a result of an increased work-life balance and reduced commuting times. The research points to the fact that town centres with a poor cultural and creative base are less likely to attract these businesses. Thus it is important that Newbury builds on its cultural momentum.**





# 6. Creating a liveable town centre

Residential uses bring life to the town centre during the evenings and weekends, supporting local businesses and making the town centre feel more secure.

Newbury has a variety of residential streets in close proximity to the main shopping streets, and this will increase with the Market Street development currently under construction.

The Parkway scheme has increased the number of people living on upper floors above ground floor retail, and it is likely that this will increase further with the proposed redevelopment of the Kennet Centre (Eagle Quarter). The vacant Bayer office premises also have permitted development rights for potential conversion to apartments.

The Vision therefore believe there needs to be a greater diversity of living in the town centre, and that priority should be given to identifying opportunities for innovative forms of housing wherever possible.

**The research shows that people who live close to the town centre spend more money in the town centre, support the evening economy and are more likely to shop at local and independent businesses.**





# 7. Increasing attractive travel choices

Given that 44% of respondents to the survey felt that they lacked attractive alternatives for travelling into Newbury town centre other than by car, the Vision seeks to provide as many viable, attractive travel options for people as possible, but this needs to recognise and be tailored to the town's different catchments. Those visiting Newbury can be sub-divided into two key groups – those living within a couple of kilometres of the town centre in the surrounding neighbourhoods that make-up the wider Newbury area, and a far more dispersed catchment that lies beyond this in more rural areas, including smaller towns, villages and hamlets.

66% of respondents to the survey said that they usually travel by car to Newbury town centre. However, this is an average figure that hides a disparity between those living within and those living outside of Newbury. For those living outside of the town this figure rises to almost 90%, but for those that live in the town the split between those who arrive by car and those who either walk or cycle is almost 50:50. Importantly, the survey also highlighted that those people who feel like it is easier to walk or cycle into the town centre tend to visit more frequently, at a wider variety of times of the day, and, over the course of a week, spend more money in the town centre.

Where appropriate corridors for attractive cycling infrastructure already exist or there is the potential for them to be created then the town centre needs to ensure that these routes terminate in desirable locations with appropriate facilities. And where public transport options exist, journey times need to be competitive with the private car. However, for many people living outside of the town centre the Vision recognises that there is a high probability that walking, cycling or using public transport to access Newbury town centre will continue to be an impractical option. The need to continue to accommodate significant volumes of traffic should be recognised, but wherever possible, the cleanest types of vehicles should be encouraged.

In contrast, there is clearly scope to encourage a sizeable proportion of the 50% of residents living in Newbury who currently choose to drive into the town centre to consider alternative modes of travel. The Vision seeks to encourage more people to walk into the town centre by addressing potential barriers such as the A339 and improving the 'gateways' to the town at London Road and Bartholomew Street. The Vision will also promote the cycle network set-out in the Council's recent LCWIP (Local Cycling and Walking Infrastructure Plan), the possible creation of a cycle hub in the centre of the town

centre to complement those already proposed at the train station, the extension of key bus services to the train station (facilitated by bus priority measures) with a view to creating a larger public transport hub in this location, the review of general traffic access in the town centre with the aim of creating more space for outdoor eating and events, and an expansion of the town centres publicly accessible electric vehicle charging facilities.



# 8. Protecting Newbury's heritage and market town identity

Newbury is a town with a rich history spanning many centuries evolving from an early Saxon settlement into an important market town and centre of the cloth trade during the 13th Century bolstered by the town's location on two intersecting roads and later the Kennet and Avon Canal.

The north-south route connected Southampton to Oxford passing through Winchester and then Newbury passing along what is now Old Newtown Road.

The east-west route from London to Bath connected the two major ports and came into Newbury along London Road near Speenhamland, which was then part of Speen, rather than Newbury.

The current urban form of the town still follows the inverted Y shaped street pattern defined by these intersecting routes with the buildings scale and form still largely based on the original burgage plots either side of Northbrook Street, Mansion House Street, Market Place and the adjacent part of Bartholomew Street.

The Vision will look to retain and enhance the historic street pattern and buildings within the town centre through alignment with the advice and guidance set out in the Newbury Town Centre Conservation Area assessment.

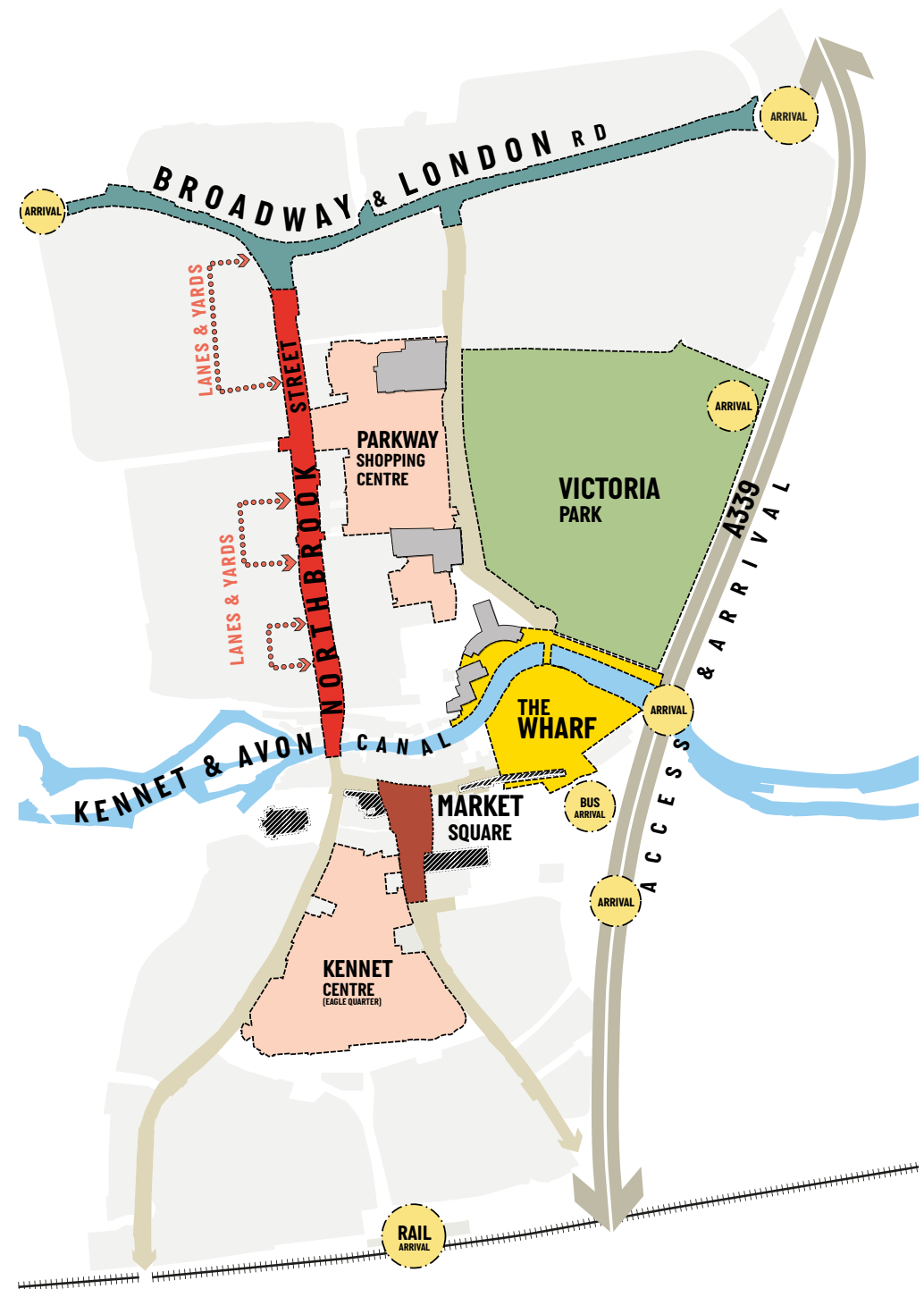


# Vision Proposals

# Vision Proposals

The Vision proposals are considered under the following headings:

- ➔ Kennet & Avon Canal
- ➔ Victoria Park
- ➔ Parkway Shopping Centre
- ➔ Northbrook Street
- ➔ Lanes & Yards
- ➔ Broadway & London Road
- ➔ Market Place
- ➔ The Wharf
- ➔ Kennet Centre (Eagle Quarter)
- ➔ Access & Arrival.





# Kennet & Avon Canal

**The Vision prioritises clearer access points to the waterfront, and improvements to the towpath for pedestrians and cyclists. It promotes an increase in activity overlooking this central section of the canal, and it considers opportunities for a new pedestrian crossing east of Bridge Street.**

There are very few opportunities for pedestrians to cross the canal in the town centre with just one bridge between Bridge Street and the A339. All existing crossings take pedestrians away from the water and only Bridge Street provides an attractive environment for pedestrians.

The Vision identifies potential for a new crossing, between Bridge Street and Park Way. Together with improvements to Park Way itself, this would encourage more visitors to walk along the towpaths, and visit the Park.

A new footbridge would create a pedestrian circuit connecting Parkway, Camp Hopson, The



Waterside Centre, the Museum and Market Place.

[The Waterside Centre](#) will be an important new destination along the canal. The potential also exists for the Camp Hopson building to create a more lively frontage to the canal, with complementary cafe or leisure uses at ground floor. The south side of the canal provides opportunities for the existing buildings to make better use of the water frontage.

The existing opportunities for “waterside” or “parkside” eating and drinking in Newbury Town Centre are relatively limited. Lock Stock and Barrel and the Tea Rooms are notable

exceptions. The Vision identifies potential to increase the range of cafes and restaurants close to the canal, which would complement the existing offer in Market Place and Northbrook Street.

The safety and well being of visitors to the river and canal is paramount and the Vision and proposals will ensure that any improvement to the river and canal make provision for enhanced community safety.

**The survey will ask for your views on these objectives for The Kennet & Avon Canal.**

# Victoria Park

**Victoria Park is the most significant green space in Newbury town centre. Improving access to the Park is a local priority and will help meet the requests for better green space in the town centre.**



Victoria Park is only 2-3 minutes walk from Northbrook Street or Market Place yet feels relatively isolated from the core shopping area.

The Vision seeks to create a more connected, town centre park by reducing the barriers created by the relatively poor pedestrian quality of the towpath, canal crossings and Park Way.

This is key to creating a 'social' town centre where people are encouraged to meet and connect with each other. It creates more opportunities for hosting events. It will also help

bring more visitors into the town centre and encourage them to stay longer.

The Vision is investigating the potential for a new pedestrian bridge across the canal. This could significantly improve links between Victoria Park, Market Place and The Wharf, and make this area much more accessible for visitors.

Redevelopment proposals for London Road Industrial Estate would mean more people living and working east of the A339. The Vision seeks to ensure Victoria Park provide an attractive walking and cycling route into the town centre.

The Vision proposes to improve pedestrian connections across Park Way in order to encourage visits between the shopping centre and Victoria Park.

It proposes a new cafe, leisure or cultural use for the vacant Debenhams to front the Park and which could be complemented by a new facility within the Park itself.

**The survey will ask for your views on these objectives for Victoria Park.**



# Parkway Shopping Centre

The Vision seeks to reduce the relative isolation of Parkway by creating a more connected and permeable town centre. It proposes to improve the quality of Park Way as a 'civic' street rather than a service road, create stronger connections to Victoria Park and the canal, and using a new footbridge to create interesting routes leading back to Market Place and the Wharf. This should significantly increase footfall by making Parkway a more central and accessible destination in the town centre.

The Vision seeks to address the loss of Debenhams and John Lewis by creating a new destination for Parkway which will connect with Victoria Park and draw visitors across to the shopping area. The aim is to diversify the offer by introducing a wider mix of uses to include independent food and drink outlets, serviced office and work space and arts and cultural uses.

Improving the pedestrian quality of Park Way would help create a new destination in this part of the town centre, linking the shopping centre with Victoria Park and the canal, bstFitness and London Road.

**The survey will ask for your views on these objectives for Parkway Shopping Centre.**

**Parkway shopping centre is a key part of the town centre retail offer, but has been reliant on national retailers as anchors.**

**The Vision seeks to address the loss of Debenhams and John Lewis Home by creating a new destination for Parkway and connecting it better with the rest of the town centre.**





# Northbrook Street

**Northbrook Street is the street that defines Newbury town centre, and it is critical to the success of the town that it remains vibrant and successful.**

**The Vision identifies measures to draw visitors north from Bridge Street, to increase dwell time, to provide spill out space for cafes and restaurants and to encourage a more diverse mix of businesses.**



The central area of Northbrook Street is dominated by national retailers and therefore potentially vulnerable to changes in shopping habits and a further evolution of the retail landscape. With limited opportunities for new development on Northbrook Street itself, the Vision focuses on other measures to increase footfall and support businesses.

The Vision proposes to promote Northbrook Street's lanes and yards as destinations for independent businesses. It will work to ensure that the market stall layout makes a feature of the entrances to the Lanes as well as providing ample space for seating outside the existing cafes and restaurants. The focus on independent businesses will create increased

footfall and complement the larger retail units and national retailers on the main street and in Parkway to create a more "rounded" offer. New destinations in Parkway, better connections to Victoria Park will also help draw more visitors to this part of the town centre.

Public realm improvements, signage, planting and seating will help draw attention to the lanes. The aim is to reduce the perceived length of Northbrook Street by creating points of visual interest and spaces to rest, which will increase footfall and dwell time, helping draw visitors northwards from Bridge Street. These enhancements will help to improve the historic street pattern and reinforcement of the lanes and courtyards off Northbrook Street.

The improvements will also create opportunities for spill out space for businesses, and increase opportunities for al fresco eating and drinking (we have all witnessed the popularity of that during this past year). This will help address the relative lack of cafes and restaurants in the central area of Northbrook Street.

To support more life on Northbrook Street the Vision proposes greater flexibility to pedestrianise it for events and at those times when there is demand for greater business and community use of the street.

**The survey will ask for your views on these objectives for Northbrook Street.**

# Lanes and Yards

**The Vision seeks to promote Newbury's Lanes and Yards as a distinctive area for local and independent businesses, and to use them to attract visitors northwards along Northbrook Street and into Broadway.**

Some of Newbury's lanes provide attractive destinations, particularly west of Northbrook Street. But others require improvement. Feature entrances and new street furniture can create points of interest along Northbrook Street and Broadway, encouraging shoppers to venture further north along the street, particularly on market days. Better connections to residential areas and to car parks can create attractive routes for shoppers into the town centre, and create more footfall along the Lanes.





# Broadway and London Road

**The Vision promotes the historic “coaching inn” qualities of Broadway / London Road as a location for high quality food and drink and accommodation, creating a distinctive destination for visitors, and a location for local businesses.**

The Broadway has a neighbourhood quality, subtly different from Northbrook Street, characterised by local independent businesses. The Vision supports this role, creating links through the lanes to the surrounding residential areas, and making it as easy as possible to walk to the shops and businesses.

The east-west route of Oxford Street and London Road has a slightly grander character, reflecting its historic role as a coaching route. The Vision promotes the area as a location for high quality pubs and inns, which will support the large number of ‘professional’ office companies in the area.

The Vision supports the creation of new serviced office space through conversion of existing buildings that will help to complement the food and drink and hotel offer and support the local economy.

The Vision proposes public realm improvements to improve the sense of arrival into London Street. It encourages an improvement to the external spaces and sense of arrival of the budget hotels to attract more overnight stays in Newbury town centre. This will help to enhance the original character of the area historically known as ‘Speenham Land’ as a new destination for visitors to the town centre.

**The survey will ask for your views on these objectives for Broadway and London Road.**



# Market Place

**Market Place is the most important public space in Newbury Town Centre, and historically it used to connect activities on the 'High Street' with those on the Wharf.**

**The Vision seeks to ensure that Market Place is seen as the focal point of the town, the “crossroads of public life” creating a stronger network of streets leading from it, and strengthening its role as a social, cultural and leisure destination.**

Market Place is the town's civic space, it hosts regular markets, it is the focal point for outdoor eating and drinking, it is home to the town's main arts/cultural building and acts as its central event space. The variety of roles show the quality of the space, but also highlights the lack of other suitable spaces in the town centre.

The Corn Exchange has highlighted the complexities of coordinating events and hosting the market in Market Place, and would welcome additional internal and external space.

The Vision seeks to create the flexibility for larger, longer and more regular events by creating a second and linked public space at The Wharf. The Wharf is close enough to Market Place to run joint events, but far enough away to function as a separate space.

The Vision seeks to improve the connection between Market Place and the canal via Wharf Street. This also improves links to the Museum and the Library, and improves arrival into the town centre, particularly from the bus station.

The Vision proposes a new footbridge over the canal, which would place Market Place at the centre of a wider pedestrian circuit, connecting to Camp Hopson, Victoria Park and Parkway shopping centre.

**The survey will ask for your views on these objectives for Market Place.**





# The Wharf

**The Wharf is a key site for the future of the town centre, and ensuring the best long term use is essential.**

**The Wharf has the potential to meet a variety of local resident priorities, including more green space, improved access to Victoria Park, better access to the waterside, more space for events or just to 'hang out', better leisure facilities, food and drink or cultural facilities.**



The Vision for 'The Wharf' encompasses both sides of the canal, including The Waterside Centre, Camp Hopson and Victoria Park. The Vision will investigate the potential for a new pedestrian crossing which would help maximise this potential.

The Vision reflects the cultural importance of The Wharf, creating a destination incorporating the Museum and the Library. It will also investigate the opportunity to create a more flexible event space to complement Market Place, enabling the town centre to host a

greater variety and scale of events. Any change to the use and public realm of the area will respect the heritage and character of the canal and nearby heritage assets to offer an important enhancement to the towns public realm and relationship with the River and Canal.

The Vision seeks to promote new jobs and homes at The Wharf as such uses bring life to the area and helps to support town centre businesses. It is important however that the design of any such uses recognise the public importance of The Wharf, and do not unintentionally make visitors feel unwelcome.

The Wharf provides the opportunity to enhance the independent retail and food and drink offer through the creation of a cluster of temporary retail/food and drink outlets located in converted shipping containers or vans. These would act as 'seedbed' outlets to help grow and establish a flourishing independent retail and food and drink sector.

**The survey will ask for your views on these objectives for The Wharf.**

# Kennet Centre (Eagle Quarter)

**The Kennet Centre is currently the subject of a planning application. The owners propose to redevelop it and rename it the 'Eagle Quarter'. It has the potential to deliver a more integrated, independent and mixed-use town centre development.**

**Full details of the proposals can be viewed [here](#).**



The existing Kennet Centre is outdated and redevelopment has the potential to bring a variety of benefits to the town centre. The proposed street structure improves linkages between the rail station and the town centre, and can create interesting lanes connecting to Market Place. Importantly it seeks to replace the indoor shopping environment with a series of open streets and spaces.

Reducing the number of large retail units enables the Eagle Quarter to prioritise independent businesses and specialist food

and drink operators. Additional retail units can replace the blank frontage currently on Bartholomew Street. If this space is managed effectively it can complement the rest of the town centre and support the incubation of new businesses in Newbury.

Increasing the amount of residential and office space at upper levels brings more life to the town centre, and greater support for town centre businesses. The key issue for the scheme will be whether it can create sufficient development value whilst respecting the historic character of the town centre.

The parallel work on the Town Centre Conservation Area will help to provide a framework against which the proposals for the Eagle Quarter can be assessed to ensure they minimise the impact on the historic buildings and views and of the town centre whilst also retaining the historic street pattern.

# Access and arrival

**The Vision seeks to improve arrival for all visitors. To improve arrival for pedestrians and cyclists, especially crossings of the Canal and the A339. To make the rail and bus stations stronger parts of the town centre, and a more comfortable and pleasant place to wait. To improve views of the town centre from the A339, encouraging those passing through Newbury to visit the town centre.**



The Vision recognises that even with significant improvements to bus services, much of the rural community that Newbury serves will continue to be reliant on the car for access to the town centre.

There is however significant potential to improve the quality of the travel choices available, particularly to those living within the Newbury urban area who may currently feel that their only viable option is to drive.

A significant proportion of those choosing to drive to the town centre are making trips of less than 2km. The Vision will seek to provide attractive alternatives so that as many as possible feel that they can conveniently access the town centre without the need to have to park their car or get stuck in congestion.

The Vision supports residential as part of mixed-use redevelopments of the Eagle Quarter and London Road Industrial Estate. Increasing the number of people living in or close to the town centre will help to support town centre businesses and enhance town centre vibrancy, particularly in the evenings, without a corresponding increase in traffic congestion or the need for additional public car parking.

The surveys indicate that people who walk to the town centre visit more often and spend more money. Importantly they are also more likely to visit in the evening, to support the cultural and evening economy and to spend their money with local businesses.

The Vision supports further improvements to the bus and rail stations alongside

enhancements to the historic routes from the station into the town centre along Cheap Street and Bartholomew Street.

The use of the town centre's main retail core by general traffic in the evenings continues to be a contentious issue with no consensus on whether Northbrook Street should be fully pedestrianised at all times.

The Vision seeks to enable more flexible use of the retail core in the evenings to facilitate specific events, but this is unlikely to require permanent changes to the existing traffic management arrangements.

**The survey will ask for your views on these objectives for town centre access and arrival.**



## A public survey to gather views on the draft Vision for Newbury Town Centre is available [here](#).

The survey is open for 3 weeks from 24th June closing on the 15th July after which we will consider the results to inform the preparation of the spatial vision and masterplan for publication of our draft report at the end of August 2021. This will then form the basis of the Newbury Town Centre Vision Supplementary Planning Document that will be subject to a formal six week round of consultation by West Berkshire Council in the Autumn prior to adoption later in the year. This will then set the formal planning framework for the future regeneration and development of the town centre.

**Thank you for your time!**



## Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 12<sup>th</sup> of July 2021.

### Standing Items on each (ordinary meeting) agenda:

1. Apologies
2. Declarations and Dispensation
3. Approval of Minutes of previous meeting
- 3.1 Report on actions from previous minutes
4. Questions/Petitions from members of the Public
5. Questions/Petitions from Members of the Council
6. Schedule of Planning Applications
7. Schedule of Prior Approval Applications (if any)
8. Schedule of Licensing Applications (if any)
9. Schedule of Appeal Decisions (if any)
10. The Western Area Planning Committee – Update
11. Sandleford Park Joint Working Group – Update
12. Newbury Community Football Ground – Update

To be confirmed	Follow-up discussion on footpath recommendations.
	Paths that have Cycle ban signs to be reviewed.
	Consider additional signage to countryside paths and open space within the parish of Newbury or immediately adjacent to it.
	Property of the Essex Wynter Trust at Argyle Road, Newbury.
	Invitation to developers of proposed 5g telecommunications installation on Link Road, Newbury, RG14 7LT.
June/ Sept/ December/ March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts. Updates on ongoing items.
Each November	Review of KPI's for Planning and Highways Committee
Each December	Send Budget and Strategy proposals to RFO