

20<sup>th</sup> October 2020.

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

**Substitutes:** Councillors Jon Gage, Martin Colston, Jo Day, Stephen Masters, Jeff Cant

Dear Councillor

You are summoned to attend a meeting of the **Planning & Highways Committee Monday 26<sup>th</sup> October 2020 at 7.00 pm.**

Join Zoom Meeting

<https://us02web.zoom.us/j/82275424782?pwd=Ym1ZMlpSdGxoN3NINDRQc0RMRTVhUT09>

Meeting ID: 822 7542 4782

Passcode: 254317

**Hugh Peacocke**  
**Chief Executive Officer**

**1. Apologies**

*Chief Executive Officer*

**2. 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.

**3. Minutes (Appendix 1)**

*Chairperson*

**To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 5<sup>th</sup> October 2020 (already circulated).

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

*Chairperson*

(Questions, in writing, must be with the CEO by 2.00 pm on 26<sup>th</sup> October 2020)

Town Hall, Market Place, Newbury, RG14 5AA

☎ (01635) 35486

☎ (01635) 40484

🐦 @NewburyTC

✉ townCouncil@newbury.gov.uk

🌐 www.newbury.gov.uk

📘 NewburyTC

Making Newbury a Town  
we can all be proud of.

**5. Members' Questions and Petitions**

*Chairperson*

(Questions, in writing, must be with the CEO by 2.00 pm on 26<sup>th</sup> October 2020)

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

*Chairperson*

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

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

*Chairperson*

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

**8. Surface Water and Drainage Undertaken by the Local Authority (Appendix 8).**

*Chairperson*

**To Consider** a request that Newbury Town Council makes representations to their Authority's association, LGA or NALC, to pressure Government to implement legislation immediately regarding Flood & Water Management Act 2010. Section 42 (adoption of sewers on new developments) & Section 3 (adoption of SUDS – Surface water Urban Development Systems).

( Mr. Keith Hoddinott will address the Committee on this matter)

**9. Schedule of Planning Decisions (Appendix 4)**

*Chairperson*

**To receive** and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.

**10. Town and Country Planning Act 1990 Appeal Under Section 78**

*Chairperson*

**Application No: 20/00635/FUL for Proposed three bedroom detached residential dwelling. The dwellings footprint is 48sqm with internal space of 82 sqm.**

**Overall site space 180 sqm. For 29 Skylings Newbury.**

**Newbury Town Council's Comments 30/03/20: Objection / Comment:**

Will constitute overdevelopment with an adverse effect upon the recreational/amenity spaces of the adjoining house and cause additional traffic movements on Martingale Chase.

**To note** that the above-mentioned Appeal is to be decided on the basis of an exchange of written Representation. Should the Council wish to make any comments at this stage, or withdraw, modify or add to any earlier comments the Council might have made, or request a copy of the decision letter, the Council should write to the Planning Inspectorate by Friday 6<sup>th</sup> November 2020.

**11. Town and Country Planning Act 1990 Appeal Under Section 78**

*Chairperson*

**Application No: 20/00152/FUL for Demolition of existing dwellings and erection of 2x semi-detached dwellings and 1x detached dwelling with associated works. For 1 and 3 Kennet Road Newbury.**

**Newbury Town Council's Comments 17/02/2020:** Objection/comment: overdevelopment; loss of on street parking; overbearing; loss of light to neighbouring property.

**To note** that the above-mentioned Appeal is to be decided on the basis of an exchange of written Representation. Should the Council wish to make any comments at this stage, or withdraw, modify or add to any earlier comments the Council might have made, or request a copy of the decision letter, the Council should write to the Planning Inspectorate by Thursday 12<sup>th</sup> November 2020.

**12. Schedule of Appeal Decisions (Appendix 5)**

*Chairperson*

**To receive** and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.

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

*Chairperson*

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

**14. West Berkshire Council Culture & Heritage Strategy Consultation (Appendix 6)**

*Chairperson*

**To Agree** the Council's response to this consultation

**15. West Berkshire Council Tree Preservation Order 201/21/1016 (Appendix 7)**

*Chairperson*

**To consider** Tree preservation Order 201/21/1016 Land at Sandford Park, Newtown Road, Newbury. Should the Council wish to make any comments or objections at this stage, the Council should write to West Berkshire Council Tree Officer by 28<sup>th</sup> October 2020.

**16. Newbury Community Football Ground**

*Chairperson*

**To Receive** an update.

**17. Forward Work Programme for Planning and Highways Committee (Appendix 9)**

*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 Monday 5<sup>th</sup> October 2020 at 7.00pm.**

**Present**

Councillors Phil Barnett; Jeff Beck; Jo Day (substitute); Nigel Foot (Vice-chairperson); Roger Hunneman; Pam Lusby Taylor; David Marsh; Vaughan Miller; Andy Moore; Tony Vickers

**In Attendance**

Hugh Peacocke, Chief Executive Officer  
Kym Heasman, Corporate Services Officer

**87. Apologies**

Councillors Gary Norman (Chairperson) and Billy Drummond (Substitute Councillor Jo Day).

**88. Declarations of interest**

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, Andy Moore 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.

The Chief Executive 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."

In considering the following application, Councillor Jo Day declared that she knows the applicant: **20/02139/HOUSE**

**89. Minutes**

**Proposed:** Councillor Tony Vickers  
**Seconded:** Councillor Vaughan Miller

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 14<sup>th</sup> September 2020, be approved, and signed by the Chairperson.

**90. Questions and petitions from members of the public**

The Following Question was received from Mr Morgan:

*"Please can the Town Council provide an update regarding progress and timescales*

*with respect to producing a Newbury specific Neighbour Plan (NP) and confirm what area this NP will cover and that this is a top priority for the Council?"*

The Vice-chairperson responded with the following answer:

*"The Council's Strategy provides that by the end of this year we should 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. The area to be covered will include all of the Town Council's area. Early next year we will decide whether to move forward with a Neighbourhood Development Plan. In order to progress this, the Council appointed a Working Group and engaged a consultant and we met only last week to further consider our options. The Working Group was advised by our consultant, Doctor Pellegram, that the neighbourhood development plan must comply with the policies in the Local Plan. It was noted that the Local Plan review is under way but running behind schedule. Any policies in a neighbourhood development plan which do not comply with the local plan would be ineffective. The next consultation phase of the local plan review (Regulation 18) is expected in November. In light of this, it is recommended that we await the publication of this consultation. We can then assess the impact of the ongoing review on the area within our parish and on adjoining lands in the Newbury settlement area."*

#### **91. Members' questions and petitions**

Question received from Councillor Phil Barnett:

*"The road network in and around Newbury is slowly getting back to pre-lockdown levels. Roads leading into the retail Park are becoming clogged up especially last weekend. Traffic from the A339 Sandleford link was backing up causing more unnecessary frustration for drivers and increase in pollution for local residents around the retail park. This will become more of a problem shortly with the imminent opening of the new Lidl supermarket. Therefore, can this Planning and Highways of Newbury Town Council urge West Berkshire Council to carry out a survey to establish what can be done regarding traffic movements to eradicate the problem in the long term?"*

The Vice-chairperson responded with the following answer:

*"We will refer this matter to the Highways Authority at West Berkshire Council for their response."*

Question received from Councillor Phil Barnett:

*"The Sterling Cable redeveloped is rapidly taking shape although by all accounts representatives had never been informed the sign off had been taken place. With close examination of the foundations of the various buildings it is obvious several are in the line of the new proposed Road from the widened bridge*

*"Therefore, can this Planning and highways of Newbury Town Council ask West Berks Council, if the new two-lane road from the bridge to Kings road has been changed from its original position "*

The Vice-chairperson responded with the following answer:  
*"We will also refer this matter to the Highways Authority at West Berkshire Council for their response."*

**92. Schedule of planning applications**

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

In considering the following application, Councillor Tony Vickers abstained in the vote: 20/01498/COMIND

**Agenda Item No. 10 was discussed at this time in the meeting.**

**93. Schedule of Planning Decisions**

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

**Agenda Item No. 9 was discussed at this time in the meeting.**

**94. Update from the Western Area Planning Committee**

Information was received and noted by the committee.

**95. London Road Industrial Estate- draft development brief**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Andy Moore

**Resolved:** That Newbury Town Council's Planning and Highways Committee submits the following response to the consultation re the Avison Young draft Development Brief for the London Road Industrial Estate:

1. The development brief should be an overall master plan for the area and not result in piecemeal development.
2. In particular, it should not result in the early development of the football ground unless or until WBC provides a suitable football facility for Newbury's Men's, Ladies and Youth teams to play football at an equivalent or better standard than the old ground provided. This should be within the Newbury settlement area, with good walking and cycling access to the town centre, good public transport links and adequate parking. Inability to provide a suitable alternative site should result in the ground on Faraday Road being returned to its former standard or being redeveloped to an even better standard, with 3/4G pitches providing higher availability for matches and training.
3. Before any re-development of the football ground is planned, a proper business case should be prepared to include the cost of providing a suitable football facility for Newbury's Men's, Ladies and Youth teams to play football at an equivalent or better standard than the old ground provided. This should be within the Newbury settlement area, with good walking and cycling access to the town centre, good public transport links and adequate parking.

4. WBC as owners of the lands should submit an outline planning application for all of the lands, together with an Environmental Impact Statement addressing:
  - a) Decontamination, b) biodiversity and greening of the area and c) flood risks
5. River Park should be included in the development plans for this area
6. The re-developed area should be marketed as a high-quality employment area, encouraging innovation, technology, and research.

**96. Neighbourhood Development Plan**

The Committee noted that The Working Group was advised by the consultant, Doctor Pellegram, that the neighbourhood development plan must comply with the policies in the Local Plan. It was noted that the Local Plan review is under way but running behind schedule. Any policies in a neighbourhood development plan which do not comply with the local plan would be ineffective. The next consultation phase of the local plan review (Regulation 18) is expected in November. In light of this, it is recommended that the Council awaits the publication of this consultation. The Council can then assess the impact of the ongoing review on the area within the parish and on adjoining lands in the Newbury settlement area.

**Proposed: Andy Moore**

**Seconded: Tony Vickers**

**Resolved that** this committee accepts the recommendations from the Neighbourhood Development Plan Working Group.

**97. Newbury Community Football Ground.**

Information was received and noted by the committee.

**98. Forward work programme for Planning and Highways Committee meetings 2019/20**

It was agreed to add the following items to the agenda for 26<sup>th</sup> October 2020:

- Surface water and drainage undertaken by the local authority.
- Culture and heritage consultation.
- Consultation on Tree Preservation Order at Sandleford.

It was agreed that this Council records its support for West Berkshire District Council's response to the Planning White Paper.

**There being no other business the chairperson declared the meeting closed at 21.42 hrs**

**Chairperson**

**Planning & Highways Committee Meeting 5<sup>th</sup> October 2020**

**Schedule of planning applications - Resolutions**

<b>Running Order</b>	<b>Resolutions</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1	No objection	<a href="#">20/01965/FUL</a>	West Berkshire Community Hospital Rookes Way Thatcham for Berkshire Healthcare NHS Foundation Trust	The erection of a powder coated steel framed, clear polycarbonate glazed canopy over a footpath.
2	Objection /comment: the proposed roof line will be out of keeping with the area.	<a href="#">20/01953/HOUSE</a>	26 Martingale Chase Newbury for Yasmin Beale	The erection of a single storey rear extension to include - two roof lights - the existing French doors will be reused - new glazing on either side of French doors will be installed. A loft conversion with rear dormer to include - two front roof lights and rear window.
3	Objection /comment: members feel that the material to be used is inappropriate for the area.	<a href="#">20/02010/HOUSE</a>	34 Regnum Drive Shaw Newbury for Adam Chinn and Melissa Hughes	Erection of a single-storey, double-length garage to rear of property.
4	no objection/comments: subject to a condition of noise pollution.	<a href="#">20/02129/FUL</a>	D and J Cole Ltd Palmers Yard London Road Newbury for Fight 4 Fitness	Change of use from B2 Light industrial to E (Formally D2 Assembly and leisure) for the rear section of the first floor of Palmers yard with ground floor access and WC
5	no objection, with the provision that there is collaboration between the developers and the canal and river trust.	<a href="#">20/01498/COMIND</a> <b>(Amended Plans)</b>	London Road Retail Park London Road Newbury for London Road Limited	Demolition of former public house (Class A4) and existing retail unit (Class A1); erection of single storey building for use as a food store (Class A1), together with associated access and servicing arrangements; reconfigured

				car park layout; enhanced landscaping; and associated works. <b>Amended:</b> 1. Additional information on heritage, flooding, ecology, trees, and highways. Amended plans in addition--revised layout. Further landscaping plans.
6	No objection.	<a href="#">20/01964/FUL</a> <b>(Amended Plans)</b>	Unit 4 Newbury Retail Park Pinchington Lane Newbury for F & C Commercial Property Holdings Ltd	Proposed works to front elevation of building and paving. <b>Amended:</b> 1. Amended location plan, existing ground floor plan and proposed ground floor plan submitted in order to include changes to the paving in the application. 2. Description of development amended to include reference to the works to the paving at the front of the unit.
7	No objection	<a href="#">20/02097/COMIND</a>	Newbury Retail Park Pinchington Lane Newbury for F & C Commercial Property Holdings Ltd	Section 73: Removal of Condition 2 - Plans/Food Sales and Variation of Condition 3 - Food Sales, of planning permission <a href="#">18/02478/COMIND</a> (Section 73 - Variation of Condition 7 of planning permission 142802, granted at appeal APP/G0310/A/93/229049 to allow the sale of food [use class A1] from Unit 9. No more than 1858m2 of floorspace to be used for food sales). Relating to Unit 3.
8	No objection	<a href="#">20/02123/HOUSE</a>	4 Dolman Road Newbury for Brian & Donna Savage	Double storey side extension.

9	No objection	<a href="#">20/02139/HOUSE</a>	73 Cherry Close Newbury for Dr Sophie Kain	Conversion of existing garage to form a granny annexe.
10	No objection	<a href="#">20/02036/HOUSE</a>	25 Chandos Road Newbury for Neil & Antonia Pilsworth	Loft conversion facilitated by erection of a rear dormer and insertion of rooflights.
11	No objection	<a href="#">20/02060/FUL</a>	62 Paddock Road Newbury for Mr & Mrs Murkett	Change of use of the annexe at 62 Paddock Road from ancillary accommodation to an independent dwelling in its own right.
12	No objection	<a href="#">20/02115/HOUSE</a>	Ullathorne Kendrick Road Newbury for Steve Burnard	New dormer to front elevation and new dormer and roof light to side elevations.
13	No objection.	<a href="#">20/02122/HOUSE</a>	27 Croft Road Newbury for Mr & Mrs Andrew & Tracy Morrow	Single storey front extension, alterations to rear roof and construction of garden room and associated works
14	No objection	<a href="#">20/02016/CERTE</a>	Land to The Rear Of 1 - 15 The Broadway Newbury for Kiesel Properties Ltd	Application for Certificate of Lawfulness (Existing) for piling of new foundations with concrete pile caps and ground beams.
15	No objection	<a href="#">20/01894/FUL</a>	45 Bartholomew Street Newbury for HCA Business Support Ltd	Change of use from D1 to A2.
16	Support	<a href="#">20/01954/COND2</a>	Former Newbury Bus Station Market Street Newbury for Grainger Newbury Limited	Application for approval of details reserved by condition (37) public art of approved <a href="#">16/00547/FULEXT</a> - Site clearance, demolition and the erection of 232 dwellings with associated car parking, residents' hub and management office; 816sqm of flexible commercial floor space (Class A1 (retail) / A2 (financial services)/A3 (restaurants and cafes) / A4 (drinking

				establishments) or B1 (offices)) and a multi-storey car park. Pedestrian access arrangements, hard and soft landscaping and other ancillary development/infrastructure.
17	No objection	<a href="#">20/02098/FULD</a>	27 Northbrook Street Newbury M & C McGrath Partnership	Creation of additional dwelling unit with associated works.
18	No objection	<a href="#">20/02072/FUL</a>	Network Rail Newbury Railway Station Newbury for Network Rail	Demolition of main building and removal of two steel stores.
19	No objection.	<a href="#">20/02132/FUL</a>	25 - 27 Cheap Street Newbury for Lochailort Newbury Ltd	Change of use from Use Class E (Commercial, business and service use) to Sui Generis Amusement Arcade for a three-year temporary period.
20	No objection	<a href="#">20/02148/ADV</a>	33 Northbrook Street Newbury for Halo Furnishings Ltd	Replacement fascia sign with a slight re-brand
21	No objection	<a href="#">20/00068/ADV</a>	6 Northbrook Street Newbury for HSBC Corporate Real Estate	Replacement of 2 no existing external ATM signs with 2 no new external ATM signs
22	No objection	<a href="#">20/00064/LBC2</a>	6 Northbrook Street Newbury for HSBC Corporate Real Estate	Replacement of 2 no existing external ATM signs with 2 no new external ATM signs
23	No objection.	<a href="#">20/02033/HOUSE</a>	26 Saffron Close Newbury for Ruth Walker	Proposed rear single-storey extension plus internal alterations.
24	Support	<a href="#">20/02158/FUL</a>	1 and 3 Kennet Road Newbury for Four Acres Investments	Section 73A variation of condition (2) approved plans of approved <a href="#">20/01186/FUL</a> - Change of use of 1 and 3 Kennet Road from 2 dwellings to 6 self-contained flats, minor exterior alterations and associated car parking and gardens.

25 & 26	Support	<a href="#">20/01210/FULD</a> & <a href="#">20/01212/LBC2</a>	41 and 41A Cheap Street Newbury for Living Club Ltd	Alterations to ground floor shop premises to provide shop with store and welfare facilities and two self-contained studio apartments, alterations to first floor to provide 4 self-contained studio apartments and to create an additional floor with new staircase and replace the existing pitched roof and flat roof construction to the rear of the premise to provide a single studio apartment. <b>Amended:</b> The revised description of development is as following: Alterations to ground floor shop premises to provide shop with store and welfare facilities and two self-contained studio apartments, alterations to first floor to provide 4 self-contained studio apartments and to create an additional floor with new staircase and replace the existing pitched roof and flat roof construction to the rear of the <u>premise to provide B1 office.</u>
27	No objection	<a href="#">20/02052/HOUSE</a>	The Bungalow Pear Tree Lane Newbury for Justin Page	Demolition of existing redundant pool room and formation of new summer room on same footprint

**Planning and Highways Committee Meeting  
Schedule of Planning Applications 26 October 2020**

Members are requested to consider the following planning applications, details of which will be tabled at the meeting and which are available for reference at the town hall prior to the meeting.

Running Order	Ward	Application Number	Location and Applicant	Proposal
1	Clay Hill	<a href="#">20/02304/LBC2</a>	37 Shaw Road Newbury for Andrew Watkins	Taking off slates and old felt/batten. Replace felt/batten. Replace front slates with existing slates and new Spanish slate on the rear.
2	Clay Hill	<a href="#">20/02037/HOUSE</a>	117A Turnpike Road Newbury for Mr & Mrs Wren	Proposed single storey side extension.
3	Clay Hill	<a href="#">20/02325/FUL</a>	Emerald House Newbury Business Park London Road Newbury for Mountley Ltd	Section 73A: Variation of condition 2-Approved plans of previously approved application 18/02464/FUL: Replacement roof including the provision of dormers. Creation of internal courtyard with new cladding. Minor variations to fenestration.
4	Clay Hill	<a href="#">20/02404/HOUSE</a>	75 Skyllings Newbury for Mrs S Lopes & Mr Rocha	Conservatory to the rear.
5	East Fields	<a href="#">20/02170/HOUSE</a>	9 Westlands Road, Newbury for Mr Tony Kirstein	Section 73a: Variation/Removal of Conditions 6 (Arboriculture Method Statement) and 8 (Arboriculture Watching Brief) of previously approved application <a href="#">17/01582/HOUSE</a> - Demolition of existing flat roof single garage and construction of replacement pitched double roof garage.
6	East Fields	<a href="#">20/02380/HOUSE</a>	11 Equine Way Newbury for Mr Joshua Blunt	Retrospective part garage conversion to enlarge kitchen.

7	East Fields	<a href="#">20/02328/FULEXT</a>	Sterling Industrial Estate Kings Road Newbury for Nelson Land Limited	Section 73a: Variation/Removal of Conditions 1 (Approved Plans) and 3 (Finished Floor Levels) of previously approved application 19/02546/FULEXT: Section 73A: Variation of Condition 2 (Approved Plans) of previously approved application (15/00319/FULEXT): Application for full planning permission for the demolition of existing buildings and structures, site remediation and the erection of 167 apartments, a new link road, car parking and landscaping.
8	Speenhamland	<a href="#">20/02206/HOUSE</a>	68 Maple Crescent Newbury for Megan Russell	Single storey extension to rear of semi-detached dwelling
9	Speenhamland	<a href="#">20/02235/HOUSE</a>	23 Herewood Close Newbury for Mr & Mrs Flitton	Proposed part two storey and part single storey rear extension
10	Speenhamland	<a href="#">20/02096/HOUSE</a>	36 Amberley Close Newbury for Miss Gillian Darby	Formation of new first floor shower room over existing garage, with re-roofing remaining existing garage roof, along with associated internal alterations.
11	Wash Common	<a href="#">20/02250/HOUSE</a>	30 Garford Crescent Newbury for Mr & Mrs D Knox	Proposed 2 storey side extension following demolition of existing single storey side store
12	Wash Common	<a href="#">20/02331/HOUSE</a>	159 Andover Road Newbury for Stuart & Sharon Lythgoe	Creation of a new vehicular access and parking area.
13	Wash Common	<a href="#">20/02221/HOUSE</a>	14 Old Newtown Road Newbury for Elaine Knappe	Construction of a detached single storey flat roofed garage. Conversion of existing integral garage to a kitchen and new windows and doors to the ground floor.
14	Wash Common	<a href="#">20/02264/HOUSE</a>	2 Cedar Mount Newbury for Mr Butler	Demolition of existing conservatory, single storey rear orangery extension and aluminium lean-to side patio covering atrium
15	Wash Common	<a href="#">20/02212/HOUSE</a>	32 Bartlemy Close Newbury for Mr and Miss G & A Robertson & Kirby	Proposed: Loft conversion - with hip-to-gable extension. Single storey rear lean-to garage link extension. Single storey garden office extension with internal access from main dwelling.

16	West Fields	<a href="#">20/02191/FUL</a>	Greenham House, Greenham Road, Newbury for Paul Knight & Stuart Dixon	Erection of a new building containing 4 two-bedroom flats with associated infrastructure and landscaping
17	West Fields	<a href="#">20/01991/MDOPO</a>	1-8 and 99 Bartholomew Street Newbury for Sovereign Housing Association Ltd	Modification of planning obligation -The Third Schedule D, of planning permission 155953.
18	West Fields	<a href="#">20/02000/MDOPO</a>	Former Wormestall Site 4 and 5 Sharwood Place and Flats 1 To 4 Rutherford House Fifth Road Enborne Street Newbury for Sovereign Housing Association Limited	Modification of Planning Obligations of planning permission 08/02256/OUTMAJ. Modification: Second Schedule - Paragraph L.
19	West Fields	<a href="#">20/02286/MDOPO</a>	8-11, 17, 20-23, 31-34 Hillview Place Newbury for Sovereign Housing Association Ltd	Modification of Planning Obligations of planning permission 11/02293/XFULEX Modification: Second Schedule, Paragraph (K).
20	West Fields	<a href="#">20/02294/COMIND</a>	The Kiosk Victoria Park, Park Way Newbury for Newbury Town Council	Development of a new community cafe to replace outdated facilities and provide a new cafe with indoor/outdoor seating areas, catering facilities, public toilets, changing facilities and storage.
21	West Fields	<a href="#">20/02360/FULD</a>	Phoenix Court Bartholomew Street Newbury	Removal of double pitched roof and construction of new roof structure to incorporate two no. 1 bedroom apartments.
22	West Fields	<a href="#">02/02372/FUL</a>	1 and 3 Kennet Road Newbury for Four Acres Investments	Change of use of 1 and 3 Kennet Road from 2 dwellings to 6 self-contained flats, minor exterior alterations and associated car parking and gardens.
23	West Fields	<a href="#">20/02411/LBC2</a>	7 - 9 Wharf Street Newbury for Westport Leisure UK	New fascia signage to frontage/side elevation
24	West Fields	<a href="#">20/02412/ADV</a>	7 - 9 Wharf Street Newbury for Westport Leisure UK	New fascia signage to frontage/side elevation

### Application for Prior Approval

These are applications for Prior Approval under the 2013 amendments to Permitted Development. Because West Berkshire Council are required to inform nearby residents and display a public notice, West Berkshire Council is notifying the Parish / Town Council of the proposals in case interested parties should contact us. However, **we are not required to comment**, and the decision can only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 [SI 2013No1101]. **Please be aware NTC are not allocated plans for us to consider**, but on-line details are available via the Application Number link.

Running Order	Ward	Application Number	Location and Applicant	Proposal
1	Speenhamland	<a href="#">20/02228/PACOU</a>	Griffins Court 24 - 32 London Road Newbury for Bucklebury Developments Ltd	Prior approval for change of use of the building from offices (Use Class B1a) to 12 self-contained residential apartments (Use Class C3).

**Flood & Water Management Act 2010. Section 42 (adoption of sewers on new developments) & Section 3 (adoption of SUDS – Surface water Urban Development Systems).**

**Definitions:-**

A pipe serving one property is defined as a “drain”.

A pipe serving two or more properties is defined as a “sewer”.

By definition a drain can only be private, & is the responsibility of the property owner (nb. certain exceptions for maintenance where the pipe is outside the curtilage of the property; eg. under a highway).

Private sewers are maintained & repaired by the owner(s).

Public sewers are those constructed or adopted by Water Companies & their predecessors (Local Authorities before 1974).

**Adoption of Sewers on new developments:-**

Due to the increase in private sewers after the war, & the public health & legal issues these posed for the clearing of blocked pipes, Local Authorities (LA) used public health & planning legislation to ensure that new sewers on new developments were designed & constructed in accordance with good practice & specifications. This was enforced at the planning approval stages with mandatory agreements. The design & construction was supervised by LA staff, prior to the formal adoption, & the infrastructure defined on the Sewer Records as public foul & surface water sewers. A similar procedure was used for the adoption of the roads & highway drains.

**After 1974** these procedures were continued under the direction of the Water Authorities with LA's under Agency agreements, & then under the direction of the privatized Water Companies through Sewerage Management Contracts with LA's. These arrangements came to an end in 1998, when Water Companies took back in house these arrangements with LA's.

However, after 2000, planning legislation has become less rigorous in respect of mandatory agreements to ensure the adoption of sewers (& roads) on new developments. **The situation has been made worse due to omissions / loopholes in the Flood & Water Management Act 2010. Section 42 (adoption of sewers on new developments) & Section 3 (adoption of SUDS – Surface-water Urban Development Systems) were not enacted by DEFRA. And despite a Parliamentary Scrutiny Committee's recommendations in April 2017 that these Sections should be enacted as a matter of urgency, no action has been taken to date by DEFRA.**

**On 1<sup>st</sup>.July 2011**, all private sewers (prior to this date) were transferred to the Water Authorities, & the Government intended that **the 2010 Act (Sections 42 & 3)** would in effect continue the mandatory adoption of all sewers being the responsibility of Water Companies.

These omissions, & the separation of planning controls from the legislation requiring sewers (& roads) to be the subject of mandatory adoption has led to a situation which is being exploited by large developers.

The recent leasehold scams devised by large developers have been exposed as a scam, & Government is addressing this issue. However, developers are now turning to Estate Management Charges (EMG) as a way of creating an ongoing income stream for exploitation. These charges, (& the future legal, financial, & public health issues) will inevitably rise in the future. **It should be noted that full Council Tax & Water charges will still be payable in addition to the EMG.**

Water Companies wish to see these loopholes closed, as they do not wish to experience another retrospective “2011 legislation” to adopt private sewers, which may not have been designed or constructed to their specification & good practice. The SUDS infrastructures would come under the control of LA’s. & incorporated into open spaces, adopted with a commuted sum being paid by the developer for future maintenance (a practice previously adopted by LA’s under planning conditions).

There are many nuances & unintended legal, financial & environmental consequences to the delays in the Government’s inaction on these issues:-

1. *Inevitable annual increases in the EMGs being paid by each property owner.*
2. *This is leading to some Mortgage lenders questioning the long term financial & legal liabilities of these charges; & declining the advance of mortgages on such properties.*
3. *This will lead to difficulty in selling & reducing the value.*
4. *In the event of the management company ceasing to exist, the property owners will be legally & financially responsible for any outstanding construction & maintenance defects.*
5. *If pollution occurs downstream of the site, action could be taken by the LA or other property owners against the homeowners on the estate where the infrastructures have not been adopted.*

This is not only a serious National issue; but will be of particular concern to the Newbury Town Council. If unregulated design, construction & future maintenance of private SUDS & sewer infrastructures on proposed developments to the north & south of the town could in the future, compromise existing infrastructures & natural environments (eg River Enborne)

**Therefore, I am formally requesting that Newbury Town Council makes representations to their Authority’s association, LGA or NALC, to pressure Government to implement this legislation immediately. This will enable the mandatory adoption of SUDS & Sewers, & close the loophole in planning procedures, which large developers are using to the legal, financial & environmental detriment of homeowners.**

**Also, through members who are also members of WBC, to press for similar action through the LGA.**

*(Note: similar representations have been sent to Thatcham Town Council, West Berkshire Council, & Laura Farris MP)*

*Useful research documents:-*

- **HorNets website:** [www.homeownersrights.net](http://www.homeownersrights.net) – list of developers & estate management companies who are exploiting property owners.
- *Garner’s Law of Sewers & Drains (10<sup>th</sup> edition – nov. 2010)*

*Note: The above is a precis of my document “NO ONE CARES”.  
Therefore, I would be would willing to discuss these issues with members if further clarification & information is required.*

*Keith Hoddinott  
20 September 2020.*

**Planning and Highways Committee Meeting  
Monday 26<sup>th</sup> October 2020**

**Schedule of planning decisions & recommendations made by West Berkshire Council  
(WBC)**

<b>Application No.</b>	<b>Location and Application</b>	<b>Proposal</b>	<b>NTC Observations</b>
<a href="#">20/01238/OUTMAJ</a>	Sandleford Park, Newtown Road, Newtown, Newbury for Bloor Homes and Sandleford Farm Partnership	Outline planning permission for up to 1,000 new homes; 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150sq m, B1a up to 200sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure work. Matters to be considered: Access.	Objection
<b>WBC Final Decision – Refused Outline</b>			

**Planning and Highways Committee Meeting  
Monday 20<sup>th</sup> April 2020**

**Schedule of Appeal Decisions Made by The Planning Inspectorate**

<b>Application No.</b>	<b>Location and Application</b>	<b>Proposal</b>
<a href="#"><u>20/00319/ADV</u></a>	Newbury Retail Park, Pinchington Lane, Newbury	Freestanding Lidl 'flag style' sign adjoining vehicular access into Newbury Retail Park off Pinchington Lane.
<b>NTC Observations: No objection</b>		
<b>Planning Inspectorate's Decision – The Appeal Is Allowed</b>		

# West Berkshire Cultural Heritage Strategy 2020-2030

## Consultation Draft



Photo credit Alex Harvey-Brown



The Hound of the Baskervilles in the Watermill Theatre Garden, Pamela Raith Photography



# Contents

1.	<b>Executive Summary</b>	3
	Foreword by Councillor Howard Woollaston	3
	Purpose of the strategy	3
	What we mean by cultural heritage	3
	Vision	3
	Objectives	3
2.	<b>Introduction</b>	5
	Why a cultural heritage strategy?	5
	Purpose of the strategy	5
	Stakeholders working together	5
3.	<b>Vision and objectives</b>	6
	Vision	6
	Objectives	6
	Challenges and opportunities	8
	Delivery and measuring success	8
4.	<b>Governance, reporting and communication</b>	9
	Managing delivery	9
5.	<b>Conclusions</b>	10
	<b>Appendix 1 Strategy Development</b>	12
	How we developed the strategy	12
	Stakeholders we consulted	12
	Building on our success / a strong cultural and heritage offer for residents and visitors	13
	<b>Appendix 2 Baseline: data and research</b>	16
	Alignment with key council strategies	16
	Other plans, strategies and data we consulted	17

# 1 Executive Summary

## Foreword by Councillor Howard Woollaston



Culture and heritage touch everybody's lives and we are fortunate to have an abundance of arts organisations, events and activities and a wealth of beautiful and historic places and landscapes to enjoy in West Berkshire. This strategy has been developed with

a range of local culture and heritage organisations to celebrate and promote what we have- and set some objectives to make it even better over the next ten years.

Do please let us know what you think about any aspect of this strategy. You can do so by searching online for West Berkshire Culture and Heritage Strategy 2020-30 survey or by emailing our Culture and Libraries Manager [paul.james@westberkshire.gov.uk](mailto:paul.james@westberkshire.gov.uk)

Clr Howard Woollaston, Executive Portfolio Holder for Public Health & Community Wellbeing, Leisure and Culture.

## Purpose of the strategy

The West Berkshire Cultural Heritage Strategy 2020-30 sets out the ambition and vision of the council and key stakeholders for a strong cultural offer and sector in West Berkshire for the next ten years.

The strategy sets out a strategic vision and actions for West Berkshire- the council and other stakeholder organisations- to promote and develop our cultural heritage as a valuable resource which makes a significant contribution to the economy, improves the health and wellbeing of communities, and is a unique asset in its own right.

The strategy recognises the uniqueness of the area – its rural and urban communities, its heritage, historic buildings and landscape, the richness of the arts in all its forms, its thriving arts and cultural organisations.

As recommended by Arts Council England, the strategy identifies high level strategic objectives to be achieved by the council with key stakeholders working together as a Delivery Board.

They are tasked with developing a Delivery Plan which will set out what will be done, when and how and these actions will be measured against targets and performance indicators.

## What we mean by cultural heritage

Our vision is West Berkshire will have a sustainable, resilient and thriving cultural heritage sector that supports creativity and innovation, while bringing significant benefits to the economy and all our communities. West Berkshire has a wealth of excellent cultural and heritage organisations and a unique historic environment. Our strategy aims to build on those strengths and achieve more through partnership working.

## Vision

Our vision is West Berkshire will have a sustainable, resilient and thriving cultural heritage sector that supports creativity and innovation, while bringing significant benefits to the economy and all our communities. West Berkshire has a wealth of excellent cultural and heritage organisations and a unique historic environment. Our strategy aims to build on those strengths and achieve more through

## Objectives

By 2030 the council and other stakeholders will have developed and delivered actions in 5 key areas

1. Ensure our cultural and heritage organisations thrive and are as sustainable as possible.
2. Contribute to the improvement of the health and well-being of all our residents.
3. Improve access to cultural education, learning and employment.
4. Protect and promote our unique cultural history, heritage and environment.
5. Increase domestic and international tourism to generate income, investment and increase economic resilience.

The council and key stakeholders will work together as a Delivery Board which reports to the Health and Wellbeing Strategy Board. They are responsible for developing actions that are specific, achievable and measurable and reporting on progress in meeting the objectives.

“The strategy recognises the uniqueness of the area – its rural and urban communities, its heritage, historic buildings and landscape, the richness of the arts in all its forms”



## 2 Introduction

### Why a cultural heritage strategy?

Culture and heritage are important in their own right.

Taking cultural heritage seriously is to recognise its unique contribution to the richness of West Berkshire as a place to live, work and learn.

Cultural heritage is integral to people's health and wellbeing, increases academic attainment, provides a sense of place and identity, and has a significant, positive impact on the local economy.

A successful strategy recognises that West Berkshire is distinctive, that we have a focused plan, that we have ambition and can work together successfully in partnership to achieve more.

Investing in culture has been shown to have significant and evidenced benefits for tourism (both domestic and international) and the local economy, both in terms of inward investment, and visitor spend. For example, the City of Culture initiatives have clearly brought real and measurable economic improvements and regeneration.

The strategy can help us to develop a clear identity/branding for the area that communicates well with potential visitors and businesses from the UK and far beyond.

The strategy will demonstrate the commitment of all the partners to work together to increase inward investment and maximise the economic benefits.

**“Investing in culture has been shown to have significant and evidenced benefits for tourism (both domestic and international) and the local economy”**



### Purpose of the strategy

The strategy sets out the ambition and vision of the council and key stakeholders for cultural heritage in West Berkshire in 2020-30.

The strategy identifies a number of high-level objectives to be achieved by the council and key stakeholders working together.

The objectives are supported by a Delivery Plan. Some actions have already been developed through stakeholder consultations. Others will be developed by the Delivery Board to ensure that the Delivery Plan is flexible, achievable and responds to change. With the recent pandemic it is even more critical that the Delivery Plan is seen as a dynamic, working document and is subject to review. The ability for the cultural heritage sector to be able to take a short, medium, and long-term view, to plan and respond accordingly, has become even more important.

### Stakeholders working together

The strategy recognises that more can be achieved through effective partnership working with key stakeholders in all sectors – culture, heritage, business, community and local government.

West Berkshire has a wealth of excellent cultural and heritage organisations. It also has a framework of strategic and operational partnerships led by the council – for example, The Health and Wellbeing Board. Our strategy aims to build on these strengths and achieve more by embedding culture and heritage in that partnership framework and

strengthening it to ensure delivery of the objectives and actions by setting up a Delivery Board with key stakeholders

### 3 Vision and objectives

#### Vision

Our vision is that West Berkshire will have a sustainable, resilient and thriving cultural heritage sector that brings significant benefits to the economy and the health and wellbeing of all our residents. West Berkshire has a wealth of excellent cultural and heritage organisations and a unique historic environment. Our strategy aims to achieve more by supporting creativity and innovation through partnership working.

#### Objectives

The objectives in the strategy have been developed through consultation and feedback from stakeholders and a review of other relevant plans and strategies – West Berkshire Council, Public Health and regional and national plans,

strategies and data. See above.

West Berkshire Council is the lead partner in developing this strategy and the council contributes to cultural life in the district through the West Berkshire Museum, Shaw House, the library service and countryside services. The archaeology service and Conservation Officers are responsible for providing information and advice on the protection and management of the local authority’s heritage assets. West Berkshire Museum collects and preserves objects of cultural importance.

However, most of the richness and variety of local cultural heritage is developed and delivered by a range of independent organisations, venues, festivals and community and voluntary organisations. Throughout the development process it has been clear that effective partnerships between all these stakeholders is key to delivery of the strategy.

**By 2030 the council and key stakeholders will have completed actions in 5 key areas:**

THEMES	OBJECTIVES	AIMS	ACTIONS To be developed by the Delivery Board
<b>Sustainability</b>	Ensure our cultural and heritage organisations thrive and are as sustainable as possible.	Strive to provide increased economic resilience for organisations, small and medium enterprises (SME’s) and individuals in the cultural heritage sector.	<ul style="list-style-type: none"> <li>• Increase inward investment through joint initiatives and external funding.</li> <li>• Increase and develop joined up working between organisations and effective strategic partnership working.</li> </ul>
<b>Health and Wellbeing</b>	Contribute to the improvement of the health and wellbeing of all our residents.	Develop the cultural and heritage sector to meet short, medium, and long-term needs of residents, taking a lifespan approach.	<ul style="list-style-type: none"> <li>• Develop strategic partnerships and programmes for those with complex needs, who are vulnerable, and for whom there exists the most barriers to access and participation.</li> <li>• Develop and deliver effective projects and programmes which meet health and wellbeing priorities as identified in council and health service strategic plans.</li> <li>• Increase access to culture and heritage for our rural and urban communities including children and young people.</li> </ul>

<b>THEMES</b>	<b>OBJECTIVES</b>	<b>AIMS</b>	<b>ACTIONS</b> <b>To be developed by the Delivery Board</b>
<b>Education and employment</b>	Improve access to cultural education, learning and employment.	Support the education and cultural heritage sector to develop and deliver arts and creative learning opportunities, training, and career progression.	<ul style="list-style-type: none"> <li>• Support and promote opportunities for apprenticeships and paid internships, through partnerships with local cultural and heritage organisations and businesses.</li> </ul>
<b>Heritage and the historic environment</b>	Protect and promote our unique cultural history, heritage and environment.	Protect and promote cultural assets across West Berkshire – historic buildings and landscapes, Areas Of Outstanding Natural Beauty, Sites of Special Scientific Interest, museum and archaeology.	<ul style="list-style-type: none"> <li>• Increase investment through strategic partnership applications to external funding bodies. For example: the National Lottery Heritage Fund.</li> <li>• Increase volunteering schemes. For example : monitoring of Scheduled Monuments and Listed Buildings.</li> <li>• Increase and develop joined up working, including with non-arts/heritage organisations, to engage a wider understanding, appreciation and enjoyment of West Berkshire’s historic and cultural assets and landscape.</li> </ul>
<b>Economic development</b>	Increase domestic and international tourism to generate income, investment and increase economic resilience.	Promote and raise awareness amongst potential visitors of the wealth and diversity of culture and heritage. For example: historic buildings and landscapes, events and creative industries in the district.	<ul style="list-style-type: none"> <li>• Develop partnerships and programmes across the cultural, heritage, landscape and tourism sectors to create experiential tourism opportunities.</li> <li>• Increase public awareness of the wealth and diversity of cultural and heritage activities, events and places across the district.</li> <li>• Develop partnerships to create and promote experiential tourism opportunities and promote these to tourism providers.</li> <li>• Research and seek financial support from external funders / investors to develop tourism.</li> </ul>

## Challenges and opportunities

Throughout the development of this strategy stakeholders and consultees have raised the following issues:

- The cultural heritage offer in West Berkshire is strong but lacks overall co-ordination in terms of branding and promotion.
- The rural / urban nature of the district means that some have less access to culture and heritage opportunities.
- The benefits of culture for individual wellbeing are well understood but we can do more to maximise those benefits.
- We need to strengthen partnership working to deliver more together.
- Inward investment is needed to increase the sustainability of our cultural heritage organisations, businesses and individual artists/makers.
- The COVID-19 pandemic has had a significant negative impact on the cultural heritage sector with many organisations struggling or unable to survive.
- The economic downturn caused by the pandemic has been considerable and presents challenges on a scale not encountered for decades.
- The pandemic has led to many residents re engaging in arts activities and increased recognition of the role cultural heritage has in people's health and wellbeing.
- The pandemic has increased the profile of the cultural heritage sector and its contribution to the economy.

## Delivery and measuring success

The council will form a Delivery Board with key stakeholders in the arts, heritage and the tourism economy, who are tasked with

- Developing the Delivery Plan – the projects, actions and resources needed to deliver on the objectives in the strategy.
- To set targets, measure performance and take any remedial action necessary to maintain progress.
- To report on progress to all stakeholders and further develop the strategy in response to wider changes in culture, heritage and the economy.



The Hound of the Baskinville in the Watermill Theatre Garden.  
Pamela Raith Photography

“Most of the richness and variety of local cultural heritage is developed and delivered by a range of independent organisations, venues, festivals and community and voluntary organisations.”

## 4 Governance, reporting and communication

### Managing delivery

BODY	PURPOSE	STAKEHOLDERS / MEMBERS
<p><b>Cultural Heritage Delivery Board</b></p>	<ul style="list-style-type: none"> <li>● Manages the delivery of the strategy (objectives and actions).</li> <li>● Develops the Delivery Plan to ensure it can deliver on the vision and objectives.</li> <li>● Listens to / communicates with stakeholders.</li> <li>● Reports to the Council's Health and Wellbeing Board</li> <li>● Liaison with national bodies – Arts Council England, Historic England.</li> </ul>	<ul style="list-style-type: none"> <li>● West Berkshire Council / elected members:               <ul style="list-style-type: none"> <li>● Executive portfolio member for Public Health and Community Wellbeing</li> <li>● The council's Heritage Champion</li> </ul> </li> <li>● West Berkshire Council / officers:               <ul style="list-style-type: none"> <li>● Culture and Library Services</li> <li>● Archaeology and countryside services</li> <li>● Education Services</li> <li>● Public Health</li> <li>● Economic development</li> </ul> </li> <li>● Major arts organisations.</li> <li>● Representatives of community organisations</li> <li>● Business community / a major employer</li> <li>● Others as required to deliver the plan.</li> </ul>

The Cultural Heritage Delivery Board will report to the West Berkshire Health and WellBeing Board who will have oversight of the work of the Delivery Board and how the strategy contributes to other major strategies in the district.

There will be an annual West Berkshire Cultural Heritage Forum event for community, voluntary, arts, heritage, environment, education, business and tourism organisations to communicate and feedback on progress.

## 5 Conclusions

Culture and heritage are a significant part of what makes West Berkshire a great place to live, work, invest and visit.

The strategy invites stakeholders in the arts, culture, heritage and tourism to work together to further improve access to the benefits of culture and heritage for all.

The strategy responds to a number of opportunities and issues raised by stakeholders through consultation:

- The cultural heritage offer in West Berkshire is vibrant, diverse and strong and would benefit from a co-ordinated partnership approach to branding and promotion.
- The rural/urban nature of the district means that some people have less access to culture and heritage opportunities and the Delivery Plan will identify projects and initiatives to address that.
- The benefits of culture and heritage for individual and community wellbeing are well known and the Delivery Plan will ensure that action is taken to support existing council, Public Health and NHS plans to improve wellbeing.
- We have a number of effective partnerships in the district and these can be strengthened to ensure that culture and heritage is integrated in strategic decision making.
- Stakeholders can work together to co-ordinate actions which increase inward investment for culture, heritage and tourism.

The COVID-19 pandemic has negatively affected all aspects of life, including culture and heritage. It is proving to be an existential threat to cultural organisations large and small, regionally, nationally and internationally and a clear strategy and plan is needed more than ever.



“Culture and heritage is a significant part of what makes West Berkshire a great place to live, work, invest in and visit. ”





# Appendix 1

## Strategy development

### How we developed the strategy

The strategy has been developed through consultation with a wide range of stakeholders in 2019 and 2020 including:

- Cultural / arts organisations and venues.
- Community arts organisations.
  - Individual artists/makers.
- Small businesses and the digital arts (including gaming developers).
- Business and economic partnerships and forums.
- Teachers and education networks.
- Heritage, history and archaeology groups.
- West Berkshire Council – elected members and service managers including education, culture, museum, archaeology and countryside and economic development services.
- West Berkshire Health and Wellbeing Partnership.
- Town and parish councils.
- Arts Council England, Artsworld, Historic England, the Environment Agency, Tourism South East

## Building on our success / a strong cultural and heritage offer for residents and visitors

West Berkshire already has a wealth of cultural and heritage venues, organisations, events and community organisations including:

- **The Corn Exchange** – a multi-arts cultural organisation and charitable trust. A flagship arts centre for the South East. The Trust manages three arts spaces
  - The Corn Exchange- 400 seat auditorium, 40 seat independent cinema.
  - 101 Outdoor Arts Creation Space - for the development of large-scale outdoor performances and residencies.
  - Learning Centre – a centre for participation in the arts.
- **The Watermill Theatre** – a multi-award-winning theatre and charitable trust. The Watermill has an international reputation for nurturing new talent, developing and touring new theatre productions and has a popular outreach programme which provides participation opportunities for people of all ages.
- **Newbury Spring Festival** - one of the most popular (mostly) classical music festivals in the South of England. Over the last 40 years the Festival has grown in size and quality building up a reputation here and abroad. The programme includes the best young musical stars alongside some of the world's most distinguished names in classical music. The festival takes place in a range of venues in Newbury and the surrounding area



The Hound of the Baskervilles in the Watermill Theatre Garden.  
Pamela Raith Photography



- **Arlington Arts**, Mary Hare School- originally intended as a school resource, Arlington Arts has grown into a popular local venue for music, theatre, comedy and family entertainment too.
- **The Phoenix Resource Centre**, West Berkshire Council – is a purpose-built resource centre providing services for adults with learning disabilities, physical disabilities and for those with frailty and dementia. The centre includes a flexible performance space for theatre and music productions and events.
- **The Base, Greenham Common**- opened in February 2019 in partnership with Greenham Trust and the Corn Exchange it is a purpose-built visual arts and craft building, the venue comprises of a gallery, artists' studios and a workshop space for participatory classes. The Base is also home to 8 visual artists and craft makers as well as Open Studios West Berkshire and North Hampshire.
- **Open Studios North Hampshire and West Berkshire**- is a non profit making organisation that celebrates the diversity of visual arts available within the local community. Every May around 100 local artists open their studios and exhibitions free of charge and are happy to talk about their creative process with visitors.
- **City Arts** – an innovative visual arts organisation that runs art courses and exhibitions, art exhibitions with local, individual artists and groups of artists. They are actively involved in the community and run seasonal community events, such as Chalkfest in August, where they take over the Market Square in Newbury and encourage people to make art on the pavements with chalks.



- **Thatcham Festival** – an annual multi-arts festival organised by Thatcham Town Council that gives local people the opportunity to get creative in workshops, learn something new at a talk, explore the local area on a walk and enjoy a range of performances including music, drama and dance. There are also exhibitions and fairs celebrating local leisure activities and crafts. All activities are offered to the public free of charge
- **Hungerford Summer Festival** – presented by HADCAF- is run entirely by volunteers and funded by Hungerford Town Council, The Town and Manor of Hungerford, and Greenham Common Trust, together with sponsorship by local businesses and individuals.
- **A wealth of voluntary and community arts organisations**, theatre and opera groups, music societies, choirs, visual arts and crafts groups, - for example: Newbury Amateur Dramatic Society, The Arts Society Newbury and many more around the district.
- **West Berkshire Museum** – West Berkshire Council. The museum was established in 1904 in two of Newbury’s best loved historic buildings. It underwent a major refurbishment reopening in 2014. It is a community museum that works with the many local history and archaeological clubs and groups to tell the story of the district through exhibitions, educational and family events and activities.
- **West Berkshire Council Archaeology Service.** There are over 500,000 years of human activity in West Berkshire. The service provides

curatorial advice and information about the historic environment of the district and promotes the understanding and preservation of this fascinating resource for the benefit of all. They do this in a number of ways including: providing archaeological advice on strategic planning policies and planning applications; advancing the conservation of the historic environment by advising on improved land management; championing the contribution that the historic environment can make to the economy, leisure, tourism and local distinctiveness through programmes of education and outreach.

- **West Berkshire Council Countryside Service.** The service provides opportunities for people to access and enjoy the West Berkshire countryside. Their aim is to protect, conserve and manage our valuable and popular countryside areas for the benefit of both wildlife and people. They promote these locations for public access in a way which does not damage local wildlife, and provide educational opportunities for visitors, especially children, to learn more about these special places.
- **The Berkshire Record Office** is located in Reading and holds the archives of the Royal County of Berkshire. They look after nearly nine hundred years of the County’s history and make that accessible to the public.
- **West Berkshire Libraries** - West Berkshire Council. The library service operates a hub library in Newbury and 7 branch libraries and a mobile library service across the district. Libraries also put on a range of cultural events including talks by famous authors, theatre performances, pop-up exhibitions provided by the museum and the popular Summer Reading Challenge for young people.





- **National Needlework Archive**, Greenham Common is a charity set up to promote education and participation in all aspects of needlework and textile art.

- **Shaw House** – West Berkshire Council. This Grade I listed landmark Elizabethan house is a busy conference and training centre which also promotes a year-round programme of cultural and heritage events and activities in the house and grounds including family events, craft fairs, open air theatre and cinema.

- **Greenham Common Control Tower.** The historic Greenham Control Tower opened in Summer 2018 as a visitor centre and community hub with the aim to preserve and share the historical legacy of one of the few remaining airfield buildings. Telling the story of Greenham Common whilst supporting and cooperating with local organisations for the benefit of the whole community

- **A wealth of local history and archaeology clubs, (COMMA) groups and societies** including:

- Aldermaston History Group
- Basildon History Group
- Battlefields Trust
- Berkshire Archaeological Society
- Berkshire Archaeology Research Group
- Berkshire Family History Society
- Berkshire Gardens Trust
- Berkshire Industrial Archaeology Group
- Berkshire Local History Association
- Boxford History Project
- Bucklebury History Group
- Cold Ash Parish Heritage Group
- East Garston Local History Society
- East Ilsley Local History Society
- Friends of Newtown Road Cemetery

- Goring Gap Local History Society
- Greenham and Crookham Commons Commission
- Greenham Common Control Tower
- Hampstead Norreys Heritage Group
- Hungerford Historical Association
- Hungerford Virtual Museum
- Kennet Valley at War Trust
- Kennet & Avon Canal Trust, The
- Mortimer Local History Group
- Newbury District Field Club
- Newbury Geological Study Group
- Newbury Society, The
- Newbury Town Council- Heritage Working Group
- Pangbourne Heritage Group
- Project Purley
- Ridgeway Military and Aviation Research Group
- Welford Historical Society
- Stockcross & Surroundings History Association
- Thatcham Historical Society
- Thatcham Memorial Foundation
- The Thatcham (Old Bluecoat School) Charity
- Theale Local History Group
- West Berkshire Countryside Society
- West Berkshire Heritage Forum



- **The Nature Discovery Centre**, Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust, Thatcham – provides a wide range of events and activities for the public, schools and community groups to learn about and appreciate the special wildlife and wild places found in the area.

# Appendix 2

## Baseline: data and research

### Alignment with key council strategies

In developing this strategy we have conducted a review of council and Public Health strategies to ensure the objectives align with the longer-term and wider strategic view of the challenges facing residents in terms of health, the economy, the environment and demographic change.

- West Berkshire 2036. An exploration into what makes West Berkshire a fantastic place to live, work and learn now and in the future.
- Council Strategy. The purpose of this Strategy is to support the Vision 2036 and to set out six key areas that the Council wants to improve between now and 2023.
- West Berkshire COVID-19 Recovery Plan
- Joint Health and Wellbeing Strategy 2017-2020. The framework for joint working with colleagues in the health sector, looking at health inequalities and producing assessments of local need.
- Economic Development Strategy 2019 2036. Looks at how the council and its partners might meet the economic challenges likely to emerge in the coming years.
- Local Transport Plan 2011-2026. The framework for the delivery of all aspects of transport and travel for West Berkshire.

- Core Strategy (2006-2026) Development Plan. Sets out a long-term vision for West Berkshire to 2026 and translates this into spatial terms, setting out proposals for where development will go, and how this development will be built. The Core Strategy aims to make the different settlements within West Berkshire even more attractive places within which to live, work and enjoy leisure time.
- Environment Strategy 2019-2023. Sets the Councils ambition and vision towards our response to the Climate Emergency.
- The Natural Environment in Berkshire Biodiversity Strategy (2014-2020). Sets out objectives to enhance across habitats and ecosystems on land, species, people and some more general targets.



The following is a summary of objectives in these key strategies which are considered relevant to this strategy:

- To improve health, safety and wellbeing and reduce inequalities
- A West Berkshire with beautiful and diverse natural landscapes and a strong cultural offering
- To ensure that the character and distinctiveness of the natural, built and historic environment is conserved and where possible, enhanced
- To improve accessibility to community infrastructure / promote and maximise opportunities for sustainable travel
- To support a strong, diverse and sustainable economic base which meets identified needs
- To support the protection of the natural environment and reduce carbon emissions
- To ensure West Berkshire recovers from the impact of COVID-19.

### Other plans, strategies and data we consulted

<b>SOURCE / ORGANISATION</b>	<b>PLAN / REPORTS / DATA</b>
<b>NHS</b>	10 Year Long Term Plan
<b>Arts Council England</b>	Arts and Older People Survey, 2015 Cultural Activities, Artform and Wellbeing, 2015 The Value of Arts & Culture to People and Society Evidence review of the economic contribution of libraries Cultural and Creative Spill overs The Economic Impact of Museums in England Active Lives Survey, Mid November 2015- Mid May 2017- data available for West Berkshire Funding data: All organisations in receipt of funding from Arts Council England, and sums received (available per financial year)
<b>What Works Wellbeing</b>	Visual Arts and Mental Health Heritage and Wellbeing Music, Singing and Healthy Adults Music, Singing and Wellbeing
<b>Crafts Council</b>	Can Culture do Healthcare
<b>All Party Parliamentary Group on Arts, Health and Wellbeing</b>	Inquiry Report- Creative Health: The Arts for Health & Wellbeing, 2017

<b>SOURCE / ORGANISATION</b>	<b>PLAN / REPORTS / DATA</b>
<b>Historic England</b>	Heritage Counts, 2018 Local Authority Profile, 2018 Listed Buildings Business Occupiers Survey, 2018 Survey of Listed Buildings Owners, 2017 Survey of Listed Buildings Owners and Conservation Areas, 2017 Public Engagement data, 2017-18 Heritage and Society, 2017
<b>Royal Society of Arts</b>	Heritage Index, 2016
<b>Department for Digital, Culture, Media and Sport</b>	Taking Part Survey 2017/18. Provides statistics re: participation, frequency, demographic (e.g. ACORN and Index of Deprivation) This survey includes data on participation in arts and culture (inclusive libraries, museums, archives) and includes activity such as volunteering CASE data (SE region, data not by available by Local Authority) Visit Britain- visitor economy data The Economic Value of Culture- a benefit transfer study
<b>Artwork (SE Region Bridge Organisation)</b>	Artsmark & Arts Awards data for West Berkshire Artsmark Settings in West Berkshire as of 22/07/2019
<b>National Lottery</b>	Heritage Lottery Fund, Big Lottery. Project funds granted to organisations within West Berkshire
<b>Creative Industries Federation</b>	How Public Investment in the Arts Contributes to Growth in the Creative Industries
<b>COVID-19</b>	<p>The COVID-19 pandemic has created many challenges for the cultural and heritage sectors. Government advice will continue to be monitored in the development of this strategy. For example:</p> <p><a href="https://www.gov.uk/government/collections/guidance-for-dcms-sectors-in-relation-to-coronavirus-covid-19">https://www.gov.uk/government/collections/guidance-for-dcms-sectors-in-relation-to-coronavirus-covid-19</a></p> <p><a href="https://www.artscouncil.org.uk/covid-19/covid-19-government-reopening-guidance-and-tax-changes">https://www.artscouncil.org.uk/covid-19/covid-19-government-reopening-guidance-and-tax-changes</a></p> <p>Creative Recovery is a movement of people who use creativity to bring about social change, inspire community spirit and boost well-being and Recovery. We are innovative, dynamic and collaborative, putting people at the heart of it! Our experienced artists use a person-centred approach to create safe spaces and unique projects where individuals can thrive.</p> <p><a href="https://www.creativerecovery.co.uk/">https://www.creativerecovery.co.uk/</a></p>

By reviewing these plans, strategies and the available data relevant to the strategy we identified the following key themes:

- Participation in culture improves health and wellbeing.
- Investment in creative industries / culture strengthens the local economy and improves the sustainability of cultural organisations.
- Heritage and the historic environment (buildings, places, traditions) are valued by communities and visitors.

Consultees raised a number of issues which the strategy should consider:

- The cultural heritage offer in West Berkshire is strong but lacks overall co-ordination in terms of branding and promotion.
- The rural / urban nature of the district means that some have less access to culture and heritage opportunities.
- The benefits of culture for individual wellbeing are well understood but we can do more to maximise those benefits.
- We can strengthen partnership working to deliver more together.
- Inward investment is needed to increase the sustainability of our cultural organisations.





[www.westberks.gov.uk](http://www.westberks.gov.uk)

WBC/PPC/PJ/0820

**Thank you for taking part in our survey.**

**It should take approximately 20 minutes to complete and your feedback will be used to inform the final strategy, including the delivery plan, which will be considered by West Berkshire's Council Executive Committee in January 2021.**

**If you have any questions please contact Paul James - Culture and Libraries Manager.**

**The survey is open until midnight on Sunday, 18 October 2020.**

**Any personal information you choose to provide will be kept confidential and used in accordance with our privacy notice.**

Draft Cultural Heritage Strategy 2020 - 2030 Stakeholder Consultation

About you and your organisation

1. Name:

2. Are you responding as an individual or on behalf of an organisation?

- As an individual
- On behalf of an organisation

3. Which of the following best describes you or the area you work in? Please tick all that apply.

- Artist, i.e. any visual arts medium
- Arts administrator
- Dance, e.g. dancer, choreographer, dance teacher
- Digital artist, e.g. film, photography, gaming development
- Museum, e.g. curator, collections manager, museum worker or volunteer
- Music, e.g. musician, composer, music teacher
- Student, e.g. school, higher or further education
- Theatre / drama, e.g. actor, drama teacher
- Other (please specify)

Draft Cultural Heritage Strategy 2020 - 2030 Stakeholder Consultation

4. Organisation name:

5. Role in organisation:

6. Type of organisation (please tick all that apply):

- |   |                                      |
|---|--------------------------------------|
| <input type="checkbox"/> Cinema   | <input type="checkbox"/> Library     |
| <input type="checkbox"/> Community/multi-arts venue, e.g. visual and/or performing arts events/activities | <input type="checkbox"/> Museum      |
| <input type="checkbox"/> Digital arts   | <input type="checkbox"/> Music venue |
| <input type="checkbox"/> Environment  | <input type="checkbox"/> Publishing  |
| <input type="checkbox"/> Gallery, e.g. visual arts / photography  | <input type="checkbox"/> Theatre     |
| <input type="checkbox"/> Gaming, e.g. online gaming development   | <input type="checkbox"/> Tourism     |
| <input type="checkbox"/> History, archaeology, historic buildings   |                                      |
| <input type="checkbox"/> Other (please specify)   |                                      |

7. Number of employees:

- 0 – 9
- 10 – 49
- 50 – 249
- 250 +

Draft Cultural Heritage Strategy 2020 - 2030 Stakeholder Consultation

Objectives

**The objectives in the draft strategy relate to relevant local, regional and national policies and strategies, and have been developed through consultation and feedback from stakeholders.**

8. How far do you agree or disagree with the objectives in the draft strategy?

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Ensure our cultural and heritage organisations thrive and are as sustainable as possible	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Contribute to the improvement of the health and wellbeing of all our residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve access to cultural education, learning and employment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect and promote our unique cultural history, heritage and environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase domestic and international tourism to generate income, investment and increase economic resilience	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please tell us the reasons for your responses.

9. Are there any changes or additions to the objectives you think we should consider?

Yes

No

If yes, please tell us what changes or additions you would like to see included and why.

Draft Cultural Heritage Strategy 2020 - 2030 Stakeholder Consultation

10. Please rank the objectives from one to five in order of priority. One being the highest priority. You can mark an objective as N/A if you don't think it should be a priority at all.

<p>☰</p> <p><input type="text" value="1"/></p> <p>Ensure our cultural and heritage organisations thrive and are as sustainable as possible</p> <p><input type="checkbox"/> N/A</p>
<p>☰</p> <p><input type="text" value="1"/></p> <p>Contribute to the improvement of the health and wellbeing of all our residents</p> <p><input type="checkbox"/> N/A</p>
<p>☰</p> <p><input type="text" value="1"/></p> <p>Improve access to cultural education, learning and employment</p> <p><input type="checkbox"/> N/A</p>
<p>☰</p> <p><input type="text" value="1"/></p> <p>Protect and promote our unique cultural history, heritage and environment</p> <p><input type="checkbox"/> N/A</p>
<p>☰</p> <p><input type="text" value="1"/></p> <p>Increase domestic and international tourism to generate income, investment and increase economic resilience</p> <p><input type="checkbox"/> N/A</p>

Draft Cultural Heritage Strategy 2020 - 2030 Stakeholder Consultation

Aims

**The aims in the draft strategy relate directly to the objectives, and have been developed through consultation and feedback from stakeholders.**

11. How far do you agree or disagree with the aims in the draft strategy?

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Strive to provide increased economic resilience for organisations, small and medium enterprises (SME's) and individuals in the cultural heritage sector	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Develop the cultural and heritage sector to meet short, medium, and long-term needs of residents, taking a lifespan approach	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Support the education and cultural heritage sector to develop and deliver arts and creative learning opportunities, training and career progression	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect and promote cultural assets across West Berkshire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Promote and raise awareness amongst potential visitors of the wealth and diversity of culture and heritage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please tell us the reasons for your responses.

12. Are there any changes or additions to the aims you think we should consider?

Yes

No

If yes, please tell us what changes or additions you would like to see included and why.

Draft Cultural Heritage Strategy 2020 - 2030 Stakeholder Consultation

**Actions**

**The actions in the draft strategy relate directly to the objectives and aims, and have been developed through consultation and feedback from stakeholders.**

**They'll be further developed and added to with stakeholders and partners to create a delivery plan, but for now we'd like your initial feedback.**

13. How far do you agree or disagree with the actions under aim one?

Strive to provide increased economic resilience for organisations, small and medium enterprises (SME's) and individuals in the cultural heritage sector

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Increase inward investment through joint initiatives and external funding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase and develop joined up working between organisations and effective strategic partnership working	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please tell us the reasons for your responses and list any actions you think are missing.

Draft Cultural Heritage Strategy 2020 - 2030 Stakeholder Consultation

14. How far do you agree or disagree with the actions under aim two?

Develop the cultural and heritage sector to meet short, medium, and long-term needs of residents, taking a lifespan approach

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Develop strategic partnerships and programmes for those with complex needs, who are vulnerable, and for whom there exists the most barriers to access and participation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Develop and deliver effective projects and programmes which meet health and wellbeing priorities as identified in council and health service strategic plans	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase access to culture and heritage for our rural and urban communities including children and young people	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please tell us the reasons for your responses and list any actions you think are missing.

Draft Cultural Heritage Strategy 2020 - 2030 Stakeholder Consultation

15. How far do you agree or disagree with the action under aim three?

Support the education and cultural heritage sector to develop and deliver arts and creative learning opportunities, training, and career progression

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Support and promote opportunities for apprenticeships and paid internships, through partnerships with local cultural and heritage organisations and businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please tell us the reasons for your response and list any actions you think are missing.

Draft Cultural Heritage Strategy 2020 - 2030 Stakeholder Consultation

16. How far do you agree or disagree with the actions under aim four?

Protect and promote cultural assets across West Berkshire

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Increase investment through strategic partnership applications to external funding bodies	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase volunteering schemes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase and develop joined up working, including with non- arts/heritage organisations, to engage a wider understanding, appreciation and enjoyment of West Berkshire's historic and cultural assets and landscape	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please tell us the reasons for your responses and list any actions you think are missing.

Draft Cultural Heritage Strategy 2020 - 2030 Stakeholder Consultation

17. How far do you agree or disagree with the actions under aim five?

Promote and raise awareness amongst potential visitors of the wealth and diversity of culture and heritage

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Develop partnerships and programmes across the cultural, heritage, landscape and tourism sectors to create experiential tourism opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase public awareness of the wealth and diversity of cultural and heritage activities, events and places across the district	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Develop partnerships to create and promote experiential tourism opportunities and promote these to tourism providers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Research and seek financial support from external funders / investors to develop tourism	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please tell us the reasons for your responses and list any actions you think are missing.

18. Any further comments about the draft strategy?

Impact of Coronavirus Pandemic

**Given the current situation with Coronavirus, we'd also like to ask you a few questions about how it has impacted your/your organisation's work.**

19. Have you/your organisation been impacted negatively by the Coronavirus pandemic?

- Yes, severely impacted
- Yes, significantly impacted
- Yes, slightly impacted
- No

20. Please tell us a little about how the Coronavirus has impacted you/your organisation negatively.

21. Have you/your organisation been impacted positively by the Coronavirus pandemic?

- Yes, greatly impacted
- Yes, significantly impacted
- Yes, slightly impacted
- No

22. Please tell us a little about how the Coronavirus has impacted you/your organisation positively.

23. Were you/your organisation eligible to apply for financial support?

Yes

No

24. Have you/your organisation applied for any financial support?

Yes

No

Draft Cultural Heritage Strategy 2020 - 2030 Stakeholder Consultation

25. What financial support have you applied for? Please tick all that apply.

- Arts Council England
- The National Lottery Heritage Fund
- Self Employment Business Support Scheme
- Coronavirus Job Retention Scheme
- Small Business Grant
- Other (please specify)

26. What support would help you/your organisation 'post' coronavirus? Please list them in order of priority.

Contact Details (Optional)

27. Would you be interested in being part of a group to develop the Delivery Plan?

Yes

No

28. Please provide your contact details.

Any personal information you choose to provide will be kept confidential and used in accordance with our [privacy notice](#).

Email address:

Telephone number:



Newbury Town Council  
Town Hall  
Market Place  
Newbury  
RG14 5AA

**Environment Service  
Council Offices  
Market Street  
Newbury  
Berkshire RG14 5LD**

**Our Ref:** 201/21/1016  
**Please ask for:** Andrew Giles  
**Direct Line:** 01635 519349  
**Email:** trees@westberks.gov.uk  
**Date:** 30th September 2020

Dear Sir/Madam,

**West Berkshire Council  
Tree Preservation Order 201/21/1016  
Land at Sandford Park, Newtown Road, Newtown, Newbury  
(Map Ref. 446851 - 164462)**

We are writing to inform you, as someone with an interest in the above property, that a Tree Preservation Order is being served in respect of tree(s) on the above land due to The trees are a significant landscape feature with a corresponding high amenity value and the order is required to ensure the sustainable retention.. A copy of the Order is enclosed.

The purpose of a Tree Preservation Order is to protect the amenity provided by trees. It does not mean that once an Order has been served that the tree or trees covered may not have remedial work carried out on them. It is recognised that trees are living, growing organisms and good pruning may be necessary to keep the trees in good health. The Order merely requires that you obtain written consent from the Local Planning Authority before any work is undertaken on a tree subject to a Tree Preservation Order. The Council's Tree Officer would be pleased to offer advice and this service is free. Additional information can also be found at <http://info.westberks.gov.uk/treeleaflets>

Enclosed for your information is a leaflet entitled "Protected Trees - a Guide to Tree Preservation Procedures" which provides general guidance in this area. Further guidance with explanatory notes can be found on the UK Legislation website managed by the National Archives on behalf of HM Government at: <http://www.legislation.gov.uk/ukxi/2012/605/made>  
A copy can be provided on request.

If you would like to make any objections or representations to the Order, please do so in writing **within the period specified in the enclosed Notice, namely by 28th October 2020**. To be valid, your comments must comply with Regulation 6 of the Town & Country Planning (Trees) Regulations 2012, a copy of which may be found on the back of the enclosed Notice. The Council will carefully consider all objections and comments before deciding whether to confirm the Order.

We will write to you again when a decision has been taken on whether to confirm the Order. If you would like to discuss the contents of the Order, please contact Andrew Giles.

Yours faithfully

Andrew Giles, Senior Tree Officer, Environment Service

Encs: Leaflet "Protected Trees – a Guide to Tree Preservation Procedures";



Tree Preservation Order with Plan;  
Regulation 5 Notice;  
Regulation 6;





# IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

## Town and Country Planning Act 1990, as amended

### Notice Required under Regulation 5 of Town and Country Planning (Tree Preservations) (England) Regulations 2012

West Berkshire District Council

(Land at Sandleford Park, Newtown Road, Newtown, Newbury)

Tree Preservation Order 201/21/1016 2020

#### Landowner

19 Wendan Road, Newbury,  
Berks RG14 7AG  
The Beeches, Ham,  
Marlborough, Wiltshire SN8 3RB  
Furze Place, Sheepwash Lane,  
Burghclere, Newbury,  
Berks RG20 9EA  
Combe End Manor,  
Elkstone, Cheltenham,  
Glos GL53 9PT  
Abbotswood, Newtown Road,  
Newbury, Berks  
Steppes East, 51 Castle Street,  
Cirencester, Glos GL7 1QD

Donnington Park House, Donnington Park, Donnington,  
Newbury, Berks RG14 2DZ  
Kilgobbin House, Adare,  
County Limerick, Ireland  
Sandleford Place,  
Sandleford, Newtown,  
Newbury RG20 9AY  
61 Capability Way, Greenham,  
Thatcham RG19 8FA  
Newbury Sports Arena, Monks Lane,  
Newbury RG14 7RW

Abbotswood,  
Newtown Road  
,Sandleford, Newbury,  
Berks RG20 5NY

Oxford Road,  
Newbury, Berks

Council  
Office, Market Street, Newbury,  
West Berkshire RG14 5LD  
210 Pentonville Road,  
London N1 9JY  
Care Of The Company Secretary, Bridge House, 1  
Walnut Tree Close, Guildford, Surrey GU1 4LZ  
National Property Management and Disposal, Ash  
House Falcon Road,  
Sowton, Exeter EX2 7LB  
One, Central Park, Western Avenue,  
Bridgend CF31 3TZ  
St. Annes House, Oxford Square,  
Oxford Street,  
Newbury RG14 1JQ  
3rd Floor, 1 Ashley Road, Altrincham, Cheshire WA14

#### Occupier

Furze Place, Sheepwash Lane,  
Burghclere, Newbury,  
Berks RG20 9EA  
Abbotswood, Newtown Road,  
Newbury, Berks  
Sandleford Place,  
Sandleford, Newtown,  
Newbury RG20 9AY  
61 Capability Way, Greenham,  
Thatcham RG19 8FA  
Newbury Sports Arena, Monks Lane,  
Newbury RG14 7RW  
Abbotswood,  
Newtown Road  
,Sandleford, Newbury,  
Berks RG20 5NY

Oxford Road,  
Newbury, Berks

New Warren Farm, Warren Road,  
Newbury, Berks RG14 6NH  
Little Greys, Dormer Close,  
Wash Common, Newbury, Berks  
Sanfoin, Garden  
Close Lane, Newbury RG14 6PP  
Kennel Cottage, Kendrick Road,  
Newbury RG14 6PW  
Wildwoods,  
Kendrick Road,  
Wash Common, Newbury,  
Berks RG14 6PW

2DT  
3rd Floor, 1 Ashley Road, Altrincham, Cheshire WA14  
2DT  
Briarcliff House, Kingsmead,  
Farnborough GU14 7TE.  
Town Gate, 38 London Street,  
Basingstoke RG21 7NY  
Bumpers Farm, Sutton Common,  
Long Sutton, Hook RG29 1SJ  
Burley House, 237 Guildford Road,  
Normandy GU12 6DX  
The Hangar, Mosquito Way,  
Hatfield AL10 9AX  
New Warren Farm, Warren Road,  
Newbury, Berks RG14 6NH  
1 Belmont Park Road,  
Maidenhead, Berks  
Little Greys, Dormer Close,  
Wash Common, Newbury, Berks  
Sanfoin, Garden  
Close Lane, Newbury RG14 6PP

West Downs  
House, London Road,  
Petersfield GU31 5AJ

152 Wheatley Road, Glen Head,  
New York,  
11545, United States Of America  
Kennel Cottage, Kendrick Road,  
Newbury RG14 6PW  
138 Craven Road,  
Newbury, Berks  
Wildwoods,  
Kendrick Road,  
Wash Common, Newbury,  
Berks RG14 6PW  
Flat 1, Randolph  
House, 1 Hernes Road,  
Oxford OX2 7PT

Grimsbury House, Red  
Shute Hill, Hermitage, Thatcham,  
Berks RG18 9QJ

## Adjacent Landowners

Meadowside,  
Warren Road,  
Wash Common, Newbury,  
Berks RG14 6NH  
Lynwood House, Warren Road,  
Newbury, Berkshire RG14 6NH  
Edinburgh Road, Portsmouth, Hants  
Ramblers, Kendrick Road, Newbury, Berks RG14 6PW  
Kennel Cottage, Kendrick Road,  
Newbury RG14 6PW  
Little Rossett,  
Kendrick Road, Newbury RG14 6PW

Oakhaven, Kendrick Road,  
Newbury RG14 6PW  
Quarry Cottage,  
Garden Close Lane,  
Newbury, Berks.

Russell Lodge, Garden Close Lane,  
Newbury, Berks  
RG14 6PP  
Shadow Lawn,  
Garden Close Lane,  
Newbury, Berks

## Occupiers

Meadowside,  
Warren Road,  
Wash Common, Newbury,  
Berks RG14 6NH  
Lynwood House, Warren Road,  
Newbury, Berkshire RG14 6NH  
Ramblers, Kendrick Road, Newbury, Berks RG14 6PW  
Little Rossett,  
Kendrick Road, Newbury RG14 6PW

Kennel Cottage, Kendrick Road,  
Newbury RG14 6PW  
Oakhaven, Kendrick Road,  
Newbury RG14 6PW  
Quarry Cottage,  
Garden Close Lane,  
Newbury, Berks.

Russell Lodge, Garden Close Lane,  
Newbury, Berks  
RG14 6PP  
Shadow Lawn,  
Garden Close Lane,  
Newbury, Berks  
Hollymead House,

Hollymead House,  
Garden Close Lane,  
Newbury, Berks RG14 6PP  
Fairfield, Garden  
Close Lane, Newbury,  
Berks RG14 6PP

Oakley, Garden Close Lane,  
Newbury, Berks RG14 6PP  
Oaktree Lodge,  
Garden Close Lane,  
Newbury RG14 6PP.  
Wentworth,  
Garden Close Lane, Newbury,  
Berks RG14 6PP

Southlands, Garden Close Lane,  
Newbury RG14 6PP  
Field Gate, Garden Close Lane,  
Newbury, Berks RG14 6PP  
Paddock Cottage, Garden  
Close Lane, Newbury RG14 6PP

Arnage, Garden Close Lane,  
Newbury, Berkshire RG14 6PP.  
TreeTops, Garden Lane,  
Newbury, Berkshire RG14 6PP

Belvedere, Garden Close Lane,  
Newbury RG14 6PP  
Chancefield, Garden Close Lane,  
Newbury, Berkshire RG14 6PR

Netherwood,  
Garden Close Lane,  
Newbury, Berks RG14 6PR.  
La Casa Blanca,  
Garden Close Lane,  
Newbury RG14 6PR  
Red Kite House,  
Garden Close Lane,  
Newbury RG14 6PR

The Vineyard,  
Garden Close Lane,  
Newbury RG14 6PR.

Garden Close Lane,  
Newbury, Berks RG14 6PP  
Fairfield, Garden  
Close Lane, Newbury,  
Berks RG14 6PP

Oakley, Garden Close Lane,  
Newbury, Berks RG14 6PP  
Oaktree Lodge,  
Garden Close Lane,  
Newbury RG14 6PP.  
Wentworth,  
Garden Close Lane, Newbury,  
Berks RG14 6PP  
Southlands, Garden Close Lane,  
Newbury RG14 6PP  
Field Gate, Garden Close Lane,  
Newbury, Berks RG14 6PP  
Paddock Cottage, Garden  
Close Lane, Newbury RG14 6PP  
Arnage, Garden Close Lane,  
Newbury, Berkshire RG14 6PP.  
TreeTops, Garden Lane,  
Newbury, Berkshire RG14 6PP  
Belvedere, Garden Close Lane,  
Newbury RG14 6PP  
Chancefield, Garden Close Lane,  
Newbury, Berkshire RG14 6PR

Netherwood,  
Garden Close Lane,  
Newbury, Berks RG14 6PR.  
La Casa Blanca,  
Garden Close Lane,  
Newbury RG14 6PR  
Red Kite House,  
Garden Close Lane,  
Newbury RG14 6PR

The Vineyard,  
Garden Close Lane,  
Newbury RG14 6PR.

### **Interested Parties:**

Newbury Town Council  
Town Hall  
Market Place  
Newbury  
RG14 5AA

Being the Owners and Occupiers of or persons otherwise interested in land affected by the above Order.

### **Other Parties also sent a copy of the Order;**

Clerk to Parish Council:

Lisa Blake,

Ward Councillor(s), West Berkshire District Council: Adrian Abbs    David Marsh    Tony Vickers

Tree Officer, West Berkshire District Council

Local Land Charges, West Berkshire District Council



**TAKE NOTICE** that West Berkshire District Council (hereinafter called "the Council") in pursuance of the powers under Sections 198 and 201 of the Town and Country Planning Act 1990, as Local Planning Authority have made a Tree Preservation Order namely the **West Berkshire District Council (Land at Sandeiford Park Newtown Road Newtown Newbury ) Tree Preservation Order 201/21/1016 2020**

We are writing to inform you, as a person interested in the land affected by the Order, that a Tree Preservation Order is being served in respect of a tree on the above land because the tree is a significant landscape feature with a corresponding high amenity value and the order is required to ensure there sustainable retention. A copy of the Order is enclosed.

In simple terms, no one is allowed to cut down, top or lop without our permission any of the trees described in the Schedule of the Order and shown on the map.

**THE Grounds** upon which the Council consider that the Order should be made are as follows:

*The trees are a significant landscape feature with a corresponding high amenity value and the order is required to ensure the sustainable retention.*

A copy of the said Order and of the Map referred to therein have been deposited at the address below and may be inspected free of charge between the hours of 9.00 a.m. and 4.30 p.m. on Monday to Fridays (except bank holidays).

Any objection or representation with respect to the said Order may be made in writing to the Head of Environment, West Berkshire District Council, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD in accordance with Regulation 6 of the Town & Country Planning (Tree Preservations) (England) Regulations 2012. A copy of Regulation 6 is attached to this Notice.

Any objection or representation to the Order must be received by the Council by the 28th October 2020 being a period of not less than 28 days after the date of this Notice. The Council will carefully consider all objections and comments before deciding whether to confirm the Order. The Order shall not take effect (other than provisionally as set out below) unless and until the Order is confirmed by the Council.

In accordance with Regulation 4 the said Order shall take effect provisionally on 23rd September 2020 and shall continue in force provisionally until:-

- (a) the expiration of a period of six months from the date of the Order 23rd March 2021;
- (b) the date upon which the Order is confirmed or
- (c) the date on which the authority decide not to confirm the order

whichever first occurs.

**Dated this 30th day of September 2020**

Andrew Giles  
Senior Tree Officer

Authorised Officer  
Environment  
Council Offices,  
Market Street,  
Newbury,  
Berkshire  
RG14 5LD



---

**REGULATION 6 reads as follows:**

**6. Objections and Representations**

- (1) Subject to paragraph (2), objections and representations:
    - (a) shall be made in writing and:
      - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c) [the date, being at least 28 days after the date of the Notice, by which any objection or representation must be received by the authority, i.e. ]; or
      - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
    - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and
    - (c) in the case of an objection, shall state the reasons for the objection.
  - (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.
-



**2012 No. 605**  
**TOWN AND COUNTRY PLANNING, ENGLAND**  
**The Town and Country Planning (Tree Preservation)(England)**  
**Regulations 2012**

**Part 2 – Regulation 6**  
**Objections and representations**

6.—(1) Subject to paragraph (2), objections and representations—

(a) shall be made in writing and—

- (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
- (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.



# Town and Country Planning Act 1990

## West Berkshire District Council

### (Land at Sandleford Park, Newtown Road, Newtown, Newbury) Tree Preservation Order 201/21/1016 2020

**WEST BERKSHIRE DISTRICT COUNCIL**, in exercise of the powers conferred on it by Section 198 of the Town and Country Planning Act 1990 hereby makes the following Order:-

#### 1. Citation

This Order may be cited as **West Berkshire District Council (Land at Sandleford Park, Newtown Road, Newtown, Newbury) Tree Preservation Order 201/21/1016 2020**

#### 2. Interpretation

- (1) In this Order "the authority" means West Berkshire District Council.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

#### 3. Effect

- (1) This Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall--
  - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
  - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Dated this *23rd* day of *September* 2020

EXECUTED AS A DEED by affixing the Common  
Seal of WEST BERKSHIRE DISTRICT COUNCIL

and authenticated by:



Authorised by the Council to sign in that behalf



# SCHEDULE

## SPECIFICATION OF TREES

### Article 3

**Trees specified individually** (encircled in black on the map)

**Trees specified by reference to an area** (within a dotted black line on the map)

**Groups of trees** (within a broken black line on the map)

**Woodlands** (within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W1	Mixed Species	Land at Sandlefors Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W2	Mixed Species	Land at Sandlefors Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W3	Mixed Species	Land at Sandlefors Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W4	Mixed Species	Land at Sandlefors Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W5	Mixed Species	Land at Sandlefors Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W6	Mixed Species	Land at Sandlefors Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W7	Mixed Species	Land at Sandlefors Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W8	Mixed Species	Land at Sandleford Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W9	Mixed Species	Land at Sandleford Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W10	Mixed Species	Land at Sandleford Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W11	Mixed Species	Land at Sandleford Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W12	Mixed Species	Land at Sandleford Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W13	Mixed Species	Land at Sandleford Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W14	Mixed Species	Land at Sandleford Park, Newtown Road, Newtown, Newbury

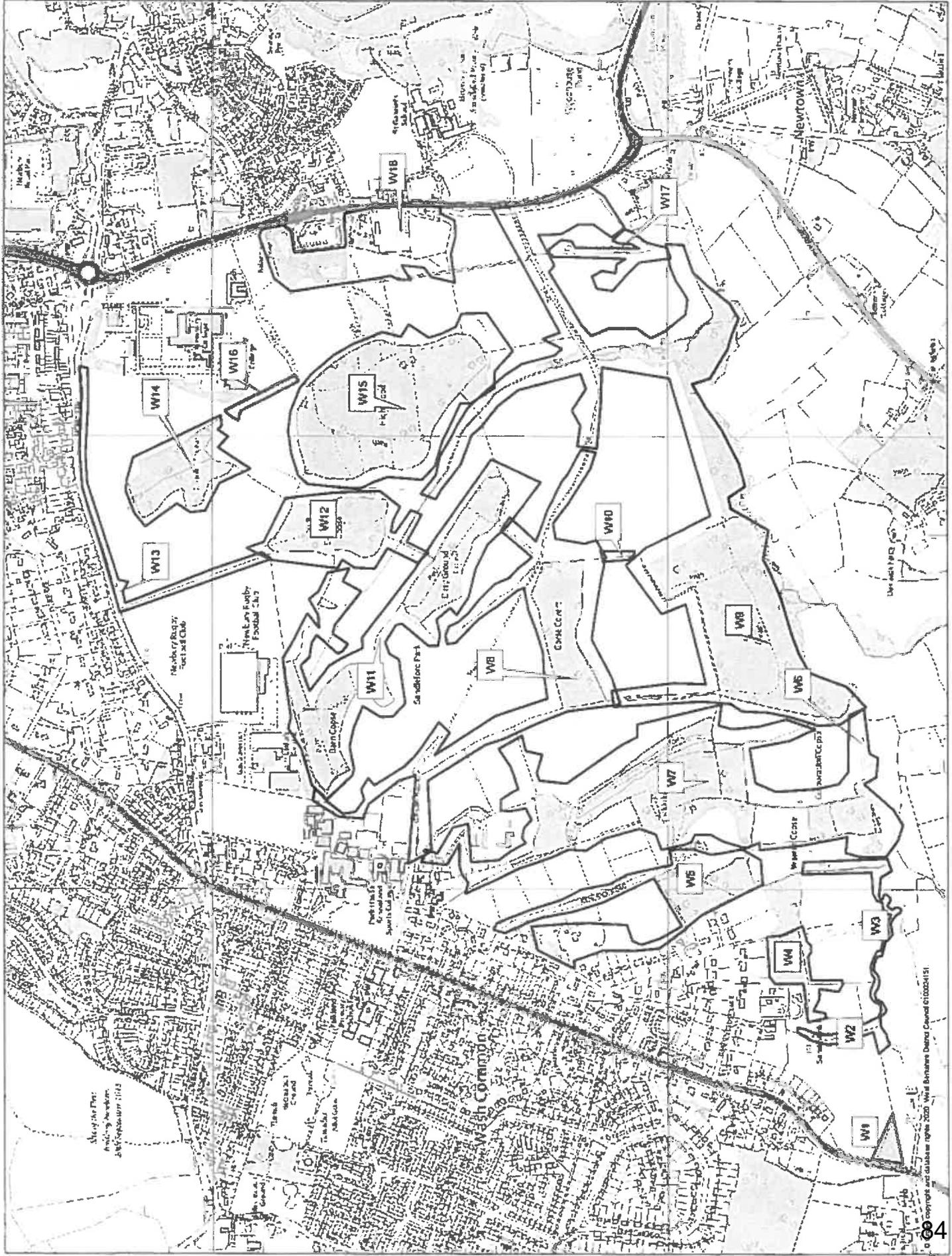
<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W15	Mixed Species	Land at Sandleford Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W16	Mixed Species	Land at Sandleford Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W17	Mixed Species	Land at Sandleford Park, Newtown Road, Newtown, Newbury

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W18	Mixed Species	Land at Sandford Park, Newtown Road, Newtown, Newbury

Sandleford Park, Newtown Road, Newtown, Newbury



- X Tree not covered by TPO (five years ago approx)
- (T) Individual Tree
- Area of Trees
- Group of Trees
- Woodland

Authorized Signature *J. U. S. O.*

Tree Preservation Order No: 201/21/1016

© Crown copyright and database right 2020. West Berkshire District Council 0120224151

9/22/2020

1:7500

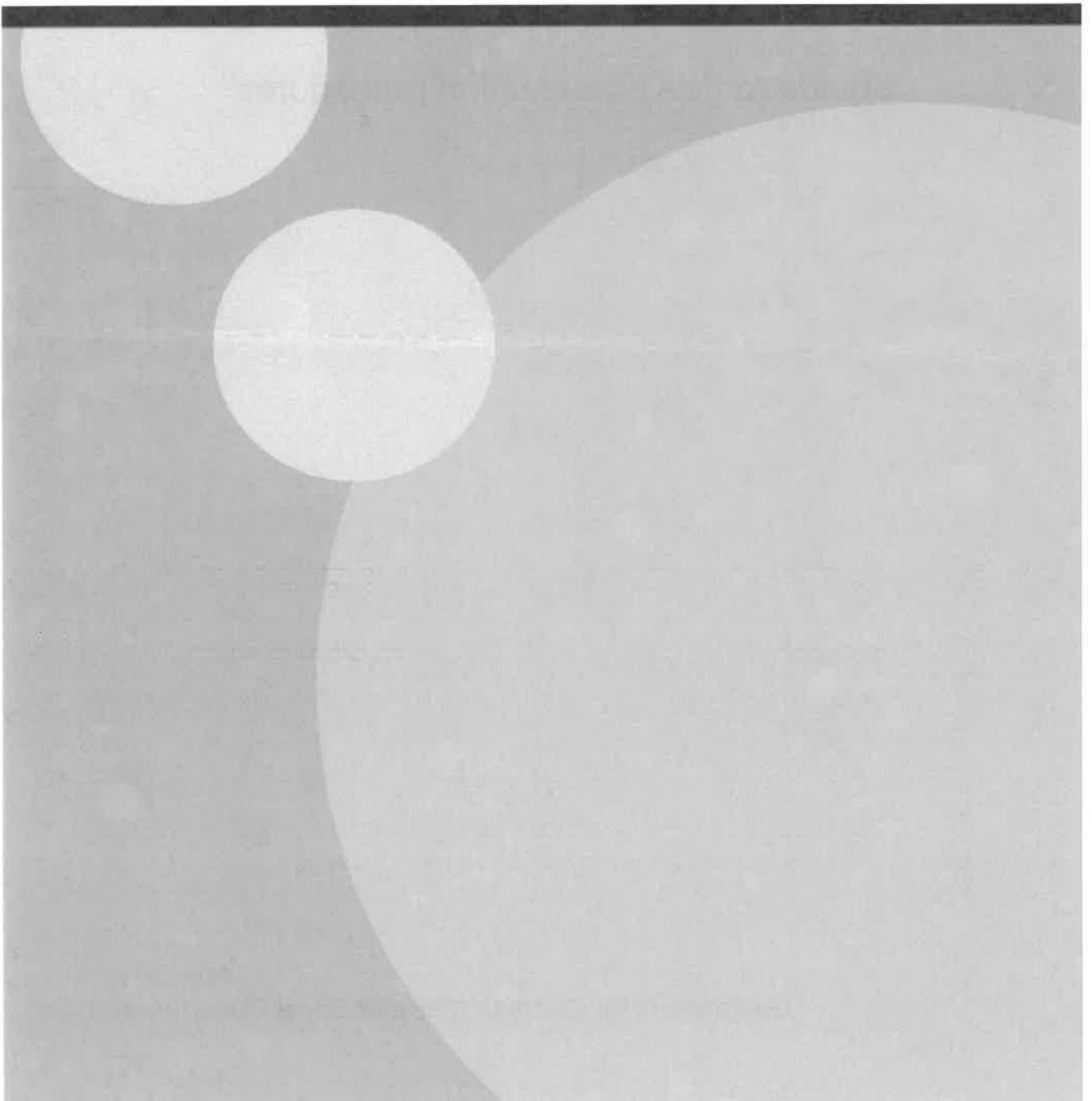


West Berkshire



## Protected trees

### A guide to tree preservation procedures





## Protected trees

### A guide to tree preservation procedures

April 2012  
Department for Communities and Local Government

© Crown copyright, 2012

*Copyright in the typographical arrangement rests with the Crown.*

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence, visit <http://www.nationalarchives.gov.uk/doc/open-government-licence/> or write to the Information Policy Team, The National Archives, Kew, London TW9 4DU, or e-mail: [psi@nationalarchives.gsi.gov.uk](mailto:psi@nationalarchives.gsi.gov.uk).

This document/publication is also available on our website at [www.communities.gov.uk](http://www.communities.gov.uk)

Any enquiries regarding this document/publication should be sent to us at:

Department for Communities and Local Government  
Eland House  
Bressenden Place  
London  
SW1E 5DU  
Telephone: 030 3444 0000

April, 2012

ISBN: 978-1-4098-3443-4

## **Protected trees:**

# A guide to tree preservation procedures

## **Introduction**

This leaflet is written for tree owners, their neighbours and local community groups, and answers some of the most common questions about tree preservation procedures in England. It is for information only and you should consult a solicitor if you are unsure of your legal rights or obligations.

**Please note that new tree preservation legislation came into force on 6 April 2012 which affects all existing and new tree preservation orders. This leaflet updates the leaflet published in 2010, which is now cancelled.**

## **Questions and answers**

### **1. What is a tree preservation order?**

It is a written order made by a local planning authority (e.g. a borough, district or unitary council or a national park authority) which, in general, makes it an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree protected by that order without the authority's permission.

### **2. What is the purpose of a tree preservation order?**

To protect trees which bring significant amenity benefit to the local area. This protection is particularly important where trees are under threat.

### **3. What type and species of trees can a tree preservation order protect?**

All types, but not hedges, bushes or shrubs. An order can protect anything from a single tree to all trees within a defined area or woodland. Any species can be protected, but no species is automatically protected by a tree preservation order.

### **4. How can I find out if a tree is protected by a tree preservation order?**

Contact the local planning authority. Details of tree preservation orders will be available for inspection at its offices.

An official search of the local land charges register can also be made before you buy a property. This should reveal the existence of an order and whether a property is in a conservation area (see question 18). Make sure your legal adviser tells you if any trees are protected.

**5. If I see work being carried out on a protected tree, how can I find out if the owner has permission?**

Check with the local planning authority, which will have a register of applications and decisions that you can look at.

**6. There are trees which I think should be protected by a tree preservation order. What can I do?**

Contact the local planning authority, giving details of the trees and the reasons why you think the trees should be protected.

**7. When does a tree preservation order come into effect?**

Provisional protection comes into effect as soon as the local planning authority makes the order. The authority will then need to confirm the order to provide long-term protection.

**8. How will I know when a local planning authority makes a tree preservation order?**

The authority will write to those who may have a right to work on the tree, generally the tree owner and sometimes others, such as tenants and neighbours. Copies of new orders are also available for inspection at the planning authority's offices.

**9. How can I object to or express support for a new tree preservation order?**

Write to the local planning authority within the period it allows for comment (usually 28 days), identifying the tree or trees in question and giving your reasons.

The authority will take your comments into account when deciding whether or not to confirm the order. The authority can also modify an order when it confirms it, for example to exclude some of the trees.

**10. Does the local planning authority become responsible for looking after protected trees?**

No. Owners remain responsible for trees covered by tree preservation orders, their condition and any damage they may cause. But the authority's permission is usually required before any work is carried out to the trees (see questions 11-14).

The authority may be able to offer help and advice on how the trees should be managed.

**11. What if I want to work on a tree covered by a tree preservation order?**

Apart from special exceptions (see questions 13-15) you (or your agent) must seek permission from the local planning authority by submitting a standard application form to it. The form is available from the Planning Portal ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)) or the authority. It is important to clearly specify

the work you want done and provide information to support your case (such as professional advice on the health of the tree and, in cases of alleged subsidence, professional evidence on the soil, the structure affected and the tree).

Before making an application you may find it helpful to consult a tree surgeon or arboricultural consultant to help you clarify what you need to do. Information on selecting a tree expert can be found at [www.tree-care.info/findanarb](http://www.tree-care.info/findanarb).

You may also find it helpful to refer to the local planning authority's website for information on tree protection in the local area.

## **12. Do I need a Forestry Commission felling licence to fell protected trees?**

You do not need a licence to fell trees in gardens. However, for trees outside of gardens, you may need to apply to the Forestry Commission for a felling licence, whether or not they are covered by a tree preservation order.

You can find out more about felling licences from the Forestry Commission (see *Further information* at the end of this leaflet).

## **13. Do I always need the local planning authority's permission to work on a tree covered by a tree preservation order?**

Yes, except for:

- 1) cutting down trees in accordance with one of the Forestry Commission's grant schemes, or where the Commission has granted a felling licence (see question 12);
- 2) cutting down or pruning a tree:
  - which presents an urgent and serious safety risk – however you must give written notice (by letter or email) of the proposed work to the local planning authority as soon as practicable after the work becomes necessary;
  - which is dead – however you must give at least five working days written notice (by letter or email) of the proposed work to the local planning authority;
  - which is directly in the way of development that is about to start for which detailed planning permission has been granted (see questions 20 and 21);
  - in a commercial orchard, or pruning fruit trees in accordance with good horticultural practice;
  - to prevent or control a legal nuisance (you may find it helpful to check first with a solicitor);
  - in line with an obligation under an Act of Parliament;

- by or at the request of certain organisations listed in the regulations (see Further information at the end of this leaflet).

### 3) removing dead branches from a living tree

If you are in any doubt about what needs permission, check with the local planning authority (see question 14).

## **14. What happens if I carry out work on a protected tree without permission?**

If you deliberately destroy a protected tree, or damage it in a manner likely to destroy it, **you could be liable to an unlimited fine**. You could also be fined if you cause or permit such work. Other offences can lead to fines of up to £2,500.

## **15. When will I have to plant a replacement tree?**

You will have to replant:

- 1) if you cut down or destroy a protected tree:
  - in breach of a tree preservation order, or
  - because the tree is dead or dangerous;
- 2) if the local planning authority gives you permission to cut down a protected tree but makes replanting a condition of its consent;
- 3) in most cases where the Forestry Commission grants a felling licence.

Local planning authorities have legal powers to ensure that you plant a replacement tree when required.

## **16. What if my application to carry out work under a tree preservation order is refused, or I object to the conditions imposed by the local planning authority?**

You can appeal to the Secretary of State for Communities and Local Government in writing within 28 days of receiving the local planning authority's decision. The authority will give you the address. The Secretary of State may allow or dismiss the appeal, or vary the original decision.

Further information about tree preservation and tree replacement appeals is on the Planning Portal ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).

## **17. Can I get compensation if my application to carry out work under a tree preservation order is refused or conditions are imposed?**

In certain circumstances which are set out in the legislation (see Further information) you can seek compensation from the local planning authority for loss or damage which results from the authority refusing consent or granting consent with conditions. However, the legislation sets limitations and strict criteria that must be met. See question 11 regarding the need for adequate information to support your case.

Claims should be sent to the local planning authority within 12 months of its decision, or within 12 months of the Secretary of State's decision if you appealed.

### **18. How are trees protected in a conservation area?**

Normal tree preservation order procedures apply if a tree in a conservation area is already protected by a tree preservation order. But if a tree in a conservation area is not covered by an order, you have to give written notice (by letter or email) of proposed work to the local planning authority, describing what you want to do, at least six weeks before the work starts. This gives the authority an opportunity to consider protecting the tree with a tree preservation order.

You do not need to give notice of work on a tree in a conservation area less than 7.5 centimetres in diameter, measured 1.5 metres above the ground (or 10 centimetres if thinning to help the growth of other trees).

The answer to question 14 also applies to trees in conservation areas, so if you are not sure about what you should do, check with the local planning authority.

### **19. How are trees on development sites affected?**

They can be protected by a tree preservation order or by a condition attached to a planning permission, or both. A planning condition may also require trees to be planted, which may then be protected by a tree preservation order.

### **20. Can I stop planning permission being granted – or prevent approved development being carried out – by getting a tree preservation order imposed on trees on the site?**

No. A tree preservation order does not prevent planning permission being granted. But a local planning authority will consider the risk to protected trees when deciding planning applications.

Once detailed planning permission is granted, felling that is directly required to enable the development to go ahead may be carried out.

### **21. Can I carry out work on protected trees which are in the way of proposed development?**

You can only cut down or cut back protected trees if they are directly in the way of development which is about to start and for which detailed planning permission has been granted.

If you have outline planning permission or if the development does not require planning permission (a small home extension, for example) you must still apply to the local planning authority for permission under the tree preservation order in the normal way.

If you are in any doubt about what is required, check with the local planning authority (see question 14).

## **22. What happens to tree preservation orders made before 6 April 2012 under old procedures?**

On 6 April 2012 the Town and Country Planning (Tree Preservation)(England) Regulations 2012 introduced a single set of procedures for all trees covered by tree preservation orders. Consequently:

- orders made before 6 April 2012 continue to protect the trees they cover and answers to earlier questions apply;
- the legal provisions listed in orders made before 6 April 2012 have been automatically cancelled and replaced by the provisions in the new regulations. Only the information necessary to give these orders legal effect and identify the trees they protect is retained;
- there is no need for existing orders to be remade, amended or reissued.

### **Further information**

You can find out more about felling licences in the Forestry Commission's booklet *Tree Felling – getting permission* ([www.forestry.gov.uk](http://www.forestry.gov.uk) or telephone 0161 495 4845).

You can find out more about tree preservation orders in the Town and Country Planning (Tree Preservation) (England) Regulations 2012, which are available through [www.legislation.gov.uk](http://www.legislation.gov.uk) or TSO (telephone 0870 600 5522) and some public libraries.

You can also find more information about the tree preservation order and planning systems on the Planning Portal ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).

You may also find it helpful to refer to the local planning authority's website for information on tree protection in the local area.

There is guidance on selecting a tree expert at [www.tree-care.info/findanarb](http://www.tree-care.info/findanarb).



## Newbury Town Council

Future Work Programme for Planning and Highways Committee Meetings: 26th October 2020.

### 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. Update from The Western Area Planning Committee
10. Sandleford Park Joint Working Group – Update
11. Update on Town Centre re-opening
12. Newbury Community Football Ground Update

To be confirmed	Update on PDR's
	The Future of the Kennet Centre
	Paths that have Cycle ban signs to be reviewed.
	A survey of all pathways/rights of way
	Property of the Essex Wynter Trust at Argyle Road, Newbury.
June/ Sept/ December/ March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts
<i>Each April/October</i>	<i>To review progress on the implementation of the Town Plan</i>
Each November	Review of KPI's for Planning and Highways Committee
Each December	Send Budget and Strategy proposals to RFO