

# RUSCOMBE

## Village Design Statement

*A Supplementary Planning Document*



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**The Ruscombe Village Design Statement (VDS)** has been prepared by local people, with the full support of Ruscombe Parish Council (RPC).

**The Objective** is to provide development design framework and criteria, in the form of a Supplementary Planning Document, to be consulted in determining Planning Applications submitted for Ruscombe. Its primary focus is on the design of buildings and their location, including extensions and replacements.

Once adopted by Wokingham Borough Council (WBC), this VDS Document will be of practical use to WBC Planners, to RPC and to both developers and individuals who seek planning approval in the Parish.

*However, the VDS cannot be used to determine whether or not development should take place. This remains a planning issue.*

**The Benefits** to be achieved from our VDS will be:

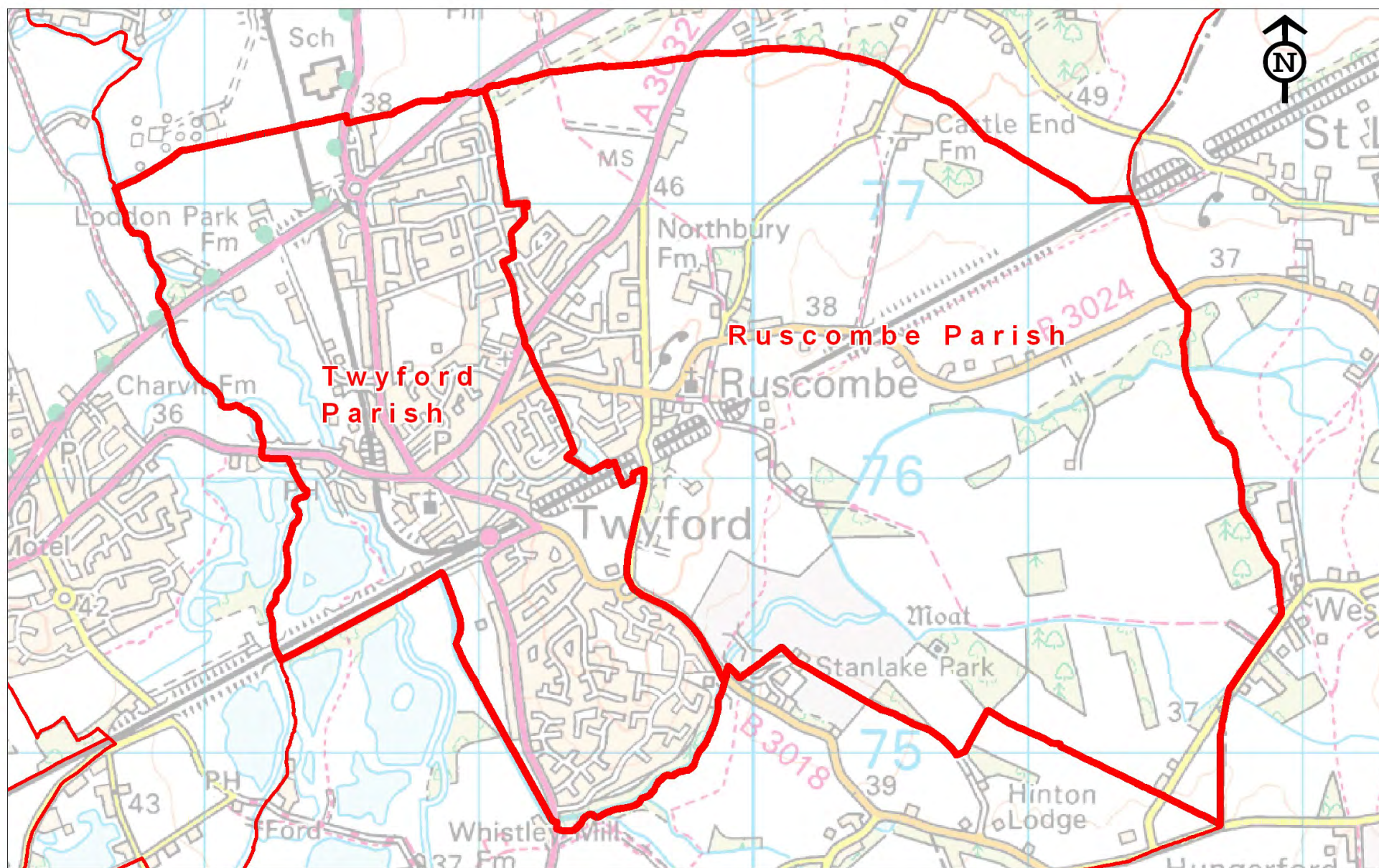
- ~ setting out the character of the village in a way that will encourage locally distinctive design, thus sustaining, even enhancing the quality of life of the village
- ~ enabling local priorities to be considered in the development process
- ~ giving the community a recognised voice in the planning process
- ~ allowing the community to respond in an informed manner to planning and development proposals for the village
- ~ complementing the existing planning and development control system, thereby helping to strengthen WBC Planning authority when advising or negotiating on the design of new developments ~ both large and small ~ in Ruscombe

In this way, we can all contribute to the achievement of high quality design in the Parish, which will be to the mutual benefit ~ today and into the future ~ to all concerned; planners, developers and the local community.

The key to achieving our Objectives and Benefits lies in the successful implementation of **5 key Design and Development Aspirations** for the Parish. These represent Aspirations which residents believe are important in order to preserve and to enhance the quality of life which can still be enjoyed by all who live and/or work in the rural Parish of Ruscombe.



## Twyford and Ruscombe Parish boundaries



# **5 Key Design and Development Aspirations for Ruscombe**

## **DESIGN ASPIRATIONS AND RELEVANT PLANNING POLICIES**

### **1. Seek protection of the interests of acknowledged importance**

*in particular:*

- ~ to maintain and enrich the Conservation Area and its setting  
(Core Strategy Policy CP3)
- ~ to preserve the veteran, mature and other established trees  
(Core Strategy Policy CP3: Wokingham District Local Plan WBE5)
- ~ to protect the character of the countryside (eg; hedgerows)  
(Core Strategy Policy CP3)
- ~ to sustain the natural habitats and wild life corridors  
(Core Strategy Policies CP3 and CP7)

### **2. Seek support for the application of good design**

*in particular:*

- ~ to promote design that both respects and complements the individual characteristics of its surrounding neighbourhood  
(Core Strategy Policy CP3)
- ~ to encourage energy efficiency and sustainability in design and construction, whilst helping to conserve natural resources  
(Core Strategy Policy CP1)

## **ADDITIONAL DEVELOPMENT ASPIRATIONS**

### **3. Seek promotion of development outcomes**

*in particular:*

- ~ to ensure provision of essential new infrastructure
- ~ to provide sufficient allocation for off-road parking
- ~ to encourage the creation of small-scale business enterprises

### **4. Seek continued preservation of the Green Belt**

*in particular:*

- ~ to vigorously support the continued use of top quality land for farming
- ~ to ensure the primary purpose of the Green Belt is fulfilled

### **5. Seek enhancement of public enjoyment**

*in particular:*

- ~ to sustain and enrich our balanced and thriving community, whilst not detracting from our rural heritage and ambience
- ~ to respect Public Rights of Way so as to avoid any loss of the network of footpaths and bridleways within the open countryside
- ~ to secure Affordable Housing (where appropriate)
- ~ to promote the quality of life which makes Ruscombe such an appealing place to live

## SETTING THE SCENE

Over 90% of the land in Ruscombe Parish lies in the protected Green Belt.

Much of this is top quality, Grade 1 & 2 agricultural land, which is rarely found elsewhere in the Borough of Wokingham. The need to retain this valuable and highly productive land for continued agricultural use cannot be overstated.

Both National and WBC Policies (*below*) are designed to prevent inappropriate development of the Green Belt which would have an adverse impact on the openness of the countryside.

*National Policy in Planning Policy Guidance (PPG2) and WBC Core Strategy Policy on Green Belts (CP12)*

It is the open, rural landscape that sets Ruscombe apart and makes the village such an attractive place in which to live. Furthermore, the village has the added benefit of its close proximity to major business and leisure centres, served both by good public transport and ease of access to national road and rail networks. Both Heathrow airport (less than 25 minutes by car) and Paddington station (less than 35 minutes by train at peak commuting times) are easily accessible.

Further information on the Parish can be found in the Appendices.

The focus of our VDS, however, must lie in seeking the achievement of the 5 key Design and Development Aspirations for the land which is not in the Green Belt. To achieve this, our VDS highlights the different characteristics and distinctive styles of areas in Ruscombe, under 4 main locations.

***Location 1:*** the Conservation Area around the Parish Church

***Location 2:*** the triangle of: New Rd ~ London Rd ~ Northbury Ave.

***Location 3:*** land on either side of Ruscombe Lane

***Location 4:*** land in and around Pennfields



## LOCATION 1: The Conservation Area around the Parish Church

Ruscombe is fortunate to have a Conservation area which has long been established around the 11<sup>th</sup> Century church of St James the Great. This sits in the Green Belt and extends beyond church land to include the village green, much smaller than in earlier times, as well as a number of attractive cottages. In addition, the area boasts two of the famous Ruscombe Ponds; one an old Drovers Pond at Castle End, the other the Village Pond at the crossroads.



The Conservation area is the original heart of the Parish and one which still retains its truly rural, almost bygone character. Research for our VDS demonstrates this is highly valued by the villagers and is one they wish to preserve at all costs.

## DESIGN ASPIRATIONS AND RELEVANT PLANNING POLICIES

1.1 **character:** the Conservation area lies within the Green Belt. Any development should ensure there is no significant impact on the openness of the Green Belt and that it protects the character of the Conservation area  
(Core Strategy Policies CP3 and CP12)

1.2 **style:** any development or extensions to existing properties should be designed to complement and have regard to enhancing the unique style of the Conservation Area.

(Core Strategy Policies CP3 and CP12)



1.3 **sustainability:** any development must respect the unique demands inherent in seeking sustainability and energy efficiency advances in both design and construction. The carbon footprint should be of prime consideration  
(Core Strategy Policy CPI)

1.4 ***fully in keeping***: as well as complementing the character and style of location, any development/extensions should be fully in keeping with the existing individuality of the property. The use of materials should reflect the original development and be in sympathy in scale and proportion  
(Core Policy Strategy CP3)

## ADDITIONAL DEVELOPMENT ASPIRATIONS

1.5 ***village ponds***: the local ponds are very much a part of the village heritage. Since great crested newts, protected under EU law, will use these ponds, they should be given preservation priority



1.6 ***uninterrupted views***: the wonderful, sweeping views of the ancient church, enjoyed from both near and far, should remain uninterrupted. This is essential in helping to retain the open, rural character, not only of the Conservation area but also of the parish as a whole



## **LOCATION 2: The triangle of New Road – Northbury Ave. - London Road**

This triangular-shaped Location is made up primarily of mature properties facing onto one of the 3 border roads; each with its own distinctive design and characteristics. The properties within this triangle back onto an open, wooded or market garden areas which are a haven for wildlife.

Although each road has its own distinctive character and style, certain Design and Development Aspirations are common to all three and these should be central to any development in Location 2.

### **DESIGN ASPIRATIONS AND RELEVANT PLANNING POLICIES**

2.1 **character:** the character of the area is defined by the long-established and varied properties and not simply by those of the recent developments in Russett Gardens and Garraway Close. The latter should not be used as the criteria by which to define the character of this important area of the village. Rather, it is the older established properties which dictate the layout pattern of the settlement  
(*Core Strategy Policy CP3*)

2.2 **style:** Ruscombe is renowned for its spacious plots and large gardens, a benefit much valued by the residents. The layout of any future development should compliment, not detract from the style of the area, having regard to the form of existing, large plots. This is to help prevent a cramped, urban appearance  
(*Core Strategy Policies CP3*)

2.3 **sustainability:** any development must respect the unique demands inherent in seeking sustainability and energy efficiency advances in both design and construction. The carbon footprint should be of prime consideration  
(*Core Strategy Policy CP1*)

2.4 **fully in keeping:** as well as complementing the character and style of location, any development/extensions should be fully in keeping with the existing individuality of the property. The use of materials should reflect the original development and be in sympathy in scale and proportion  
(*Core Policy Strategy CP3*)



**2.5 landscaping and boundary treatments:** the location is still essentially 'green', with many hedges and mature trees making a valuable contribution to the landscape and rural nature of the location. Care should be taken to reflect this through the planting of semi-mature vegetation, not saplings.

Existing boundary vegetation or fencing, where suitable, should be retained to provide screening from neighbouring properties. Furthermore, landscaping and boundary treatments should be considered within the context of an overall landscape scheme which meets the essential need to maintain and encourage wild life corridors through the location

*(Core Strategy Policies CP3 and CP7; Wokingham District Local Plan Policy WBE5)*

## ADDITIONAL DEVELOPMENT ASPIRATIONS

**2.6 open amenity spaces:** in addition to achieving satisfactory garden plots, any new development should provide adequate open space and communal meeting amenities within the development, rather than offsetting this requirement, via Section 106 contributions, for allocation elsewhere

**2.7 eco-friendly measures:** whilst Ruscombe has many older, established properties, this should not inhibit the use of the latest eco-friendly advances in design and application which will attract younger, more progressive residents. Furthermore, this will enhance the diverse character of the village as a whole

**2.8 surface drainage:** extensive areas of hard standing or block paving should be avoided in order to aid surface drainage. Rather, the use of natural materials, such as gravel, pebble and shingle, should be encouraged to provide better drainage, as well as being more visually acceptable

**2.9 car parking:** facilities, provided both for residents and visitors, should reflect the higher than average incidence of car ownership in the Borough

**2.10 broadband:** facilities should be provided for high speed broadband access

**2.11 stand alone:** Any new development, beyond a single dwelling, should be designed to achieve total independence from any other nearby development site. Any attempt to 'join up' two or more such sites should be resisted, so as to avoid the possible creation of a vehicle rat-run ~ already known to be a problem in nearby roads, especially Northbury Avenue. In this way, a diversity of style, scope, size and landscape can be achieved to provide valued variety of the housing stock within the community

**The heart of the triangle:** once a wooded area acting as the 'lungs' for the parish, this lies in the heart of the triangle created by the three roads. Sadly, recent new building development, behind mature properties bordering on London Road, has

led to the destruction of many trees, even though some were of poor quality. Standing on higher ground, they could be seen and enjoyed by many residents. However, there still remains some undeveloped land in this triangle, which is either fallow or under commercial activity, providing a home for flora and fauna. Research for our VDS has demonstrated the residents believe it is vitally important to protect this natural habitat from further unsympathetic development.

***Individual road characteristics:*** in addition to the universal Design and Development Aspirations highlighted above, each of the three roads in this Location has its own distinctive and very different character. This needs to be both recognised and sustained.

The individual key Design and Development Aspirations for each road are to be found in the following three sub-locations:

Location 2A ~ **New Road, Ruscombe**

Location 2B ~ **Northbury Avenue, Ruscombe**

Location 2C ~ **London Road, Ruscombe**

***Those seeking development, through a Planning Application, should focus on satisfying both the common and individual design and development aspirations appropriate to the specific location.***

## **LOCATION 2A ~ New Road, Ruscombe**

New Road has a diversity of property styles, including bungalows, chalet bungalows, semi-detached and detached houses. There are no terraced properties.

The landscape is different from anywhere else in the Parish in that all properties are built along the South West side of the road, thus enjoying wide, open aspects across Green Belt land to the North and East. This greatly enhances the pleasures of living in New Road.

One of the original ponds ~ to be found adjacent to New Road and once used as the source of village water in the Parish~ was recently identified by the Parish Council from an 1832 map. This has now been cleared and invigorated by Parish Councillors and local volunteers.



Most properties in New Road have their own unique design style which contributes to the individuality of the area. The majority were built after WW2, with a small backland development in Walnut Tree Close, completed in the 1980s.

All the properties stand back from the road, with the older properties enjoying larger gardens and a deeper frontage. A variety of established trees help enhance the rural landscape.

Any new development needs to reflect the individual Design and Development Aspirations on or around the area of New Road.

*This in addition to those Common Aspirations, already highlighted earlier for Location 2 as a whole*

## DESIGN ASPIRATIONS AND RELEVANT PLANNING POLICIES

2A.1 **character**: this is distinctly varied, which adds to its attraction. No single property or small-scale development can claim to define the character for this area. Any new development should reflect this diversity in order to maintain and enhance the character of New Road  
(Core Strategy Policy CP3)

2A.2 **style**: whilst a mix of design styles is welcome, this should have regard to the existing mix, which is predominantly detached and semi-detached dwellings  
(Core Strategy Policies CP3)



2A.3 **fully in keeping**: any development should be set back from the road to reflect the character and openness of the area. Furthermore, dwellings should reflect the existing height of two storeys so as not to dominate the landscape, or overlook neighbouring properties  
(Core Strategy Policy CP3)

## ADDITIONAL DEVELOPMENT ASPIRATIONS

2A.4 **access**: this should be achieved directly into New Road, not via Northbury Lane. Clear exit site lines on this busy, fast moving road need to be incorporated



## LOCATION 2B ~ Northbury Avenue, Ruscombe

Originally the site of a market garden, it now features only bungalows, built in the early post war period. Thus the character of the Avenue and its adjacent feed roads are in direct contrast to the other 2 roads in this central location.

The Avenue is tree-lined. Each bungalow follows a common design format, allowing for a low wall and small open front garden, with much larger gardens to the rear. The location is highly prized in the village and consultations on the VDS draft indicated residents are keen to protect the calm uniformity of the Avenue



A small track, Northbury Lane, leads off the Avenue. Once a quiet cul-de-sac, this track leads now leads to what might become a significant development location,



following approval to a new housing application, extending beyond the end of the Lane. This new development is more in sympathy in design terms with Russett Gardens ~ itself a recent development which does not echo the design or characteristics, created by the bungalows and other neighbouring mature properties. Any future development should not repeat that.

Rather, further development in and around Northbury Avenue should mirror the size, height and openness of the bungalows. Residents are entitled to the enjoyment of their property and this will be lost if higher buildings are allowed nearby to overlook or overshadow these highly sought-after single storey homes.

Any new development needs to reflect the individual Design and Development Aspirations for the area in and around Northbury Avenue.



*This in addition to those Common Aspirations, already highlighted earlier for Location 2 as a whole*

## DESIGN ASPIRATIONS AND RELEVANT PLANNING POLICIES

2B.1 ***character***: this location has a very distinctive character with bungalows providing the overwhelming, dominant build form. Any new development should maintain and enhance this unique character  
(*Core Strategy Policy CP3*)

2B.2 ***style***: the attractive, uniform style of the existing bungalows, should be reflected in any future development  
(*Core Strategy Policies CP3*)

2B.3 ***fully in keeping***: this should reflect the pattern already established by the individual properties; small open front gardens bordered by low brick/stone walls; broad dwelling frontage and larger rear gardens. Furthermore, dwellings should reflect the single storey height which is the predominant characteristic of the area  
(*Core Strategy Policy CP3*)

## ADDITIONAL DEVELOPMENT ASPIRATIONS

2B.4 ***vegetation***: established trees, bordering the Avenue, are an integral feature of the area. These should be protected

2B.5 ***access***: for land behind the existing properties, access should be achieved via Northbury Lane/Avenue, though not at the expense of causing additional disturbance to the current residents, especially those living in Northbury Lane

## LOCATION 2C ~ London Road, Ruscombe

London Road has always been a main thoroughfare. In former times, it was the old coach road from London to Bath. Today, it remains the main through/access route.

Properties bordering the road are ones of design and style contrasts.

The South West side is mainly dominated by semi-detached, post war Council-built properties, many now privately owned. They stand well back from the road with long front gardens. Open land to the NW, beyond these properties, is protected by the Green Belt.



In contrast, the North East side opposite features the more mature dwellings in the Parish. Some are pre-WW2 which is reflected in the 1930s character of these properties. Like on the side opposite, all stand well back from the main road, enjoying wide verges and long front gardens. In addition, they have ample parking space; 4/5 bedrooms; large, secluded rear gardens and mature vegetation. A line of TPO trees fronts some of these older properties.

In addition to the pre-WW2 properties, London Road has some imposing, post-war, detached properties which adhere to the same design principles, whilst adding a welcome diversity of style and character to the benefit of the street scene.



However, recent planning approval has allowed some rear gardens on the NE side to be developed for small-scale, modern estates, as exemplified by Russett Gardens and Garraway

Close. Although these recent developments have changed the character of the location, the properties on the London Road are still predominantly set well back. This is an important feature of the Parish, worthy of preservation.

Any new development needs to reflect the individual Design and Development Aspirations for the area in and around London Road.

*This in addition to those Common Aspirations, already highlighted earlier for Location 2 as a whole*

## DESIGN ASPIRATIONS AND RELEVANT PLANNING POLICIES

2C.1 ***character***: no property or small-scale development defines the character for this site. It is distinctly varied. Any new development should reflect this diversity in order to enhance the character of London Road  
(Core Strategy Policy CP3)

2C.2 ***style***: whilst a mix of design styles is welcome, this should reflect the predominant style of the area, rather than the more recent terraced infill.  
(Core Strategy Policy CP3)



2C.3 ***fully in keeping***: properties, developed within or behind land bordering London Road, should stand well back from the main or any internal site road with deep front gardens so as to reflect the openness of the area. Furthermore, dwellings should not exceed a height of more than two storeys. This will be fully in keeping with the location  
(Core Strategy Policy CP3)

## ADDITIONAL DEVELOPMENT ASPIRATIONS

2C.4 ***mix of tenure***: Ruscombe has no shops of its own. Consideration, therefore, could be given to the introduction of mixed residential and individual retail properties in or around this central village location. This would provide a more accessible shopping facility, within easy reach of most residents

2C.5 ***access***: this should be achieved directly into London Road and not via another development. Clear exit site lines on this very busy, fast moving road need to be incorporated



### LOCATION 3: Land either side of Ruscombe Lane

Ruscombe Lane is another old main route in the Parish. It was on the ancient track through Windsor Forest from Waltham to Sonning. Ruscombe Parish begins half way up this road from Twyford and leads past one of our ancient ponds at the Crossroads towards the village Conservation area and Parish Church.

Today, a mix of domestic and commercial development borders both sides of Ruscombe Lane, To the North West is a mix of well established individual



properties as well as more recently developed, cul-de-sac housing, primarily bungalows. The only Public House in the village lies half way along the Lane.

Ruscombe Business Park, on the South East side, is a post war development.

It has premises for a number of small and medium sized businesses which continue the light 'industrial' heritage of the Parish.

In bygone days, reeds from the 3 local ponds were weaved at rod yards here into baskets and other useful agricultural artefacts. In addition there was an iron foundry and brickworks, whose output can still be enjoyed through its use in the construction of many local mature properties.

Now, these rural industries have long gone and the modern Business Park dominates the South West side of the road, together with a recent terraced development and an old, substantial private property. The South East corner of the road borders an established, social housing development of bungalows in Twyford, which dominates the nearby scene.



## DESIGN ASPIRATIONS AND RELEVANT PLANNING POLICIES

3.1 **character:** no single style or format dictates in this Location. Not only is there an interesting variety of residential properties, but there is also a thriving Business Park and the only Public House in the Parish. This diversity of character should be encouraged and enhanced  
(Core Strategy Policy CP3)

3.2 **siting:** with such a diverse character, there is no distinctive siting.

3.3 **sustainability:** any development must respect the unique demands inherent in

seeking sustainability and energy efficiency advances in both design and construction. The carbon footprint should be of prime consideration  
(Core Strategy Policy CP1)

3.4 **fully in keeping:** as well as complimenting the character of the location, any new development/extensions should be fully in keeping with the existing style and individuality of the property. The use of materials should reflect the original development and be in sympathy in scale and proportion  
(Core Policy Strategy CP3)



## ADDITIONAL DEVELOPMENT ASPIRATIONS

3.5 **eco-friendly measures:** whilst Ruscombe has many older, established properties, this should not inhibit the use of the latest eco-friendly advances in design and application which will attract younger, more progressive residents. Furthermore, this will enhance the diverse character of the village as a whole

3.6 **surface drainage:** extensive areas of hard standing or block paving should be avoided in order to aid surface drainage. Rather, the use of natural materials, such as gravel, pebble and shingle, should be encouraged to provide better drainage, as well as being more visually acceptable

3.7 ***car parking***: facilities, provided both for residents and visitors, should reflect the higher than average incidence of car ownership in the Borough

3.8 ***road access***: where any redevelopment requires changes to road access, it should be remembered Ruscombe Lane is a very busy, narrow route, with poor passing and some blind bends. More than adequate exit site lines should be encouraged

3.9 ***tree protection***: only for very sound planning reasons should any significant destruction of trees and other key vegetation be allowed. Ruscombe, once part of Great Windsor Park, has already lost more than its fair share of important trees/vegetation, which all contribute to a better quality of life

3.10 ***attracting small business***: the Ruscombe Business Park provides the ideal opportunity to attract business to the Parish. This should continue. However, the impact of any increased development on ease of access for commercial vehicle into Ruscombe Lane needs to be considered. Allied to this, close control needs to be maintained on the use of estate agent display boards which, in volume, do detract from the pleasures of living in Ruscombe Lane

## LOCATION 4: Land in and around Pennfields

This is the most recently developed area in the Parish, centred on Pennfields and its feeder roads. The top of Pennfields borders Twyford Parish. The area is dominated



by properties originally built as part of the Council's post-war, social housing programme. Many of these properties are now in private hands. In addition, there is a number of small scale, private developments. Together, they offer a mix of terraced, semi-detached and detached properties, reflecting a welcome diversity of design styles.

## DESIGN ASPIRATIONS AND RELEVANT PLANNING POLICIES

4.1 **character:** the location was originally dominated by social housing. However, many of these properties are now in private ownership which has led to some individuality being created. This diversity of character should be encouraged  
(Core Strategy Policy CP3)

4.2 **style:** the two storey housing remains primarily terraced and semi-detached.

This diversity of style should be encouraged, but the creation of smaller flats, within these properties, leads to a cramped appearance. This should be avoided

(Core Strategy Policy CP3)



4.3 **sustainability:** any development must respect the unique demands inherent in seeking sustainability and energy efficiency advances in both design and construction. The carbon footprint should be of prime consideration  
(Core Strategy Policy CPI)



4.4 ***fully in keeping***: as well as complementing the character of the location, any development/extensions should be fully in keeping with the existing individuality of the property. The use of materials should reflect the original development and be in sympathy in scale and proportion  
(Core Policy Strategy CP3)



## ADDITIONAL DEVELOPMENT ASPIRATIONS

4.5 ***eco-friendly measures***: whilst Ruscombe has many older, established properties, this should not inhibit the use of the latest eco-friendly advances in design and application which will attract younger, more progressive residents. Furthermore, this will enhance the diverse character of the village as a whole

4.6 ***surface drainage***: extensive areas of hard standing or block paving should be avoided in order to aid surface drainage. Rather, the use of natural materials, such as gravel, pebble and shingle, should be encouraged to provide better drainage, as well as being more visually acceptable. This is of particular relevance to further industrial development

4.7 ***car parking***: facilities, provided both for residents and visitors, should reflect the higher than average incidence of car ownership in the Borough



## **The story of the Ruscombe Village Design Statement (VDS)**

### **2006**

With full encouragement and support from Ruscombe Parish Council, the Ruscombe VDS Steering Group was formed in 2006. This followed a very useful Open Forum presentation by Jane Ireland of Wokingham Borough Council (WBC) on the reasons and benefits of creating a VDS, unique to the needs of Ruscombe.

The first task for the VDS Steering Group was to understand the likes and dislikes about the Parish from those who live and/or work here. To achieve this, a VDS questionnaire was created and hand delivered in late 2006 to each home. This provided the first opportunity for everyone to stop and think for a moment about their Parish and how they would like to see it grow.

### **2007**

The level of response was higher than one might have expected from such a questionnaire. Once analysed, this showed there was a genuine interest in the future, coupled with a desire to protect the distinctive character and features of the village. From this, the VDS Steering Group was able to focus on those issues of particular interest and concern to the residents.

### **2007 ~ 2008**

Much valuable time was spent by the VDS Steering Group in drafting a framework for the VDS and, from this, producing the early versions of a draft text. A public display of thinking to date was presented at the Ruscombe Annual Parish Meeting in Spring 2007 which was well attended. From this, some valuable comments and guidelines were obtained. Further draft texts were created and reviewed by the VDS Steering Group over the following months.

### **2008 ~ 2009**

This saw a temporary halt in further work on the VDS, pending more information on the over-arching VDS Document being developed by WBC. However, the VDS Steering Group reconvened in mid 2009 to plan a second display of both text and optional photographs for resident consultation. This meeting in Loddon Hall was held in December 2009 and more useful public comments were noted..

### **2010**

With confidence that the VDS Steering Group had the support of the residents, the latest completed version of the Ruscombe VDS was submitted to those in the wider business/commercial world, who worked in or provided services to Ruscombe Parish.

Resulting from the results of wider consultations, Ruscombe Parish Council launched the final draft version of the Ruscombe VDS Document at their Annual Parish Meeting in May 2010.

### ***Acknowledgements***

Ruscombe Parish Council wishes to express its sincere thanks to all those who have contributed to the creation of a focused and informative VDS. In particular, we wish to highlight:

- ~ *the hard working members of the Ruscombe VDS Steering Group*
- ~ *Ms Jane Ireland, WBC Principal Planner, Land Use and Transport Policy & Partnerships*
- ~ *the Residents and Business/Commercial communities of Ruscombe*



# How important is it to you to .....

☐ Not Important
 ☐ Limited Importance
 ☐ No Opinion
 ☐ Some Importance
 ☐ Very Important





