

# **Newbury's Neighbourhood Development Plan (NDP)**

## **Steering Group Meeting**

A meeting of the **NDP Steering Group** is scheduled for **Tuesday 4<sup>th</sup> July 2023 at 6.30 pm** and will be held on Zoom: Join Zoom Meeting [Here](#)  
(Meeting ID: 856 6644 4957, Passcode: 350126)

### **Newbury's NDP Steering Group:**

Newbury Town Council (NTC): Councillors Nigel Foot, Vaughan Miller, Gary Norman, Martha Vickers, Andy Moore and David Harman.

Members of the public: Ian Blake, Paul Millard, Anthony Pick, Louise Sturgess, and Kim Whysall-Hammond (Joint Project Manager)

### **Other Attendees:**

Hugh Peacocke, (Chief Executive Officer, Newbury Town Council)

### **Agenda:**

- 1. Apologies**
- 2. Election of Chairperson and Deputy Chairperson**
- 3. Declarations of Interest**  
**To receive** any declarations of interest relating to business to be conducted in this meeting.
- 4. Minutes (Appendix 1)**  
**To approve** the minutes of a meeting of the NDP SG held on Wednesday 15 February 2023 (Attached)
- 5. Vacancy for Lay Member**  
**To consider** the responses received
- 6. To set up Topic Subgroups (Appendix 2)**  
(For information, the survey findings and report from Bluestone Planning Consultants are attached.)  
Members are asked to review the list below and indicate their preferences:  
**To appoint members** to the following subgroups:
  - Heritage and Design
  - Sustainability and Climate Change
  - Biodiversity and Wildlife
  - Transport and Access
  - Community Facilities
  - Economy and Enterprise
- 7. Forward Work Programme (Appendix 3)**  
**To note** and agree any other items to add to the Forward Work Programme.
- 8. To Agree the Date of the Next Meeting**

**Minutes of Newbury's Neighbourhood Development Plan (NDP) Steering Group meeting, held in the Council Chamber, Town Hall, Newbury, at 7.00 pm on 15/02/2023.**

**Present:**

**Newbury's NDP Steering Group:**

- A) Newbury Town Council (NTC): Councillors Nigel Foot (Chairman), Gary Norman, and Martha Vickers
- B) Lay Members: Ian Blake, Paul Millard, Anthony Pick and Louise Sturgess.

**Other Attendees:**

Hugh Peacocke (NDP Secretary, Newbury Town Council)

**115. Apologies**

There were none received.

**116. Declarations of Interest**

There were none.

**117. Minutes of meeting held 15 February 2023.**

Agreed by the meeting.

**118. Vacancy for Lay Member**

The Secretary had been advised of the resignation of Mr. John Brownell. It was agreed that the SG readvertise to fill this vacancy.

Channels to be used:

- NTC website and social media
- West Berks Volunteer centre
- Newbury weekly News (notice and letter).

Louise Sturgess offered to review the recruitment ads.

**119. Survey responses- presentation by Jeremy Flawn, Bluestone Planning**

JF, Bluestone Planning, reported on the survey results and how they compared with the objectives proposed. He also presented a very helpful table which gave information on how the policy options related to the LAP review, together with evidence sources and evidence gaps. The task, he said, was to turn the objectives into meaningful Land Use policies.

The Chairman and members thanks JF for the presentation and information.

The secretary was requested to send the 2 spreadsheets individually to each member.

The Steering Group agreed that each of the themes should be dealt with by Topic Subgroups.

The secretary is to email members of the SG asking them to indicate their first and second preferences for these subgroups.

**120. To fix the date of the next meeting**

The next meeting: 7.00 pm, 19 April 2023, in the Council Chamber.

**There being no other business, the Chairperson declared the meeting closed at 8.55 pm.**



Standard Sustainability Theme(s) (these are nationally recognised)	Standard Sustainability Appraisal Objectives	Newbury NP Theme	Newbury NP-Specific Objectives	Is / Are NP Objective(s) Supported In Survey Responses? If Not, What Changes Are Needed
<b>WATER RESOURCES &amp; FLOOD RISK</b>	Use and manage water resources in a sustainable manner.		<p><b>BW5 – To plan for an increase in biodiversity and wildlife habitat over and above that in the Environment Act 2021 in all future developments.</b></p> <p><b>BW6 – To promote tree planting, community orchards, and community gardens.</b></p>	<p>YES</p> <p>YES</p>
<p><b>TRANSPORT</b></p> <p><b>CLIMATIC FACTORS</b></p> <p><b>AIR QUALITY &amp; ENVIRONMENTAL POLLUTION</b></p>	<p>Reduce the need to travel and promote more sustainable transport choices</p> <p>Improve road safety, reduce accidents and help reduce traffic speeds</p> <p>Minimise our impacts on climate change and reduce our vulnerability to future climate change effects.</p> <p>Improve air quality and minimise all sources of environmental pollution</p>	<b><u>TRANSPORT AND ACCESS</u></b>	<p><b>TA1 - To remove all but essential traffic from the town centre.</b></p> <p><b>TA2 – To improve and prioritise the walking and cycling routes and infrastructure into Newbury and throughout the town.</b></p> <p><b>TA3 – To facilitate improved green public transport in town and into town from outlying areas.</b></p> <p><b>TA4 – To strategically plan car parking that reduces the need for car use within the town centre.</b></p>	<p>Responses are not clearly supportive. Suggest combining with objective TA4 and modifying to read “To <u>explore extending the period of time / area covered</u> to remove all but essential traffic from the town centre <u>in combination with changes to car parking provision</u>”</p> <p>YES (NB there was equal support for improving cycle lanes as there was for <u>not</u> improving them).</p> <p>YES</p> <p>Responses are not clearly supportive in all cases. Suggest modifying by combining with objective TA1 and deleting objective TA4.</p>
<p><b>INCLUSIVE COMMUNITIES</b></p> <p><b>LANDSCAPE / TOWNSCAPE</b></p> <p><b>HEALTHY COMMUNITIES</b></p>	<p>Reduce poverty and deprivation and promote more inclusive and self-contained communities</p> <p>Improve equality of access to, and engagement in local, high-quality community services and facilities.</p> <p>Conserve and enhance the character and quality of Newbury NP’s landscapes, maintaining and strengthening local distinctiveness and sense of place.</p> <p>Provide a safe and healthy environment in which to live.</p>	<b><u>COMMUNITY FACILITIES</u></b>	<p><b>CF1 – To ensure the Town’s facilities cater for diverse communities with particular emphasis on a broad range of facilities for young people, as well as for families, the elderly, and disabled.</b></p> <p><b>CF2 – To promote increased access for NHS healthcare, both medical and dental, within the planning process.</b></p> <p><b>CF3 – To actively encourage leisure and cultural facilities in the town centre.</b></p> <p><b>CF4 - To keep community facilities in Newbury’s suburbs.</b></p> <p><b>CF5 - To promote Newbury as a sporting destination.</b></p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>UNCLEAR. Some sports were not supported:</p> <ul style="list-style-type: none"> <li>- 83% were indifferent or disagreed that more skate parks should be provided</li> <li>- 88% were indifferent or disagreed that more gyms should be provided</li> <li>- 58% were indifferent or disagreed that more football pitches should be provided</li> <li>- 56% were indifferent or disagreed that Newbury’s main football ground needs to be in the town centre</li> <li>- 77% were indifferent or disagreed that more hockey facilities should be provided</li> <li>- 75% were indifferent or disagreed that more tennis courts should be provided</li> <li>- 78% were indifferent or disagreed that more basketball facilities should be provided</li> <li>- 89% were indifferent or disagreed that more indoor and outdoor bowls facilities should be provided</li> <li>- Well over 50% of respondents felt that Newbury had sufficient rugby and cricket facilities (71% and 65% respectively)</li> </ul> <p>It may be sensible to reconsider whether this objective is necessary.</p>

Standard Sustainability Theme(s) (these are nationally recognised)	Standard Sustainability Appraisal Objectives	Newbury NP Theme	Newbury NP-Specific Objectives	Is / Are NP Objective(s) Supported In Survey Responses? If Not, What Changes Are Needed
			CF6 - To promote Newbury's Market Place and Wharf.	The Market Place is supported. The Survey indicated 62% of respondents were neutral or disagreed that the Wharf car park should become an open space for public events (39% agreed or strongly agreed it should). The objective could remain as drafted if that is the SG preference.
<p><b>ECONOMY AND ENTERPRISE</b></p> <p><b>EDUCATION AND SKILLS</b></p> <p><b>LAND AND SOIL RESOURCES</b></p>	<p>Encourage a vibrant and diversified local economy and provide for long-term sustainable economic growth.</p> <p>Ensure adequate provision of employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.</p> <p>Raise educational attainment and provide opportunities for people to improve their workplace skills</p> <p>Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.</p>	<b><u>ECONOMY AND ENTERPRISE</u></b>	<p><b>EE1 - To restrict permitted development rights thus maintaining office space within the town centre and to promote these spaces for other commercial uses.</b></p> <p><b>EE2 - To encourage the use of co-working spaces across the town.</b></p> <p><b>EE3 – To facilitate the creation of incubator and accelerator hubs and high-quality offices.</b></p> <p><b>EE4 - To promote Newbury as a business destination.</b></p>	<p>NO – the survey clearly indicated that 56% of respondents felt that the conversion of office space into housing should not be restricted in Newbury. It may be sensible to reconsider whether this objective is necessary.</p> <p>NO – the survey indicated that 69% of respondents would not use a co-working space if it were available in their local area.</p> <p>YES – broadly the responses support this.</p> <p>YES</p>

**Newbury Neighbourhood Development Plan – Policy Options Table 28-02-23**

NPPF (July 2021)  Relevant Para. Ref	Relevant Core Strategy (2012) HSA DPD (2017) Saved Local Plan Policies	Relevant Emerging Local Plan Policies (to be updated as Plan progresses)	Newbury NP Theme	Newbury NP-Specific Objectives	Decision Aiding Questions  Will the Neighbourhood Plan policy (or Reasonable Alternative) that you intend to write ....	Policy Options	Evidence Sources	Evidence Gaps
174 – 178  189-208	<p>Area Delivery Plan Policy 2 - Newbury</p> <p>Policy CS19: Historic Environment and Landscape Character</p> <p>Policy CS14: Design Principles</p> <p>Policy CS4: Housing Type and Mix</p> <p>Policy CS6: Provision of Affordable Housing</p> <p>Policy CS7: Gypsies, Travellers and Travelling Showpeople</p>	<p>Policy SP7 Design Quality</p> <p>Policy SP9 Historic Environment</p> <p>Policy DM9 Conservation Areas</p> <p>Policy DM10 Listed</p> <p>Policy DM11 Non-designated Heritage Assets</p> <p>Policy DM12 Registered Parks and Gardens</p> <p>Policy DM13 Registered Battlefields</p> <p>Policy DM14 Assets of Archaeological Importance</p> <p>Policy SP18 Housing Type &amp; Mix</p> <p>Policy SP19 Affordable Housing</p> <p>Policy SP22 Town &amp; District Centres</p> <p>Policy DM16 First Homes Exception Sites</p> <p>Policy DM17 Rural Exception Housing</p> <p>Policy DM18 Self and Custom-Build Housing</p> <p>Policy DM19 Specialised Housing</p>	<u>HERITAGE AND DESIGN</u>	<p><b>DH1 – To keep the town centre vibrant with a mix of retail, leisure, residential and business.</b></p> <p><b>DH2 – To secure a balanced residential mix of houses and flats, including appropriate affordable and social housing.</b></p> <p><b>DH3 - To encourage the use of design, materials, and detailing sympathetic to the character of Newbury's heritage and support contemporary design rooted in an understanding of its context.</b></p> <p><b>DH4 – To identify and conserve historic buildings of Newbury and adopt a flexible approach to their future use and occupation, thus ensuring their preservation and enjoyment.</b></p> <p><b>DH5 - To preserve and enhance our existing garden suburbs, as defined in the Newbury Town Plan Chapter 5 , and their context.</b></p> <p><b>DH6 - To preserve and protect important views and open spaces across the town and the suburbs.</b></p>	<ol style="list-style-type: none"> <li>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings and Conservation Areas?</li> <li>2. Promote sensitive flexibility in the re-use of historical buildings and buildings of significant local interest, where appropriate?</li> <li>3. Improve and broaden access to, and understanding of, local heritage and historic sites?</li> <li>4. Maintain and enhance the character and distinctiveness of the Plan Area through high quality and sympathetic design?</li> <li>5. Protect and enhance open landscapes within the town and suburbs, including recreational open space and strategic green corridors?</li> <li>6. Protect important views into, across and out of the Plan Area?</li> <li>7. Facilitate the maintenance of a diverse and vibrant mix of retail, residential and business uses?</li> <li>8. Ensure that the mix of housing that is delivered in the Plan Area is balanced and provides appropriate levels of affordable and social housing?</li> </ol>	<p><b>Policy/ Policies: Housing Need and Mix</b></p> <p>Look at housing requirements for the Plan Area including different options for market and affordable – rented, shared ownership and First Homes (discount market).</p> <p>Consider whether you wish to commission a housing needs assessment (market and affordable) yourselves as this is the most clear evidence to underpin such a policy.</p> <p><b>Policy / Policies: Heritage</b></p> <p>Consideration given not only to the setting of listed buildings and Conservation Areas (identify as per Character Appraisal), but to locally important buildings (non-designated heritage assets). Protect heritage assets from any potential harm (as per Character Appraisals). Cross-refer to Design Code.</p> <p>The Conservation Areas located within the Plan Area could each be given their own individual policy relating to the Design Codes for those Areas. This will require some surveying of the Areas, together with any work that WBC is already undertaking.</p> <p><b>Policy / Policies: Settlement Character</b></p> <p>Development to demonstrate how it preserves / enhances features that define the character of the distinct areas within Newbury (eg the suburbs) as highlighted in the Character Appraisal and Design Code.</p> <p><b>Policy: Vibrant Town Centre (NB the related Objective DH1 appears to be better located in Economy / Enterprise Theme)</b></p> <p>Policy could be based on minimum percentages of each type of land use within defined frontages.</p> <p>Or a more general policy supporting these specific uses within the town centre area (but NB this is similar to the Local Plan so may be regarded as unnecessarily duplicating the WBC Plan policies).</p> <p>Is there a desire for a policy to be devised to implement the Hemmingway Town Centre Masterplan approach?</p> <p>Policy option could include:</p> <ul style="list-style-type: none"> <li>• Proposals for new retail, leisure, residential or business development within the defined town centre will be supported.</li> <li>• Proposals for these uses on unallocated sites outside the defined town centre must be in accessible locations to the town centre by walking, cycling and public transport, and have appropriate on and / or off-street car parking provision.</li> <li>• Refer to sequential test.</li> </ul> <p><b>Policy / Policies: Design</b></p> <p>Development to demonstrate how it preserves / enhances features that define the character of the settlements (highlighted in the Character Appraisal and Design Code) whilst not rejecting contemporary design.</p> <p>Parish Character Appraisal and Design Code to cover:</p> <ul style="list-style-type: none"> <li>• Height of buildings</li> <li>• Development to be of appropriate mass, scale, layout, plot size and coverage, density and landscaping</li> <li>• Appearance of new buildings should be informed from the existing buildings of the local area (as highlighted)</li> <li>• Use of traditional materials, local building styles, modern building materials and styles</li> <li>• Consider an individual materials palette for each Character Area</li> <li>• Consider separate Design Code for employment uses</li> <li>• Provide garden sizes / amenity spaces of suitable size, as identified in the Character Appraisal</li> </ul> <p><b>Policy: Local Green Spaces / Open Spaces</b></p> <p>Protect designated Local Green Spaces / Open Spaces where development is allowed only in very special circumstances (LGSs) or in defined circumstances (open spaces).</p> <p>Policy to list specific sites and show on a plan.</p> <p>NB LGSs are treated very differently and once their designation is confirmed, they are treated as if the land were Green Belt.</p> <p><b>Policy: Important Views (cross refer to Character Appraisal)</b></p>	<p>Local Plan Evidence Base</p> <p>Nominated heritage assets in survey</p> <p>Nominated views in survey</p> <p>Nominated open spaces in survey</p> <p>Nominated good and bad designs in survey</p> <p>Survey findings for what makes a good town centre mix</p> <p>Housing status findings from survey</p> <p>Newbury Town Design Statement / Conservation Area Appraisals</p> <p>Newbury Town Centre masterplan</p>	<p>Input from heritage groups</p> <p>Character Appraisal</p> <p>Design Code</p> <p>Local Green Space Assessment</p> <p>Liaison with WBC Heritage and Housing Officers</p> <p>Review Historic England data</p> <p>Liaise with heritage group to produce Local List of non-designated assets</p> <p>Define (with maps and character appraisal) where suburbs are</p> <p>Housing needs assessment</p> <p>ONS data on housing need</p> <p>West Berks open space assessment / landscape assessment of Newbury</p>

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						Protect important views (as listed in policy and marked on plan). These will come from the survey findings and as identified in Character Appraisal.  Preserve the views in, across and out of the settlement including views within / out of / into conservation areas.		
8.c 20.d 104 – 108 124 152 – 158 183 - 188	Policy CS15: Sustainable Construction and Energy Efficiency  Policy OVS5 Environmental Nuisance and Pollution Control  Policy OVS6 Noise Pollution  Policy OVS7 and OVS8 Hazardous Substances	Policy SP5 Responding to Climate Change  Policy DM3 Health & Wellbeing  Policy DM4 Building Sustainable Homes & Businesses  Policy DM5 Environmental Nuisance & Pollution Control  Policy DM6 Water Quality  Policy DM7 Water Resources & Waste Water  Policy DM8 Air Quality	<u>SUSTAINABILITY AND CLIMATE CHANGE</u>	SU1 - To mandate high standards in building practices that promote and aspire to 'Passivhaus' principles in residential buildings.  SU2 – To promote retrofitting and reuse of existing buildings above redevelopment and unnecessary demolition - as a sustainable alternative.  SU4 - To increase EV charging points, for both on street parking and for new developments.  SU7 – To encourage the highest sustainability standards for new developments, aiming for carbon neutral or better.	1. Minimise the likely impacts of future development on climate change through appropriate adaptation?  2. Promote energy efficiency in buildings and new development?  3. Minimise contributions to climate change through sustainable building practices?  4. Contribute to reducing emissions associated with the transport sector?  5. Seek the installation of water saving measures such as rainwater harvesting and water metering?  6. Help to encourage developers to reuse and renovate existing buildings?	<b>Policy / Policies: Sustainable Development</b>  Topics that could be covered: <ul style="list-style-type: none"> <li>Promote use of energy efficient materials during construction</li> <li>Using passive solar gain</li> <li>Using plants for shade and cooling</li> <li>Use grey water recycling and rain water harvesting</li> <li>Ensure nutrient neutrality</li> <li>Locate development near facilities or enable use of sustainable transport modes / improve accessibility</li> <li>Maximising the supply of energy from renewable sources (ground source / air source pumps; solar PV; wind etc)</li> <li>Carbon neutrality</li> </ul>	Support from survey for high standard of building design.  Support for EV charging in survey  Support for reuse not demolition in survey  Local Plan Evidence Base  NTC Climate Strategy  WBC Climate Emergency Declaration and strategy	Design Code specifying quality of design (in sustainability terms – eg low carbon; water use minimisation; recycling of materials; renewables wherever possible etc)  Data on carbon / renewables / recyclable materials / sustainable construction standards from industry / ONS etc  Liaison with WBC sustainability officers
8.c 153 154 174 179 - 182	Policy CS17: Biodiversity and Geodiversity  Policy CS18: Green Infrastructure  Policy CS19: Historic Environment and Landscape Character	Policy SP10 Green Infrastructure  Policy SP11 Biodiversity and geodiversity  Policy DM15 Trees, woodland and hedgerows	<u>BIODIVERSITY AND WILDLIFE</u>	BW1 – To preserve, enhance, and where possible, increase our green spaces.  BW2 - To preserve and enhance our blue spaces (canal and rivers).  BW3 - To facilitate and where possible, create wildlife corridors.  BW4 - To promote the inclusion of public open green and blue spaces in developments.  BW5 – To plan for an increase in biodiversity and wildlife habitat over and above that in the Environment Act 2021 in all future developments.  BW6 – To promote tree planting, community orchards, and community gardens.	1. Protect and enhance priority habitats and species?  2. Protect and enhance international, national and locally designated biodiversity sites?  3. Avoid habitat fragmentation and create wildlife corridors?  4. Ensure all new developments protect and enhance local biodiversity?  5. Contribute to the achievement of objectives and targets within local BAPs?  6. provide for offsetting policy / locations?  7. Secure greater than a 10% BNG?  8. Preserve / enhance and encourage provision of new green and blue spaces?  9. Secure more tree planting, orchards and community gardens?	<b>Policy / Policies: Biodiversity</b>  Topics that could be covered: <ul style="list-style-type: none"> <li>Developments to conserve, enhance and provide a net gain in the biodiversity of the area</li> <li>To restrict impact on the designated sites / species / Priority Habitats</li> <li>The River Lambourn SAC and Nutrient Neutrality</li> <li>Protect and enhance local habitats</li> <li>Designate wildlife corridors and encourage new ones and creation of links to surrounding parishes</li> <li>Avoid the loss of significant trees and vegetation</li> <li>Provide owl, bird and bat boxes etc on all new residential developments</li> <li>Planting of new trees / community orchards / community gardens</li> <li>Identify main areas where new planting would be beneficial</li> </ul> <b>Policy / Policies: Green and Blue Infrastructure</b>  Topics that could be covered: <ul style="list-style-type: none"> <li>Support enhancement or creation of new green and blue infrastructure</li> <li>Prevent loss or damage to existing watercourses, water bodies, trees and woodland from development</li> <li>Ensure that adequate tree survey information is provided</li> <li>Tree replacement at a ratio of 2:1 and with new trees at 1,100 saplings per hectare (residential) and 2 trees per 50m<sup>2</sup> (non-residential)</li> <li>Mitigate adverse impacts on public rights of way, as required</li> </ul>	Survey findings on green / blue assets  Tree planting and orchard survey findings  Local Plan Evidence Base	TVERC records needed  Review of all nature designated sites including Local Nature Reserves  MAPPING OF GREEN AND BLUE RESOURCES  Mapping of habitats (priority etc)  River Lambourn SAC and data  Liaison with NE / BBOWT / WBC biodiversity officer etc  Off-setting land / policy?
104 110 - 113	Policy CS13: Transport  Policy P1 - Residential Parking for New Development  Policy TRANS1 Meeting the Transport Needs of New Development	Policy SP23 Transport  Policy SP24 Infrastructure Requirements & Delivery  Policy DM42 Transport Infrastructure  Policy DM44 Parking  Policy DM45 Travel Planning	<u>TRANSPORT AND ACCESS</u>	TA1 - To remove all but essential traffic from the town centre.  TA2 – To improve and prioritise the walking and cycling routes and infrastructure into Newbury and throughout the town.  TA3 – To facilitate improved green public transport in town and into town from outlying areas.  TA4 – To strategically plan car parking that reduces the need for car use within the town centre.	1. Contribute to reducing emissions associated with the transport sector?  2. Increase uptake of sustainable travel choices i.e. public transport, walking and cycling?  3. Promote car-share schemes and home or other forms of remote working?  4. Reduce traffic volumes in town centre?  5. Alter parking patterns in town centre?  6. Help improve availability of local public transport choices?	<b>Policy: Accessibility &amp; Parking</b>  Topics that could be covered: <ul style="list-style-type: none"> <li>Provide adequate off-road parking on every new development</li> <li>Promote travel plans in new commercial, community or large scale residential developments</li> </ul> <b>Policy – Sustainable Transport</b>  Topics that could be covered: <ul style="list-style-type: none"> <li>Encourage sustainable means of transport and reduce reliance on private cars</li> <li>Incorporate safe and convenient walking and cycling routes to local services from existing and all new residential developments.</li> <li>The effect of new development on existing pedestrian and cycle access</li> </ul> <b>Policy: masterplan for town centre (eg Hemmingway Newbury Town Centre Masterplan)?</b>  This is probably one of the only ways to really remove traffic from the TC by means of a land use plan. NP policies cannot really correct existing problems unless the NP proposes a different physical development approach for the TC, or proposed a new road system etc. Any changes have to be land-use based however for them to be acceptable in a NP. Is there a desire for a policy to be devised to implement the Hemmingway Town Centre Masterplan approach?	Survey findings  Local Plan Evidence Base  Local Transport Plan	ONS data on car usage  Liaison with WBC Highways, Network Rail, Sustrans, sustainable transport coordinator at WBC, bus operators  Liaison with Ramblers, Cycle groups  Liaison with car park owners  Liaison with business owners and with WBC economic development officer re closing town centre.  Parking survey  Traffic counts / transport review report  Rights of Way Assessment  Accident Data

NPPF (July 2021)  Relevant Para. Ref	Relevant Core Strategy (2012) HSA DPD (2017) Saved Local Plan Policies	Relevant Emerging Local Plan Policies (to be updated as Plan progresses)	Newbury NP Theme	Newbury NP-Specific Objectives	Decision Aiding Questions  Will the Neighbourhood Plan policy (or Reasonable Alternative) that you intend to write ....	Policy Options	Evidence Sources	Evidence Gaps
92-97  130	<p>Area Delivery Plan Policy 2 - Newbury</p> <p>Policy RL1 Public Open Space Provision in Residential Development Schemes</p> <p>Policy RL2 Provision of Public Open Space (methods)</p> <p>Policy RL3 The Selection of Public Open Space and Recreation Sites</p> <p>Policy RL5 Policy on the Kennet and Avon Canal</p> <p>Area Delivery Plan Policy 2 - Newbury</p> <p>Policy CS1: Delivering New Homes and Retaining the Housing Stock</p> <p>Policy CS5: Infrastructure Requirements and Delivery</p>	<p>Policy SP24 Infrastructure requirements and delivery</p> <p>Policy DM3 Health and Wellbeing</p> <p>Policy DM39 Local Community Facilities</p> <p>Policy DM40 Public Open Space</p> <p>Policy DM41 Digital Infrastructure</p> <p>Policy DM42 Transport Infrastructure</p>	<u>COMMUNITY FACILITIES</u>	<p>CF1 – To ensure the Town’s facilities cater for diverse communities with particular emphasis on a broad range of facilities for young people, as well as for families, the elderly, and disabled.</p> <p>CF2 – To promote increased access for NHS healthcare, both medical and dental, within the planning process.</p> <p>CF3 – To actively encourage leisure and cultural facilities in the town centre.</p> <p>CF4 - To keep community facilities in Newbury’s suburbs.</p> <p>CF5 - To promote Newbury as a sporting destination.</p> <p>CF6 - To promote Newbury’s Market Place and Wharf.</p>	<p>1. Provide for high quality, accessible healthcare facilities?</p> <p>2. Encourage healthy lifestyles and reduce health inequalities?</p> <p>3. Promote regular participation in sports / exercise / leisure opportunities by providing for a broad range of facilities to be developed?</p> <p>4. Encourage community use of the Wharf and Market Place?</p> <p>5. provide criteria against which proposals to redevelop community facilities can be assessed?</p>	<p><b>Policy: Health Facilities</b></p> <p>Encourage development of new or expanded health facilities as part of the delivery of new strategic housing developments (identify a site or sites?)</p> <p><b>Policy / Policies: Community Facilities</b></p> <p>Topics that could be covered:</p> <ul style="list-style-type: none"> <li>Resist the loss of existing community, sports and leisure facilities other than where criteria are met</li> <li>Elevated protection of ‘valued facilities’ (as listed in policy)</li> <li>Encourage the introduction of new facilities to the wider area</li> <li>Support sport activities</li> <li>Support for specific / named local projects – such as xxx</li> </ul> <p>NB These policies may duplicate those already in the Local Plan, unless you have locally specific information you wish to add on certain areas or sites (usually through a Community Facilities Assessment)</p>	<p>Survey feedback and nominations</p> <p>Local Plan Evidence Base</p>	<p>Community Facilities Survey</p> <p>Mapping of facilities</p> <p>Development of Community Aspirations list</p> <p>Sports / recreation assessment (quality / quantity) or liaise with WBC to see theirs. Are there deficiencies?</p> <p>Liaison with all sports clubs</p> <p>Liaison with NHS trust, PCT, GP and Dentist surgeries</p> <p>ONS data on health</p> <p>Liaison with societies and clubs over range of need for facilities</p>
84 -85  174	<p>Policy CS9: Location and Type of Business Development</p> <p>Policy CS11: Hierarchy of Centres</p> <p>Policy ECON5 Town Centre Commercial Areas</p> <p>Policy CS14: Design Principles</p> <p>Policy OVS5 Environmental Nuisance and Pollution Control</p> <p>Policy OVS6 Noise Pollution</p> <p>Policy OVS7 and OVS8 Hazardous Substances</p>	<p>Policy SP20 Strategic Approach to Employment Land</p> <p>Policy SP21 Sites Allocated for Employment Land</p> <p>Policy SP22 Town &amp; District Centres</p> <p>Policy DM4 Building Sustainable Homes &amp; Businesses</p> <p>Policy DM32 Designated Employment Areas</p> <p>Policy DM34 Retail Parks</p>	<u>ECONOMY AND ENTERPRISE</u>	<p>EE1 - To restrict permitted development rights thus maintaining office space within the town centre and to promote these spaces for other commercial uses.</p> <p>EE2 - To encourage the use of co-working spaces across the town.</p> <p>EE3 – To facilitate the creation of incubator and accelerator hubs and high-quality offices.</p> <p>EE4 - To promote Newbury as a business destination.</p>	<p>1. Help to retain office space in the TC in employment / commercial use?</p> <p>2. Support co-working?</p> <p>3. Support diversification of businesses throughout the Plan Area?</p> <p>4. Encourage new businesses to locate in Newbury (from small to large)?</p> <p>5. Encourage start-up / incubator / accelerator units to establish?</p>	<p><b>Policy / Policies: Economy and Enterprise</b></p> <p>Consider including a policy that supports the role of the defined (on a map and in the policy) employment areas as the Neighbourhood Area’s main employment areas, by stating that proposals that facilitate the creation of incubator and accelerator hubs and high-quality offices in those areas will be supported.</p> <p>Consider a separate policy supporting office development in the Town Centre area (this area must be defined on a map).</p> <p>Consider a policy on the Market Place and Wharf area encouraging a range of uses that will be supported there including eg community uses, temporary activities, leisure uses etc</p> <p>Consider a policy that supports co-working spaces. Where should they be located? Existing employment areas? Town Centre locations? Residential areas etc</p> <p>For the protection of offices in the TC this is more problematic. One option might be to follow Chinnor NP where they included a policy along the following lines (adapted to Newbury):</p> <p><i>“Proposals requiring planning permission for a change of use from [office] use to [non-office] use will only be supported where it has been satisfactorily demonstrated that it would be neither economically viable nor feasible to retain the existing or previous [office] use and that there is no reasonable prospect of securing an alternative employment use, according to policies in the Development Plan”</i></p>	<p>Survey findings</p> <p>Town Centre study 2021</p> <p>Local Plan Evidence Base</p>	<p>Economic needs assessment and survey of surplus sites / land / take up rates / demand etc</p> <p>Employers survey – separate questionnaire?</p> <p>Liaison with SEEDA and WBC Economic Development Officer</p> <p>ONS data on workplace, employment, jobs, benefits etc</p> <p>Liaison with businesses</p> <p>Liaison with Chamber of Commerce, Rotary, etc</p> <p>Liaison with WBC to get database on all office to resi conversions since PD rights changed.</p> <p>Obtain data on co-working space in Newbury; start-up incubator and accelerator space currently available in Newbury</p> <p>Obtain information on amount of high quality office space in Newbury – demand / supply / take up rates</p> <p>Obtain information from Companies House on number of existing businesses, rate of registrations and financial turnover of businesses in Newbury</p>

## Newbury's Neighbourhood Development Plan Steering Group

Forward Work Programme for NDP Steering Group: 25 January 2023

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

1. Apologies
2. Declarations of Interests
3. Approval of Minutes of Previous Meeting
4. Forward Work Programme
5. To Fix the Date of the Next Meeting

Item	Date
An identity for the NDP- it's a long term project, could have its own website and social media platforms? Its own logo?	ASAP
To collate, analyse and write up the responses to the questionnaires for review.	Next meeting
To make amendments to the Vision and Objectives, if appropriate.	Following analysis above
To form Topic Sub-Groups who will gather evidence and draft the NDP Policies.	
To collate all the policies into a Draft NDP.	By April 2023
To consult the Newbury Community on the Draft NDP.	By June 2023
To collate and write up the responses to the Draft NDP and make any necessary amendments.	By Sept 2023
To get the draft NDP approved by Newbury Town Council.	By October 2023