

**NOTICE  
OF  
MEETING  
LOCAL ACCESS FORUM**



will meet on

**WEDNESDAY, 1ST NOVEMBER, 2017**

at

**6.30 pm**

in the

**DESBOROUGH 4 - TOWN HALL**

TO: MEMBERS OF THE LOCAL ACCESS FORUM

COUNCILLOR MAUREEN HUNT  
ASGHAR MAJEED & VACANCY

& EXTERNAL MEMBERS: [http://www.rbwm.gov.uk/web/laf\\_members.htm](http://www.rbwm.gov.uk/web/laf_members.htm)

Karen Shepherd  
Democratic Services Manager  
Issued: October 24<sup>th</sup> 2017

Members of the Press and Public are welcome to attend Part I of this meeting.

The agenda is available on the Council's web site at [www.rbwm.gov.uk](http://www.rbwm.gov.uk) or contact the  
Panel Administrator **Andy Carswell** 01628 796319

**Fire Alarm** - In the event of the fire alarm sounding or other emergency, please leave the building quickly and calmly by the nearest exit. Do not stop to collect personal belongings and do not use the lifts. Congregate in the Town Hall Car Park, Park Street, Maidenhead (immediately adjacent to the Town Hall) and do not re-enter the building until told to do so by a member of staff.

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### **AGENDA - PART 1**

<b>ITEM</b>	<b>SUBJECT</b>	<b>TIME</b>	<b>REPORTING</b>	<b>PAGE NO</b>
1.	Welcome, Apologies and Introductions (a) Declarations of interest (b) Approval of Minutes – 14 <sup>th</sup> June 2017 (c) Matters arising from last meeting	10 minutes	Peter Thorn All Andrew Fletcher  Andrew Fletcher	3 - 16
2.	Members' Update By All.	20 minutes	All	-
3.	Membership and Staff Update By Andrew Fletcher	10 minutes	Andrew Fletcher	-
4.	National Trust Public Rights of Way Plan By Ian Wilson	30 minutes	Ian Wilson	-
5.	Planning Position Statements By Andrew Fletcher	20 minutes	Andrew Fletcher	17 - 102
6.	Progress Towards Existing Public Rights of Way Targets By Andrew Fletcher	15 minutes	Andrew Fletcher	-
7.	LAF Monitoring Items By Andrew Fletcher	10 minutes	Andrew Fletcher	-
8.	Feedback from Meetings and Conferences (a) LAF Chairs' meetings	10 minutes	Andrew Fletcher	-
9.	Date of Next Meeting To be confirmed.	-	-	-

b)			
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## MEMBERS' GUIDE TO DECLARING INTERESTS IN MEETINGS

### Disclosure at Meetings

If a Member has not disclosed an interest in their Register of Interests, they **must make** the declaration of interest at the beginning of the meeting, or as soon as they are aware that they have a DPI or Prejudicial Interest. If a Member has already disclosed the interest in their Register of Interests they are still required to disclose this in the meeting if it relates to the matter being discussed.

A member with a DPI or Prejudicial Interest **may make representations at the start of the item but must not take part in the discussion or vote at a meeting.** The speaking time allocated for Members to make representations is at the discretion of the Chairman of the meeting. In order to avoid any accusations of taking part in the discussion or vote, after speaking, Members should move away from the panel table to a public area or, if they wish, leave the room. If the interest declared has not been entered on to a Members' Register of Interests, they must notify the Monitoring Officer in writing within the next 28 days following the meeting.

### Disclosable Pecuniary Interests (DPIs) (relating to the Member or their partner) include:

- Any employment, office, trade, profession or vocation carried on for profit or gain.
- Any payment or provision of any other financial benefit made in respect of any expenses occurred in carrying out member duties or election expenses.
- Any contract under which goods and services are to be provided/works to be executed which has not been fully discharged.
- Any beneficial interest in land within the area of the relevant authority.
- Any licence to occupy land in the area of the relevant authority for a month or longer.
- Any tenancy where the landlord is the relevant authority, and the tenant is a body in which the relevant person has a beneficial interest.
- Any beneficial interest in securities of a body where:
  - a) that body has a piece of business or land in the area of the relevant authority, and
  - b) either (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body **or** (ii) the total nominal value of the shares of any one class belonging to the relevant person exceeds one hundredth of the total issued share capital of that class.

Any Member who is unsure if their interest falls within any of the above legal definitions should seek advice from the Monitoring Officer in advance of the meeting.

A Member with a DPI should state in the meeting: ***'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations on the item: ***'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

### Prejudicial Interests

Any interest which a reasonable, fair minded and informed member of the public would reasonably believe is so significant that it harms or impairs the Member's ability to judge the public interest in the item, i.e. a Member's decision making is influenced by their interest so that they are not able to impartially consider relevant issues.

A Member with a Prejudicial interest should state in the meeting: ***'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations in the item: ***'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

### Personal interests

Any other connection or association which a member of the public may reasonably think may influence a Member when making a decision on council matters.

Members with a Personal Interest should state at the meeting: ***'I wish to declare a Personal Interest in item x because xxx'. As this is a Personal Interest only, I will take part in the discussion and vote on the matter.***

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# ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD

## LOCAL ACCESS FORUM MEETING MINUTES

14 June 2017

### ATTENDANCE LIST

#### **Name**

Peter Thorn  
Councillor Maureen Hunt  
Councillor Malcolm Beer  
Geoff Priest  
Steve Gillions  
Sara Church  
Alan Keene  
Lisa Hughes  
Christine Gadd  
Katie Sarsfield

#### **Interest area**

Chair of LAF, Land Management  
RBWM Councillor  
RBWM Councillor  
Walking, Hurley Parish Council  
Walking, East Berkshire Ramblers  
Horse Riding  
Bisham Parish Council, Land Management  
Disabled users  
Cycling and walking  
WSL Parish Council

Tanya Leftwich  
Andrew Fletcher  
Victoria Gibson  
Buffy Harris-Jones

Clerk to the Forum  
Local Access Forum Secretary  
Team Leader for Development Control  
TCV

#### **OBSERVERS**

Annie Keene  
Colin Patient

Mid & West Berks LAF

#### **APOLOGIES**

#### **Name**

James Copas  
Margaret Cubley  
John Foulger  
Gordon Marrs  
Ian Wilson  
Fiona Hewer

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD**  
**LOCAL ACCESS FORUM**  
**14 June 2017**  
**MINUTES**

**1 Welcome, apologies and introductions**

The Chairman, **Peter Thorn**, welcomed everyone to the **thirty-sixth** meeting of the Local Access Forum.

Apologies for Absence were received from Ian Wilson, Gordon Marrs, James Copas, Margaret Cubley, John Foulger and Fiona Hewer.

**Councillor Hunt** declared an interest in relation to Item 4 of the agenda (Planning and Consultations) as the subject of the Maidenhead Golf Course would be going to Full Council in the future. When it got to item 4 **Councillor Hunt** left the meeting for the duration of the item.

The Forum approved the minutes of the meeting held on 8 November 2016.

The Chairman informed everyone present that the meeting was being recorded and would be uploaded onto the RBWM website.

Matters arising from last meeting

**Andrew Fletcher** referred members to pages 17-23 of the agenda and explained that item 8.4 (To liaise with the Council's planning teams and ensure that they are aware of what the LAF would wish to be consulted about, particularly in regard to large planning developments) was the only item 'in progress', the others had all been completed.

**Councillor Beer** stated that it was good to see that so many of the items had been completed.

**2 Members' update**

Members had nothing to update.

General Forum membership

**Andrew Fletcher** informed the Forum that **Fiona Hewer** (representing Cookham Parish Council and Footpaths, Public Rights of Way and Open Spaces) had joined since the last meeting but unfortunately could not be present today.

It was noted that the following members had resigned from the Forum:

- Andrew Nye

**3 Volunteering in RBWM**

The Chairman, **Peter Thorn**, welcomed **Buffy Harris-Jones** (Senior Project Officer - TCV) to the meeting and invited her to address the Forum.

**Buffy Harris-Jones** gave the Forum a brief presentation on Volunteering in RBWM which covered the following:

- The Conservation Volunteers
- The Berkshire Biodiversity Action Team
- BAT volunteers from 2011-2017
- BAT projects in RBWM

- Before and after photos
- Volunteers Feedback
- The future of the BATeam in RBWM
- Leaflet

It was noted that a lot of hard work had gone into BAT projects such as the steps and handrail installed in Quarry Wood, the boardwalk installed at Chalk Pit Copse (in 2014), the additional boardwalk added at Chalk Pit Copse (in 2016), the boardwalk added to a Sunninghill Footpath and surface improvements made to Datchet Footpath 9 (opposite the Golf Course).

**Buffy Harris-Jones** informed the Forum that only hand tools were used to complete projects and that the volunteers learnt by experience.

It was hoped that going forward additional volunteers could be found to help either on a regular basis or as and when they had time available. The Forum was given examples of the new flyer about the BAT Team that **Buffy Harris-Jones** had produced.

**Buffy Harris-Jones** informed the Forum that they had been really lucky this year to have received an extra two / three days funding to spend on access improvements. It was noted that the timber used in projects was pressure treated timber which was expected to have a fifteen year lifespan.

It was noted that in the office there was Buffy who worked four days a week and her colleague who worked three days a week on different schemes.

**Councillor Beer** suggested sending three of four of the leaflets to each of the Parish Councils in the Royal Borough.

- ❖ **Action (AF): To send TCV BAT Team leaflets to Parish Councils.**
- ❖ **Action (PT): To write a letter to go out with the TCV BAT Team leaflets to Parish Councils to help encourage more volunteers to sign up.**
- ❖ **Action (AF): To send contact details of Parish Clerks to Buffy Harris-Jones for her to contact each Council directly.**
- ❖ **Action (AF/LH): To investigate options for potential training for volunteers to understand disabled access issues.**

#### 4 **Planning and consultations**

The Chairman, **Peter Thorn**, welcomed the Team Leader for Development Control, **Victoria Gibson** to the meeting and explained that she had been invited to attend due to concerns about how the Forum could best engage with the planning process with regard to large developments, for example the potential use of the Golf Course in Maidenhead.

**Councillor Hunt** declared an interest and left the room whilst this item was discussed. **Councillor Beer** explained that **Councillor Hunt** had left the room because she was a Maidenhead Councillor and that he lived in the other end of the Borough and was a Windsor Councillor so felt happy to stay for the item.

The Chairman invited the Team Leader for Development Control to address the Forum.

The Team Leader for Development Control explained that she made recommendations on planning applications whilst the other side of planning looked at policies. It was noted that when a planning application was received

their statutory list of consultees were consulted which included the Highways Team, the Rights of Way & Highway Licensing Panel and the Principal Transport Policy Officer. The Chairman stated that sometimes the Local Access Forum heard about applications after they had been processed. The Team Leader for Development Control explained that the Forum's comments had been taken on board with regard to the Chapel Arches planning application as comments from interested groups were included in the report.

The Team Leader for Development Control explained that the Development Control team also dealt with pre-applications which was the stage prior to applications being submitted. It was noted that pre-application informal discussions were commercially sensitive and therefore confidential. It was noted that the Highways Team influenced where the additional infrastructure, such as route ways / links, was located. The Forum was informed that CIL money helped pay for infrastructure which Section S106 could secure projects through the planning process.

The Team Leader for Development Control assumed the Forum that with regard to the Maidenhead Golf Course it was in the very early stages of a long pathway.

It was noted that the footpath had disappointingly not been diverted regarding the Beech Lodge School planning application. The Team Leader for Development Control explained that the diversion could have been negotiated at the planning application stage.

The Team Leader for Development Control informed the Forum that the Government was being encouraged to persuade developers to do some public consultation before submitting a planning application.

- ❖ **Action (VG): Victoria Gibson to update Andrew Fletcher with details of what requirements were needed for a particular size of development.**
- ❖ **Action (AF/VG): Planning Policy team to liaise with Andrew Fletcher regarding LAF position statements.**

## 5 Access and Brexit

**Andrew Fletcher** informed the Forum that Mid and West Berkshire was particularly worried about leaving the E.U.

The Forum was given a brief summary on Mid and West Berkshires concerns, it was requested that the detailed paper be emailed to the Forum as soon as possible.

**Andrew Fletcher** explained that the pots of money to improve access and environment were tied in with European Union funds and had stopped with immediate effect. The Forum was informed that Mid and West Berkshire had come up with some proposals to seek to improve access which they were hoping to get on an MP's agenda ASAP. The proposals included:

- That land owners or occupiers should be financially rewarded for creating off-road links and connecting existing ROW.
- A process for payments for improving ROW – giving greater widths, providing higher rights, providing way marking, etc. It was noted that new access should benefit all non-motorised users.
- Improved existing cross compliance.
- Re-organisation for re-use of paths.

The Chairman stated that he felt it was a justified concern that Natural England would not be able to fund improvements across England / UK and that local LAFs would want to lobby local MPs.

**Councillor Hunt** stated that she felt she needed more information to be able to make an informed decision. The Chairman explained that the Forum just wanted to alert local MPs about the local ROW network and how improvements could be made. **Steve Gillions** explained that the quality of stewardship in the Royal Borough was very high and that the tone needed to be that it would be nice if all of the UK could enjoy the standards we in the Royal Borough did as it worked. **Councillor Hunt** agreed that made sense.

- ❖ **Action (AF): To circulate Mid and West Berks LAF Access and Brexit proposals to all LAF members.**
- ❖ **Action (AF): To inform MWBLAF that the RBWM LAF were not prepared to support their proposals at the present time, but have resolved to write separately to the Secretary of State for the Environment to register support of stewardship schemes and financial incentives to gain access improvements.**
- ❖ **Action (AF): To draft a letter to the Secretary of State for the Environment to highlight that Countryside Stewardship schemes and other financial incentives have worked in this area, and asking him to bear this in mind when considering policies in future following the withdrawal from the EU.**

**Letter to be sent to all members for comments before it is sent.**

## 6 **LAF Work programme**

**Andrew Fletcher** gave the Forum an update on the work programme for 2016/2017.

### Multi-User Routes.

**Andrew Fletcher** explained that there were ongoing discussions with the Environment Agency and Bucks County Council regarding opening up part of the jubilee river for horse riding. The Forum was informed that at present there were no other proposals for multi-user routes currently being investigated. **Sara Church** explained that horse riders were already using the route.

### Fostering closer engagement with parish councils.

The Forum noted that a meeting had been held with **Peter Thorn, Geoff Priest** and **Andrew Fletcher** to discuss proposed actions to foster closer engagement with Parish Councils. The following actions were agreed:

1. Share minutes of Forum meetings with Parish Councils and ask them to link to it on their website for parish residents to view.
2. Ask Parish Councils to share minutes of meetings with the Forum.
3. Invite Parish Councils to site visits being organised by the Forum in their area.
4. Ask Parish Councils to assist with enforcement issues where they are able.

**Geoff Priest** stated that he believed that Parish Clerks did not want to get involved which was a concern and that Parish Councillors needed to be approached rather than Parish Clerks. **Councillor Beer** explained that Parish clerks were salaried and as such should undertake what was requested of them.

## Opportunities and issues with identified large development sites

It was noted that this item had already been covered under earlier agenda item discussions.

### Improvement to access as Ashley Hill, Hurley.

**Andrew Fletcher** informed the Forum that a meeting had been held with **Alan Keene** and **Annie Keene** on 21 February 2017 to develop a proposal for improved horse riding access in Ashely Hill. It was noted that a map detailing the proposal was included in Appendix A of the agenda.

**Andrew Fletcher** explained that the Forestry Commission had then been approached as the main land manager to see if they had any objection to the proposals. They replied stating that horse riding is something they looked at previously and at the time the forestry commission decided not to pursue it. They added that they do not have the resource to manage any additional trails at the current time, and although the proposal was to upgrade the existing tracks, the Forestry Commission would need to inspect them as riding trails which would increase the resources required at the site.

It was noted that a proposal had been put to the Forestry Commission for the Council to inspect the paths on the Forestry Commission's behalf. **Andrew Fletcher** explained that the Forestry Commission had responded that this did happen in other cases but at the present time they were not able to look into this until February 2018.

- ❖ **Action (AF/AK): To work together to approach the other stakeholders at Ashley Hill to see if they would be happy in principle for increased horse riding access in the woods.**
- ❖ **Action (AF): A LAF working group to be put together with interested members to develop draft position statements on behalf of the LAF which define strategic access benefits that would be desirable in the identified development areas in the Local Plan.**
- ❖ **Action (AF): To share the LAF position statements with local Parish Councils, Highways and Planning Policy for their consideration when responding to pre planning advice and formal planning applications.**

## 7 **LAF Annual Report**

Andrew Fletcher referred the Forum to page 29 of the agenda and explained that the item was to inform the Forum about the preparation of the annual report and Natural England Proforma for its activities over the past year, and to seek approval for them to be published.

Forum members were given a two page handout from the Chairman introducing the item that they could read at their leisure.

- ❖ **Action (AF): To publish the Local Access Forum Annual Report 2016-2017.**
- ❖ **Action (AF): PT suggested that the financial value of the volunteer works be communicated as a percentage of the annual revenue budget in future publications.**
- ❖ **Action (AF): The LAF work programme for 2017/2018 was decided as follows:**
  - **Opportunities for access improvements in large**

- development sites.
  - Multi-user routes.
  - Improvement of access at Ashley Hill, Hurley.
- ❖ **Action (AF):** To write to Maidenhead Civic Society regarding the Millennium Walk to inform them that the LAF will be continuing to monitor progress towards this aim, but at the present time have decided that no further advice to the Council is necessary.

The Chairman congratulated **Andrew Fletcher**.

## 8 **LAF Monitoring items**

**Andrew Fletcher** referred the Forum to pages 37 & 38 of the agenda and explained that the purpose of the report was to update the Forum about the status of projects on the LAF regular monitoring list and to seek the forums advice regarding the members' discussion forum. The following items were covered:

- Eton-Dorney Multi-User Route.
  - Forlease Road to Green Lane.
  - Deregulation Bill update – it was noted that the applicant / land owner would be liable for costs rather than the Council.
  - Volunteer works.
  - M4 smart motorway.
- ❖ **Action (AF):** **Peter Thorn suggested that the financial value of the volunteer works be communicated as a percentage of the annual revenue budget in future publications.**

## 9 **Feedback from meetings and conferences**

**Andrew Fletcher** provided the Forum Members with handouts listing the actions that had arisen from the meetings on the 30 January and 19 May 2017. It was noted that these joint LAF Chair meetings helped to resolve cross boundary issues and helped each Borough understand what each area was doing.

The Chairman thanked those who had been able to attend Hawthorn Lane.

- ❖ **Action (AF):** To ask the LAF chairs group who represents disabled access users on other forums.
- ❖ **Action (AF):** To circulate details of potential fund for improving PROW affected by Highways England schemes to all members.

## 10 **Date of next meeting**

It was noted that the date of the next meeting would be on Wednesday 1 November 2017.

A.O.B.

The Chairman informed the Forum that he and **Andrew Fletcher** had attended Margaret Bowdery's funeral and he was happy to announce that the RBWM had agreed to dedicate a bridge in her name.

**Andrew Fletcher** explained that the bridge was currently being designed along with a plaque. It was noted that a response was outstanding from Margaret Bowdery's son which could potentially delay things as the plaque needed to be embedded in the bridge.

- ❖ **Action (SG): To contact Margaret Bowdery's family regarding wording for memorial plaque.**

**Councillor Beer** informed the Forum that he wanted to express his appreciation and regret to Mike Bruton, a champion for the disabled community, who had sadly died a fortnight ago.

- ❖ **Action (AF): To draft letter on behalf of the LAF to the late Cllr Mike Bruton's family expressing condolences for their loss.**

The meeting, which started at 6.30 pm, ended at 8.45 pm.

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12





LOCAL ACCESS FORUM: 1 NOV 2017

## ACTIONS ARISING FROM THE MEETING

### PURPOSE OF REPORT

To inform the Local Access Forum about the progress made on actions and issues arising from the Forum meeting held on 14<sup>th</sup> June 2017

Key:

Completed items

In progress

Incomplete

Action owners:

AF	Andrew Fletcher (Public Rights of Way Officer)	AH	Anthony Hurst (Parks and Countryside Team Leader)
SW	Sharon Wootten (Public Rights of Way Officer)	PT	Peter Thorn
LH	Lisa Hughes	VG	Victoria Gibson
AK	Alan Keene	SG	Steve Gillions

### Agenda Item 3: Volunteering in RBWM

Item	Action / Issue	Action Owner	Outcome
3.1	Send letter to all Parish Councils including TCV BAT Team leaflets, encouraging volunteers to get involved with works by the group	AF / PT	This letter has been sent to all parish clerks, along with a supply of Biodiversity Act Team leaflets.
3.2	Send contact details of Parish Clerks to Buffy Harris-Jones for her to contact each Council directly	AF	Email sent on 19 <sup>th</sup> June 2017
3.3	Investigate options for potential training for volunteers to understand disabled access issues	AF / LH	Training being developed by Lisa Hughes

### Agenda Item 4: Planning and Consultations

Item	Action / Issue	Action Owner	Outcome
4.1	VG to update AF with details of what requirements are needed for a particular size of development	VG	There are various planning policies within the Borough's Local Plan that set out the amount of public open space required within a development, set out design principles and also policies that encourage good highway design and transport

			<p>improvements. All development proposals need to comply with these policy requirements unless there are material considerations that indicate otherwise.</p> <p>The local plan sets out public open space requirements for all new housing development and play space standards for family housing development for site of over 0.4 hectare and over 15 units. However each site is considered on its own merits and there may be competing issues i.e. slightly less public open space could result in more affordable homes so these issues need to be balanced and addressed by the Local Planning Authority on a case by case basis.</p>
4.2	Planning policy team to liaise with AF regarding LAF position statements	VG / AF	The LAF position statements will be distributed to the Planning Policy teams once approved by the Forum.

#### Agenda Item 5: Access and Brexit

Item	Action / Issue	Action Owner	Outcome
5.1	Circulate Mid and West Berks LAF Access and Brexit proposals to all LAF members	AF	These notes have been sent to all members on 15 <sup>th</sup> June 2017.
5.2	Inform MWBLAF that the RBWM LAF were not prepared to support their proposals at the present time, but have resolved to write separately to the Secretary of State for the Environment to register support of stewardship schemes and financial incentives to gain access improvements	AF	Mid and West Berks have informed of the Forum's decision.
5.3	Draft letter to the Secretary of State for the Environment to highlight that Countryside Stewardship schemes and other financial incentives have worked in this area, and asking him to bear this in mind when considering policies in future following the withdrawal from the EU.	AF	Letter to be tabled at LAF meeting on 1 <sup>st</sup> November 2017 for approval

LOCAL ACCESS FORUM REPORT - 1<sup>st</sup> NOVEMBER 2017  
AGENDA ITEM 1(c)

	Letter to be sent to all members for comments before it is sent		
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**Agenda Item 6: LAF Work Programme**

Item	Action / Issue	Action Owner	Outcome
6.1	AF to work with AK to approach the other stakeholders at Ashley Hill to see if they would be happy in principle for increased horse riding access in the woods	AF / AK	This project will be taken forward in 2018.
6.2	A LAF working group to be put together with interested members to develop draft position statements on behalf of the LAF which define strategic access benefits that would be desirable in the identified development areas in the Local Plan.	AF	The working group met on the 21 <sup>st</sup> September and 16 <sup>th</sup> October to discuss opportunities in the identified Housing Allocation areas included in the Borough Local Plan. The outcomes of the meeting are included in Agenda Item 4.
6.3	Share the LAF position statements with local Parish Councils, Highways and Planning Policy for their consideration when responding to pre planning advice and formal planning applications.	AF	To be completed when the position statements have been approved.

**Agenda Item 7: LAF Annual Report**

Item	Action / Issue	Action Owner	Outcome
7.1	Publish the LAF Annual Report	AF	The approved LAF Annual report was published on 19 <sup>th</sup> June 2017.
7.2	PT suggested that the financial value of the volunteer works be communicated as a percentage of the annual revenue budget in future publications	AF	This will be included in the next Path Progress Report in September.
7.3	The LAF work programme for 2017/2018 was decided as follows: 1. Opportunities for access improvements in large development sites 2. Multi-user routes 3. Improvement of access at Ashley Hill, Hurley	AF	This has been added to the LAF Annual Report 2016-2017 and will be added to the agenda for the forthcoming meetings.
7.4	Write to Maidenhead Civic Society regarding the Millennium Walk to inform them that the LAF will be continuing to monitor progress towards this aim, but at	AF	Email sent to Ann Darracott on 24 <sup>th</sup> July 2017

LOCAL ACCESS FORUM REPORT - 1<sup>st</sup> NOVEMBER 2017  
AGENDA ITEM 1(c)

	the present time have decided that no further advice to the Council is necessary.		
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**Agenda Item 9: Feedback from meetings and conferences**

Item	Action / Issue	Action Owner	Outcome
9.1	Ask the LAF chairs group who represents disabled access users on other forums	AF	Email sent 15/6
9.2	Circulate details of potential fund for improving PROW affected by Highways England schemes to all members	AF	Details sent on 29 <sup>th</sup> August 2017 to all members
9.3	Draft letter on behalf of the LAF to the late Cllr Mike Bruton's family expressing condolences for their loss	AF/PT	Unfortunately the letter was not able to be sent as we do not have current address details for Mike Bruton's family.
9.4	Contact Margaret Bowdery's family regarding wording for memorial plaque	SG	An approach has been made on 17 <sup>th</sup> June 2017.

### CONSULTATION ON DRAFT LOCAL ACCESS FORUM POSITION STATEMENT FOR HOUSING ALLOCATION PROPOSALS

#### 1. **PURPOSE OF REPORT**

To consult the Forum on the draft position statements for planning applications developed by the Local Access Forum working group

#### 2. **SUPPORTING INFORMATION**

- 2.1 At the Local Access Forum meeting on 14<sup>th</sup> June 2017 the Forum decided to put together a working group with interested members to develop draft position statements on behalf of the LAF which define strategic access benefits that would be desirable in the identified development areas in the Local Plan.
- 2.2 The group comprised of the following members:
  - Peter Thorn
  - Geoff Priest
  - Alan Keene
  - Lisa Hughes
  - Christine Gadd
  - Gordon Marrs
  - Fiona Hewer
- 2.3 The group met on the 21<sup>st</sup> September and the 18<sup>th</sup> October 2017 and developed general principles and also recommendations for specific sites identified in the Borough Local Plan.
- 2.4 The recommendations of the group are included in Appendix A to this report. An extract from the Local Plan, including the specific housing site allocations is included in Appendix B to this report.
- 2.5 The Forum is invited to review and discuss these recommendations and decide whether to approve these as a Local Access Forum position statement to be given to the Development Control teams for use in planning discussions, in particular pre-planning advice.

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## Local Access Forum

### ***Planning Position Statement Working Group***

#### ***Notes of Meetings held on***

***Thursday 21st September 2017 & 18<sup>th</sup> October 2017***

#### **Guiding Principles for Planning to improve local access**

1. All new proposed development should refer and comply with the *Policy IF5 of Rights of Way and Access to the countryside* while designing new access routes and paths.
2. All access should be consistent with the Borough's *Public Rights of Way Management and Improvement Plan 2016-2026*.
3. All access improvements, routes, locks and POS should be dedicated as highway or protected legally in some way.
4. Access new developments should aim to provide accessibility to all and improve accessibility for disabled or elderly people and families with pushchairs.
5. All new access structures should comply with BS5709:2006 for gaps, gates & stiles, and all new routes comply with *Environment Agency Access for All design guide* and RWBM ROWMIP.
6. On sites prone to flooding, paths need to be constructed with suitable permeable surface to ensure it can withstand and recover from a flood event.
7. If the path is a designated escape route it needs to be usable in the event of flooding and remain open at all times with suitable lighting for night time use.
8. When considering fencing a path /route it should allow visual permeability and open views to create safe access route. The fencing should suitably blend into the character of the space without being detrimental to the aesthetics.
9. Boundaries should not be designed to deliberately curtail any views.
10. Paths should be wide enough with green verges so that they do not become narrow alleys. Footpaths should be wide enough to allow the use as cycle paths.
11. Enhancements should be sought through CIL contributions

**Specific Advice – Allocated Sites Policies Maps**

**1. Map Reference HA6**

- a. Access to Braywick Leisure Centre and town centre used by walkers, cyclists and should be min 3m wide.
- b. Improve ways across Braywick road not just through the site and provide a dedicated pedestrian route to cross the road safely for school and residents on the other side of Braywick Leisure Centre.

**2. Map Reference HA7 & HA 8**

- a. Improve/ enhance existing PROW to offer residents at HA7 &, HA6 HA8 Cox Green etc access to Ockwells Park.
- b. Create a network of 'green ways' within these sites; this green network can be an activity network connecting Ockwells Park and Greenway.

**3. Map Reference HA11**

- a. Potential for permitted path to be dedicated ROW

**4. Map Reference HA19**

- a. Missing link added from lower Cookham Road to the Thames path.

**5. Map Reference HA20**

- a. Area is bounded by PORW. Development should aim to increased use as well as connectivity to Ockwells Park.
- b. PROW should be enhanced by the development.

**6. Map Reference HA21**

- a. Potential missing link – millennium walks and link across Railway Bridge.
- b. Improve access to Furze Platt School

**7. Map Reference HA22**

- a. This is open access land and development here would lead to loss to accessible countryside and compensatory land would be required. However this is not being accessed and used at the moment.

**8. Map Reference HA23**

- a. Protect and enhance bridleway.
- b. Access to river PROW over Summerleaze bridge
- c. Access to river at The Cut.

**9. Map Reference HA25**



- a. Access through the site to library, post office & park to help create better access to public amenities.

**10. Map Reference HA26**

- a. Crossing point across Vale Road to School & Deadworth Manor Open Space

**11. Map Reference HA28**

- a. Improve /Enhance safe access to New Thames Path
- b. Footbridge to Lock Island to create a unique circular walk for the residents of the development and public.
- c.

**12. Map Reference HA29**

- a. Access pedestrian/ cycle path to Ballet School.

**13. Map Reference HA30**

- a. Improvement to pedestrian path along Station Hill will create significant improvement to pedestrian access site.
- b. Full access from Sunninghill footpath 36 creating a gateway into Ascot Link, Station Hill & Sunninghill.
- c.

**14. Map Reference HA31/32**

- a. Improve access to school & cycle access to and into Ascot

**15. Map Reference HA33**

- a. Upgrading /Improving existing paths , new bridleway from Buckhurst Road to Sunninghill 5, potentially upgrading Sunninghill 5, thereby taking horses off London Road A329
- b. Scheme would link the great park from Ascot to Sunningdale.

**16. Map Reference HA35**

- a. Improve access to public amenity.
- b. Pedestrian and Cycle access through the site.

**17. Map Reference HA42**

- a. Long term objective should be to provide access to reservoirs

**18. Map Reference HA46**

- a. Pedestrian /Cycle route through the site.

**19. Map Reference HA48**

- a. Retain & enhance entrance footpath.

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# Borough Local Plan 2013 - 2033 Submission version

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## 14.10 OPEN SPACE

**14.10.1** Open space is an important feature of the Borough. In addition to public open space there are large areas of privately owned open space that residents and visitors can enjoy, including National Trust land around Pinkneys Green and Cookham, and Crown Land in Windsor Great Park.

**14.10.2** Both public and private open spaces underpin people's quality of life and well-being, providing green 'lungs' in urban areas and forming an essential part of creating sustainable and healthy communities. It is important that local residents have access to open spaces, including outdoor sports and leisure facilities, near to their homes. The NPPF protects existing open space through Paragraph 74.

**14.10.3** National planning guidance states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. The NPPF defines as all open space of public value which offers important opportunities for sport and recreation and can act as a visual amenity (NPPF, annex 2).

**14.10.4** The Council's Open Space Study states that there is a need to provide a balance of different types of open space in order

to meet local needs, and that the provision of open spaces and recreation (including outdoor sports facilities) is key to a sustainable and thriving community. The Borough has an extensive green infrastructure network, with open space forming an intrinsic feature and characteristic of urban areas.

**14.10.5** Overall the Borough has an under provision of open space against recommended local standards. It is therefore important to protect and where appropriate increase provision in the future, particularly to meet the future needs associated with new development.

**14.10.6** The Indoor Sport and Leisure Facility Strategy for the Borough produced following a Built Facilities Assessment identifies the importance of existing current leisure stock at multi-use indoor centres across the Borough such as Windsor Leisure Centre, Charters Leisure Centre, Cox Green School, Furze Platt School and other dual use provision. The Strategy recommends that where any new state schools are built, site master planning and sports provision location and design should be orientated to accommodate community use, and secured via an appropriate and binding community use agreement.

## POLICY IF 4

1. Existing open space in the Borough will be protected, maintained, and where possible, enhanced to increase capacity and make open space more usable, attractive and accessible. Improvements to the quality of open space will be encouraged and development proposals that create new open space will be supported.
2. New open space will be required on housing sites as set out in the site pro forma and in line with the most up to date requirements contained in the Open Space Strategy.
3. Development proposals to increase access to natural open space should be subject to evaluation of the impact of visitor numbers.
4. Allotments within the Borough will be protected. There will be in principle support for new allotments, community gardens and orchards.
5. Provision of an alternative open space is deemed appropriate as part of development proposals, in a 'close by' suitable location which is flexible in meeting the needs of community and lends itself to a greater range of functional uses required in that area. Open space will be required to be delivered in perpetuity. A "close by" location is defined in accordance with the accessibility criteria in Appendix G.
6. The Council will encourage improvements to the quality and quantity of the Green Infrastructure Network in the Borough. The protection and enhancement of physical access, including Public Rights of Way, to open space is supported
7. Ockwells Park and Nature Reserve, Cox Green, Maidenhead is allocated on the Policies Map to provide Open Space.

**14.12.1** The Borough has a network of over 300 kilometres of public rights of way, which currently provide for recreational use as well as routes for journeys to work and school. The Borough supports Safer Routes to School which promotes walking and cycling to school.

**14.12.2** Access to the public rights of way and cycle networks in the Borough make a significant contribution to people's health and well-being and sense of place. Access to these networks also contributes to the Plan's objective of helping to ensure a high quality of life for residents of all ages. Access - for

all - to a network of public rights of way and opportunities for recreation can make an important contribution to the health and well-being of communities as recognised in the NPPE

**14.12.3** The Borough's "Public Rights of Way Management and Improvement Plan 2016-2026" (ROWMIP) identifies ways to improve access on public rights of way for all, especially those with visual and mobility impairments, walkers, cyclists, equestrians and people with pushchairs.

**14.13 POLICY IF5 RIGHTS OF WAY AND ACCESS TO THE COUNTRYSIDE****POLICY IF 5****Rights of Way and Access to the Countryside**

1. Development proposals will be supported provided that they protect and safeguard the existing rights of way network and do not adversely affect the recreational and amenity value of the existing rights of way network. Development proposals will need to demonstrate how they:
  - a. promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways
  - b. promote the integration of the development with any adjoining public open space or countryside
  - c. promote accessible and attractive cycle routes through the site and connecting the site to local schools, shops, stations and other community facilities
  - d. are consistent with the Borough's Public Rights of Way Management and Improvement Plan 2016 – 2026
2. Development proposals should, wherever possible, aim to realign the route of the Green Way to follow watercourses. Development proposals should also, wherever feasible, take the opportunity to realign the Thames National Trail to ensure it follows the river.
3. Opportunities will be sought to add to and enhance the existing National Cycle Network and to improve connections to it from local communities.
4. New walkways and pedestrian links are encouraged where they are needed as set out in the ROWMIP 2016-26 and the annual Milestones Statements (RBWM Milestones Statement and Public Rights of Way Improvement Plan Annual Reviews).
5. The Council will assess the potential for improving public access and recreation in individual situations against any detrimental impact which may be caused. Any initiatives to improve public access to the countryside identified in neighbourhood plans will specifically be encouraged.
6. Where appropriate, the following initiatives will be encouraged:
  - a. improvements to the existing public rights of way network including improving accessibility for disabled or elderly people and families with pushchairs
  - b. creation of new rights of way and cycle routes access agreements with local landowners to enable public access to suitable areas for informal recreation like woodland, meadows or riverside areas
  - c. management of existing facilities
  - d. improvement of public transport links to the countryside

## MONITORING INDICATOR 6

### Infrastructure

**Indicator:** Provision of utilities, services and facilities to support planned development

**Related Policies:** IF1, IF2, IF3, IF4, IF5, IF6, IF7, IF8

#### TARGETS:

Delivery of infrastructure according to the Infrastructure Delivery Plan (IDP)

Delivery of key infrastructure elements as set out in the IDP

Increase in the amount of the Borough provided with Superfast Broadband

Table 16 Infrastructure

Detailed provision in this area is co-ordinated and guided through the Infrastructure Delivery Plan (IDP)

## MONITORING INDICATOR 7

### Heritage

**Indicator:** Maintenance and protection of Listed Buildings, Scheduled Monuments, Conservation Areas and registered parks and gardens.

**Related Policies:** HE1, HE2, HE3,

#### TARGETS: PROTECTION OF THE HISTORIC ENVIRONMENT

Number of entries on the Local Heritage List

Number and percentage of Conservation Areas with an up-to-date Character Appraisal

No reduction in the extent of Conservation Areas

Number of assets on the Heritage at Risk Register

Table 17 Heritage





## MONITORING INDICATOR 8

### Environmental protection

**Indicator:** Specific protection of designated environmental areas and issues

**Related Policies:** EP1, EP2, EP3, EP4, EP5

#### TARGETS: PROTECTION OF THE ENVIRONMENT

Number of new Air Quality Management Areas declared

Number of applications and/or appeals refused or dismissed on air, light or noise pollution grounds

Number of applications likely to have a negative impact on air quality where mitigation is required

Number of planning applications and or appeals refused or dismissed on contaminated land or water grounds

Table 18 Environmental protection

## MONITORING INDICATOR 9

### Green and Blue Infrastructure

**Indicator:** Provision of open space; provision of leisure and recreation facilities and rights of way

**Related Policies:** SP1, SP2, SP3, NR1, NR2, IF3, IF4

#### TARGETS:

Amount of green and blue infrastructure in new development

Open space provided on allocated housing sites

Provision of specific new indoor and outdoor leisure and recreation facilities

Amount of public open space lost

Number of applications delivering new Rights of Way in accordance with Rights of Way Management and Improvement Plan

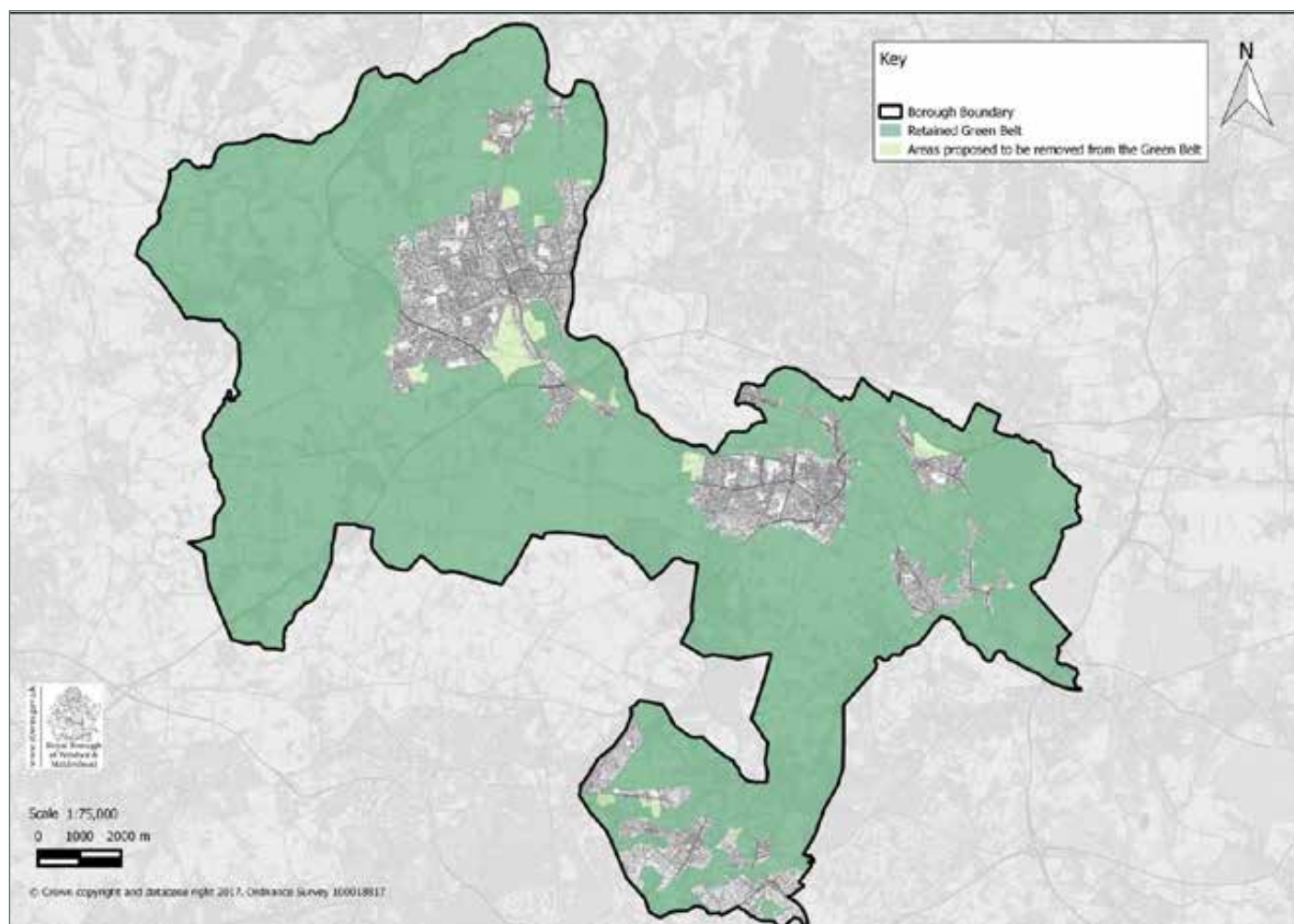
Table 19 Green and Blue Infrastructure

## B GREEN BELT BOUNDARY AMENDMENTS

AREA SITE	NAME
Maidenhead	HA6 Maidenhead Golf Course, Maidenhead
	HA7 Land south of Harvest Hill Road, Maidenhead
	HA8 Land south of Manor Lane, Maidenhead
	HA18 Land between Windsor Road and Bray Lake, south of Maidenhead
	HA19 Whitebrook Park, including land east of Whitebrook Park, Maidenhead
	HA20 Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead
	HA21 Land known as Spencer's Farm, north of Lutman Lane Maidenhead
	HA22 Land north of Breadcroft Lane and south of the railway line, Maidenhead
	HA23 Land west of Monkey Island Lane, Maidenhead
	HA24 Summerleaze, Summerleaze Road, Maidenhead
	New sports and leisure development at Braywick Park
Windsor	HA11 Land west of Windsor, north and south of A308, Windsor
Ascot	HA10 Ascot Centre
	HA30 Ascot Station Car Park
	HA31 Englemere Lodge, London Road, Ascot
	HA32 Heatherwood Hospital
	HA34 Sunningdale Park, Sunningdale
Datchet	HA41 Land north and east of Churchmead Secondary School, Priory Road, Datchet
	HA42 Land at Slough Road/Riding Court Road, Datchet
	HA43 Land north of Eton Road adjacent to St Augustine's Church, Datchet
Cookham	HA39 Land east of Strande Park, Cookham
	HA40 Land north of Lower Mount Farm, Long Lane, Cookham
Other	HA44 Land east of Queen Mother Reservoir, Horton
	HA48

Table 23 Sites where amendments to Green Belt boundary are proposed

## B GREEN BELT BOUNDARY AMENDMENTS

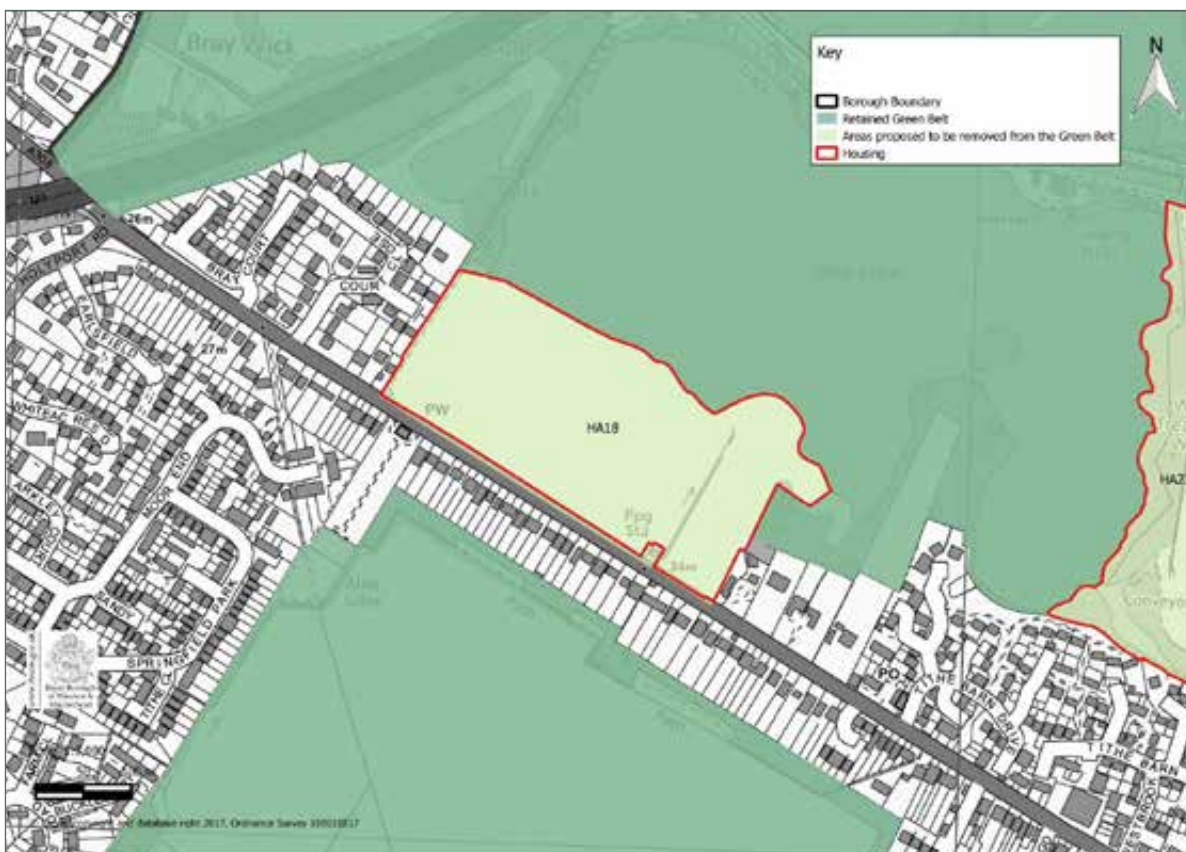


Green Belt Boundary Amendments

## B GREEN BELT BOUNDARY AMENDMENTS — Maidenhead



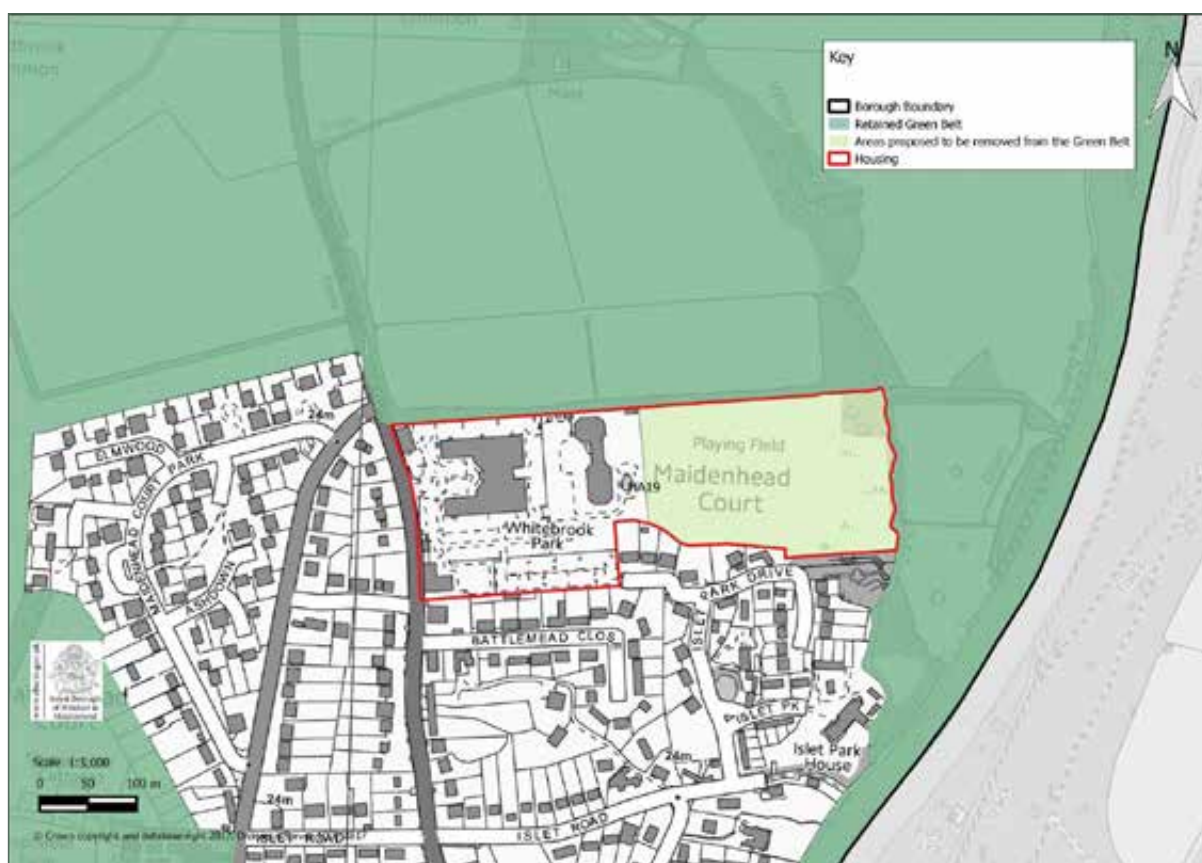
HA6 Maidenhead Golf Course, HA7 Land south of Harvest Hill Road,  
HA8 Land south of Manor Lane, IF6 New sports and leisure development at Braywick Park



HA18 Land between Windsor Road and Bray Lake, south of Maidenhead



## B GREEN BELT BOUNDARY AMENDMENTS — Maidenhead

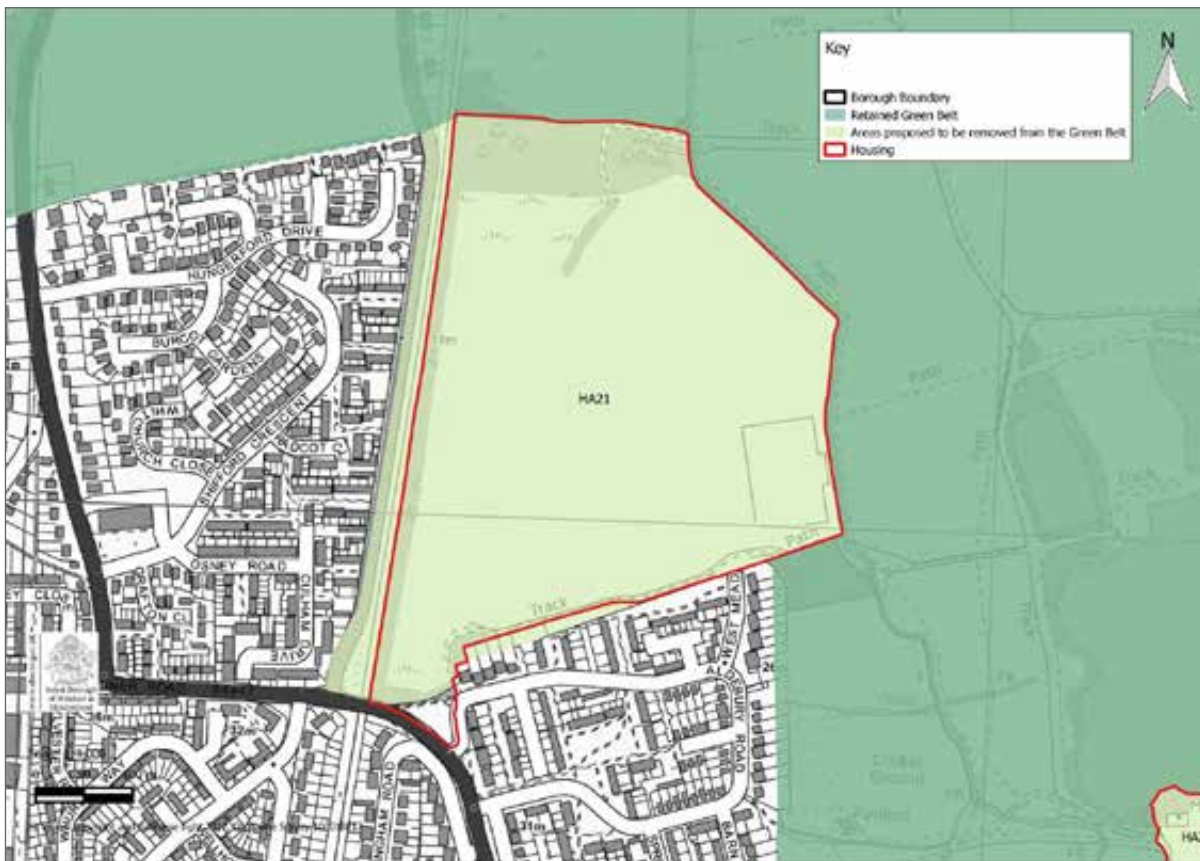


HA19 Whitebrook Park, including land west of Whitebrook Park, Lower Cookham Road, Maidenhead



HA20 Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead

## B GREEN BELT BOUNDARY AMENDMENTS — Maidenhead



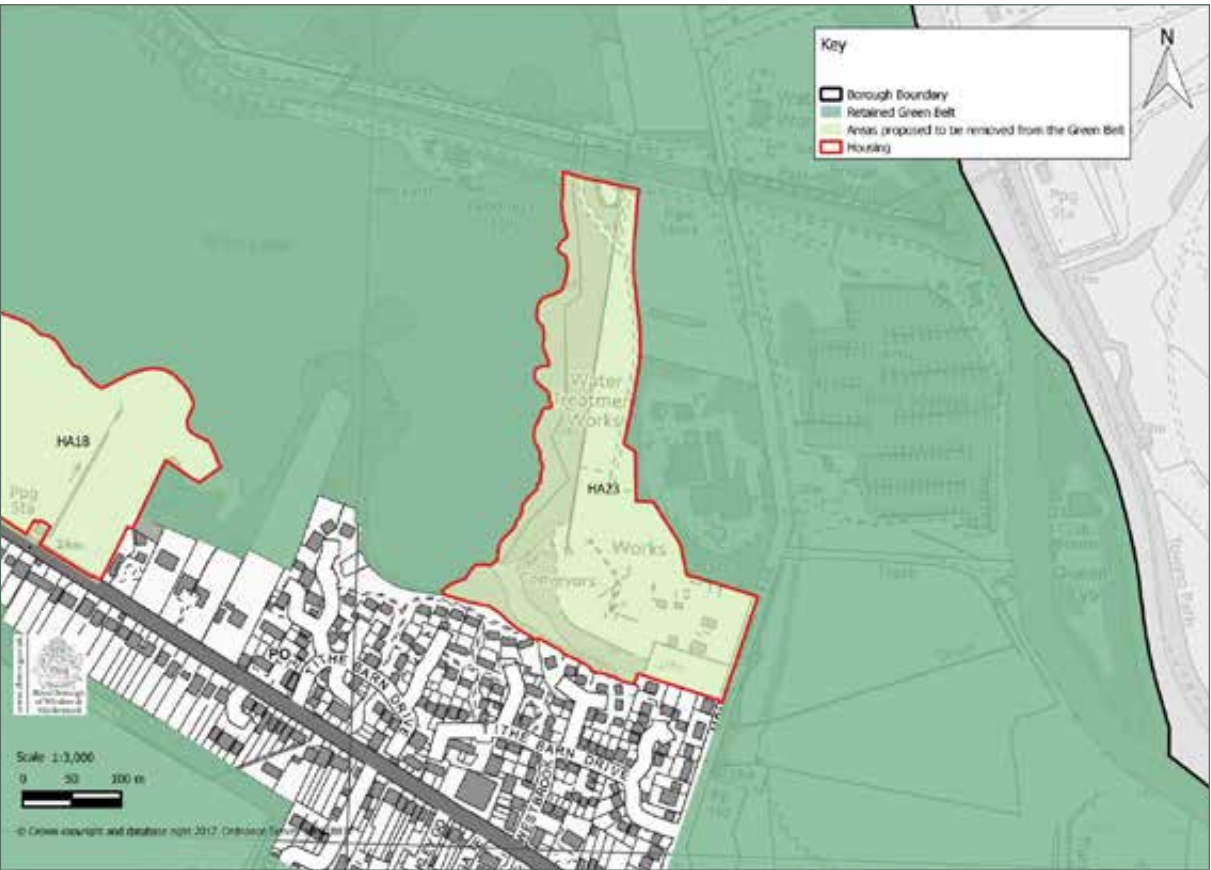
HA21 Land known as Spencer's Farm, north of Lutman Lane, Maidenhead



HA22 Land north of Breadcroft Lane and south of the railway line, Maidenhead



B GREEN BELT BOUNDARY AMENDMENTS — Maidenhead

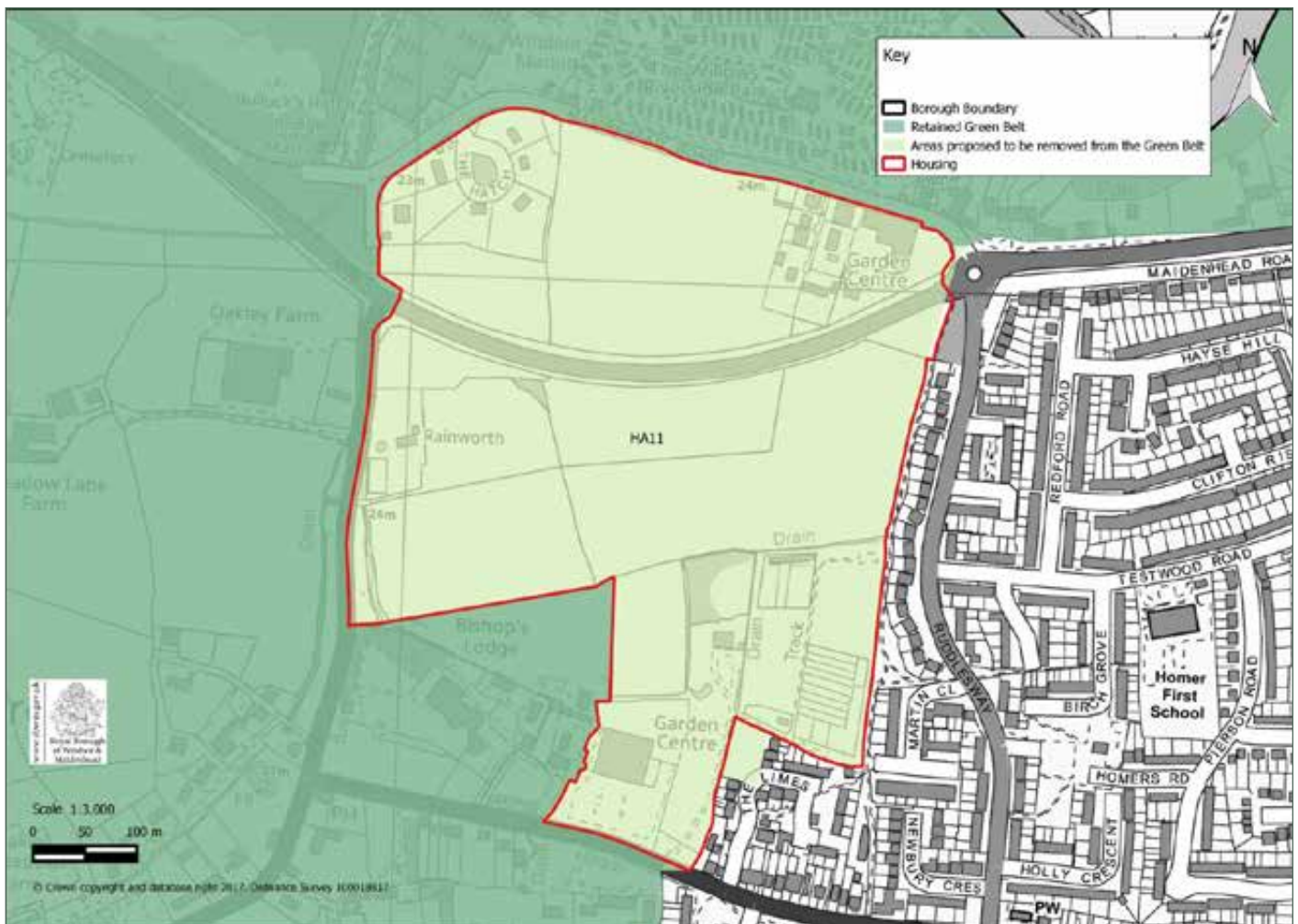


HA23 Land west of Monkey Island Lane, Maidenhead



HA 24 Summerleaze, Summerleaze Road, Maidenhead

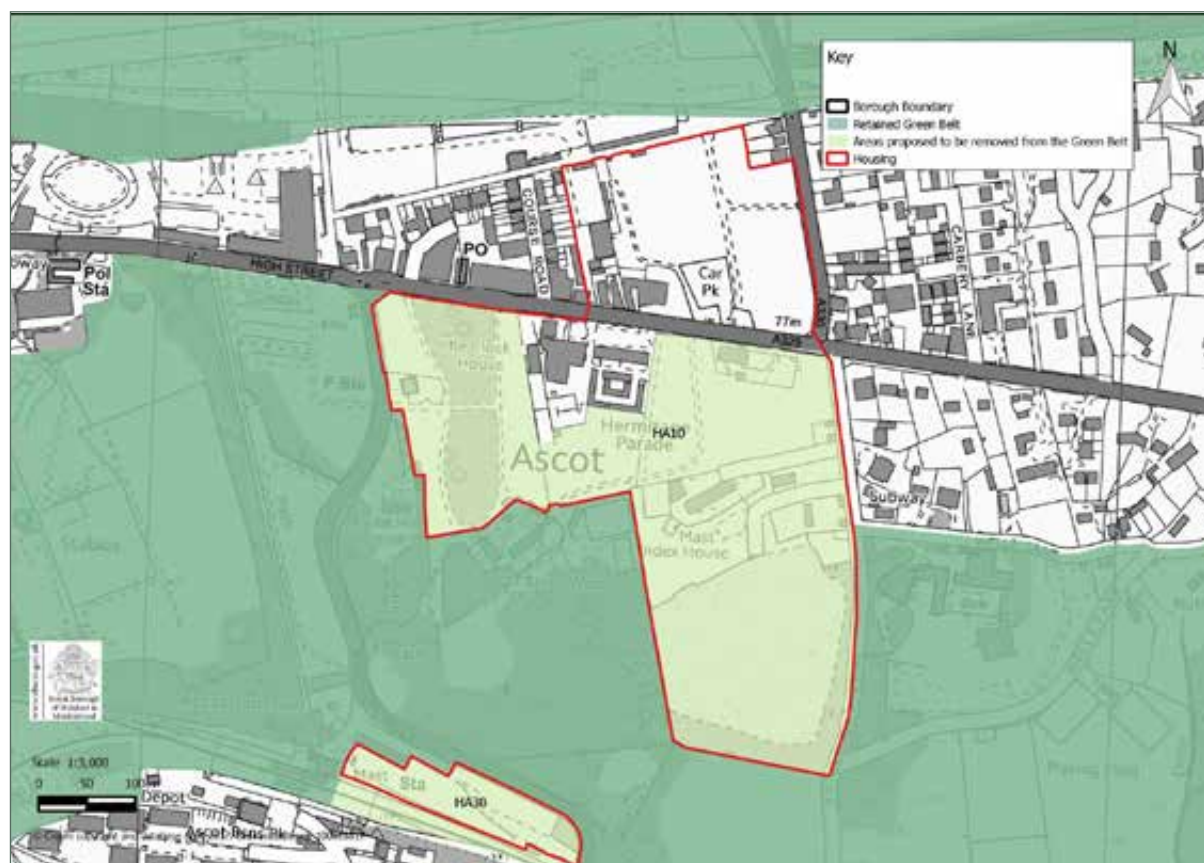
## B GREEN BELT BOUNDARY AMENDMENTS — Windsor



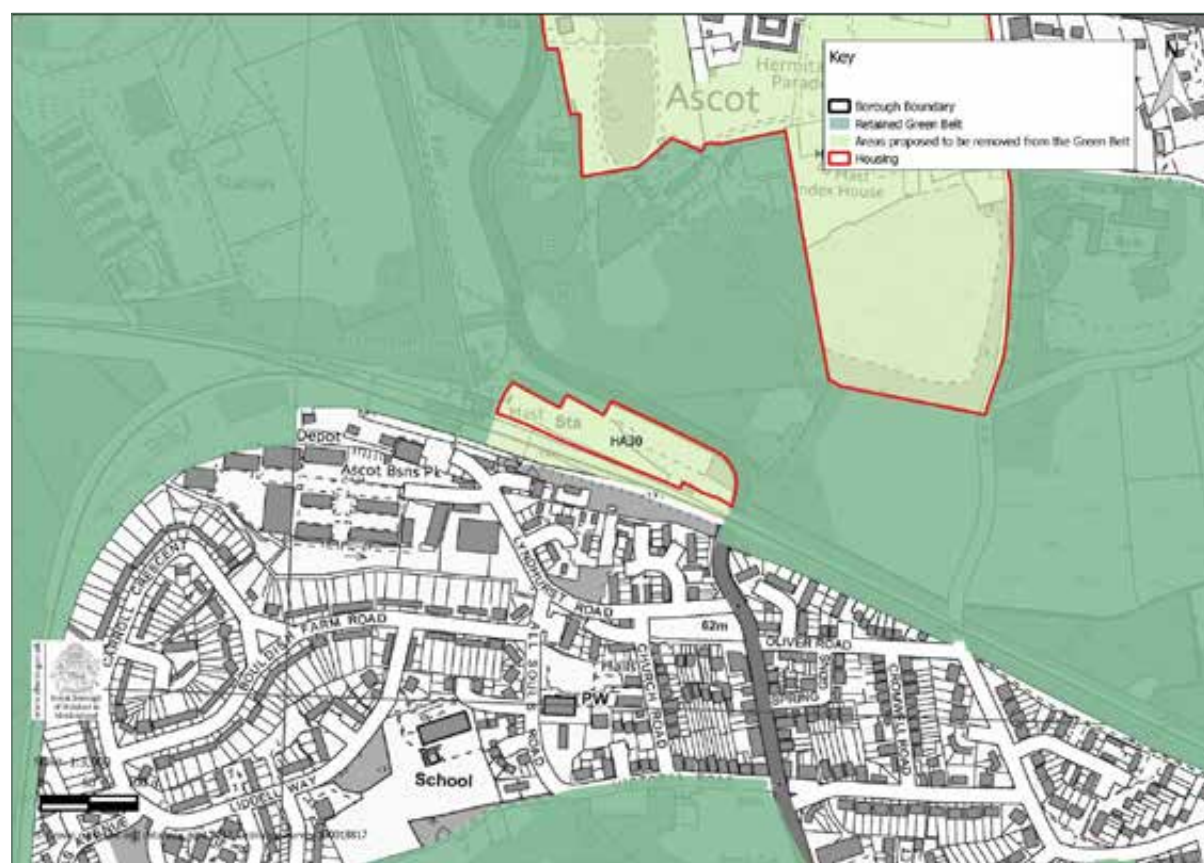
HA11 Land west of Windsor, north and south of the A308, Windsor



## B GREEN BELT BOUNDARY AMENDMENTS — Ascot



HA10 Ascot Centre

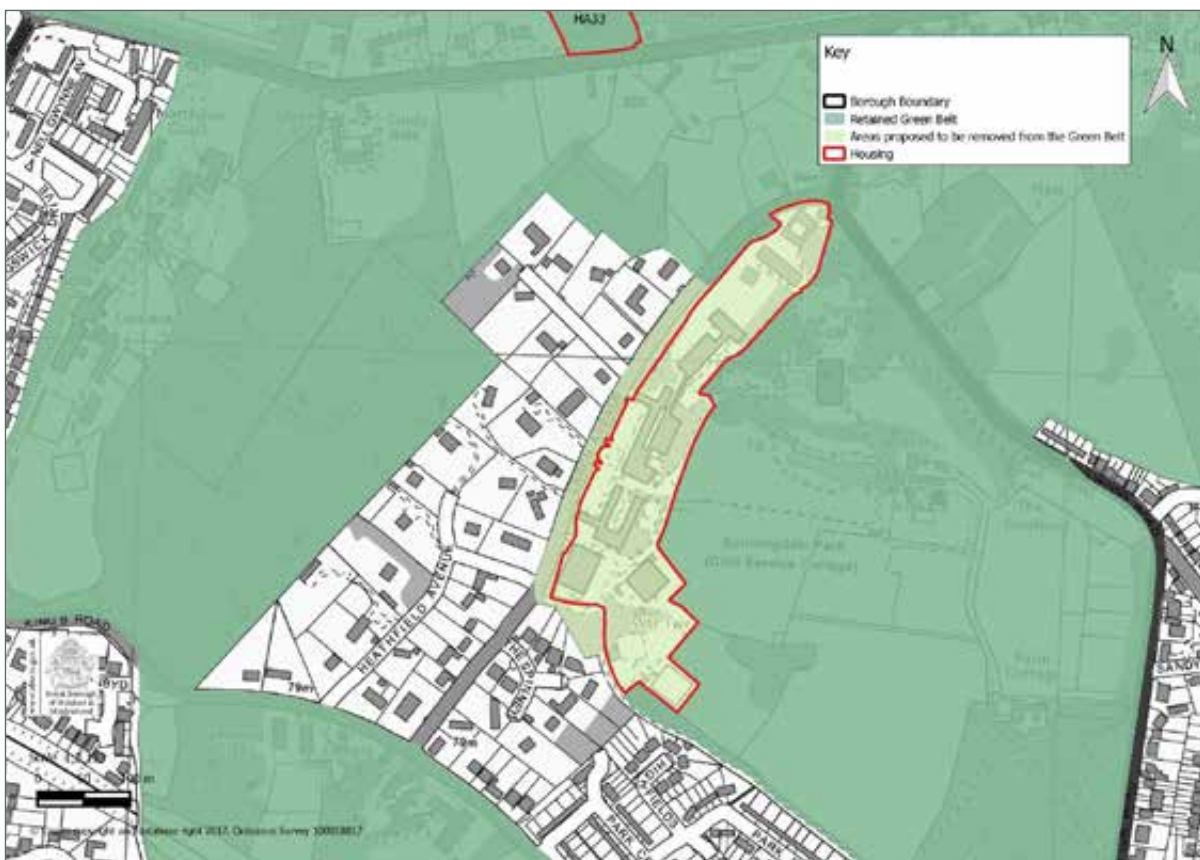


HA30 Ascot Station Car Park

## B GREEN BELT BOUNDARY AMENDMENTS — Ascot



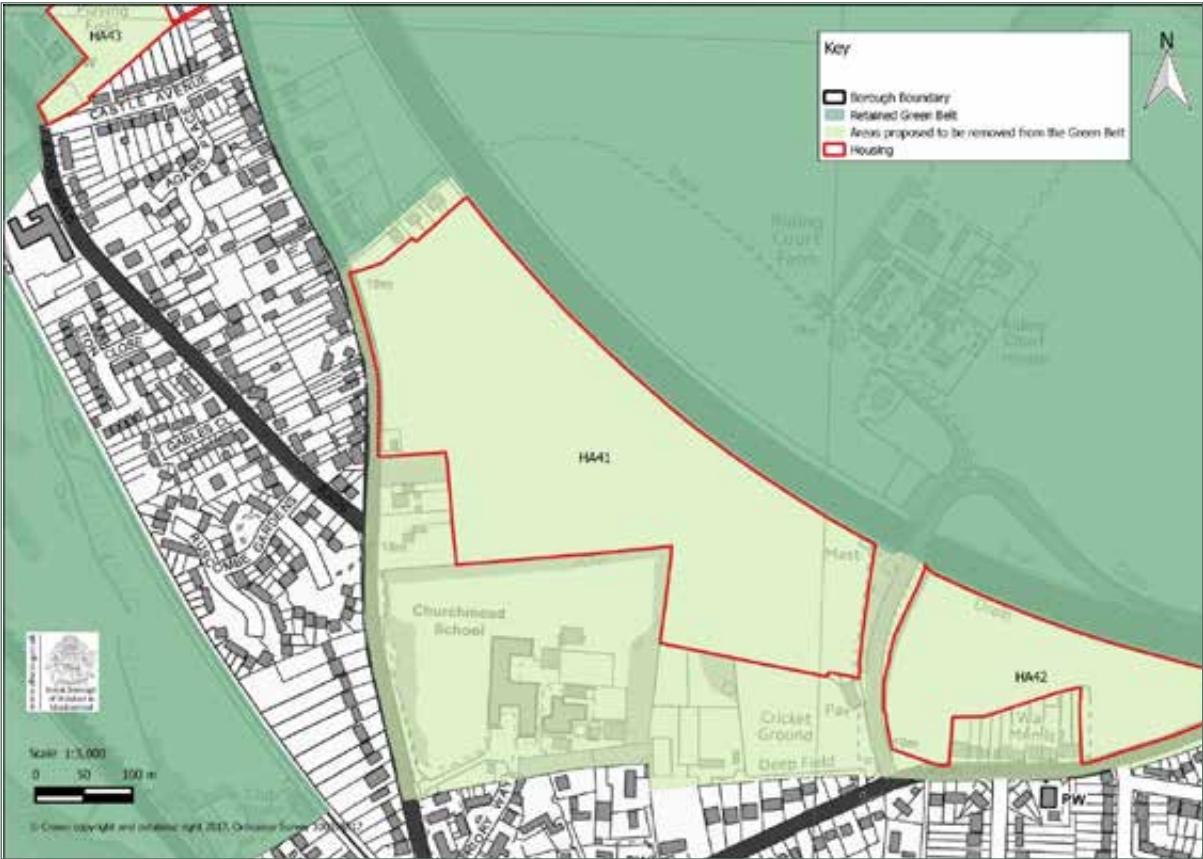
HA31 Englemere Lodge, London Road, Ascot and HA32 Heatherwood Hospital, Ascot



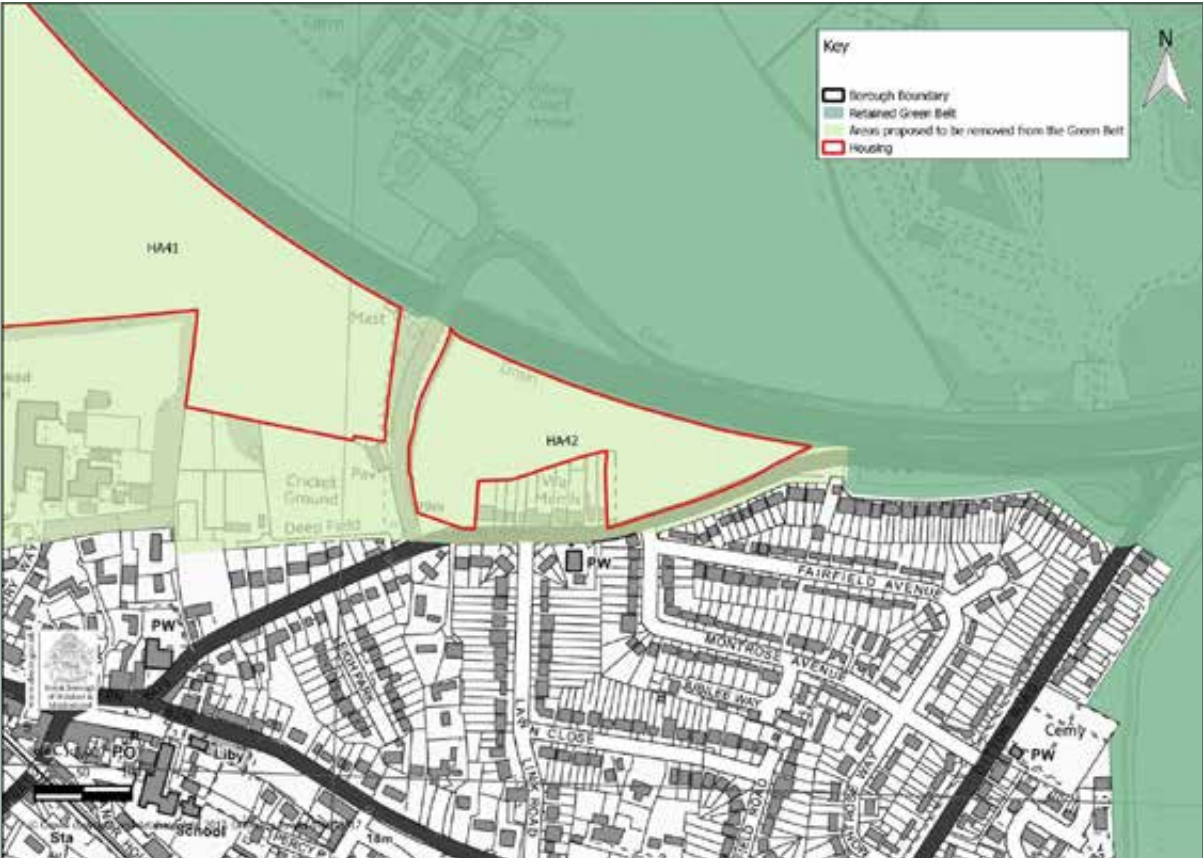
HA34 Sunningdale Park, Sunningdale



**B GREEN BELT BOUNDARY AMENDMENTS — Datchet**

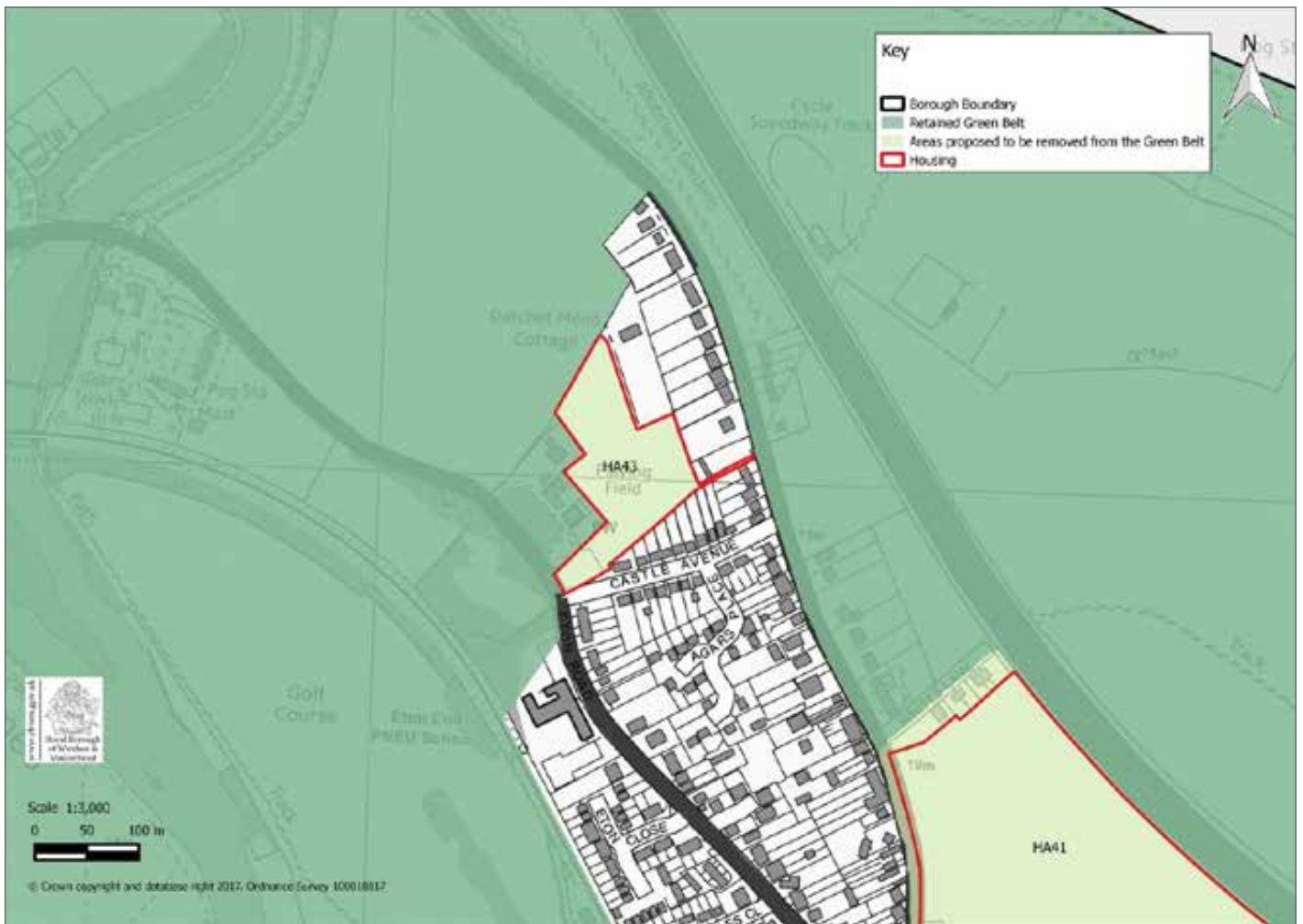


HA41 Land north and east of Churchmead Secondary School, Priory Road, Datchet

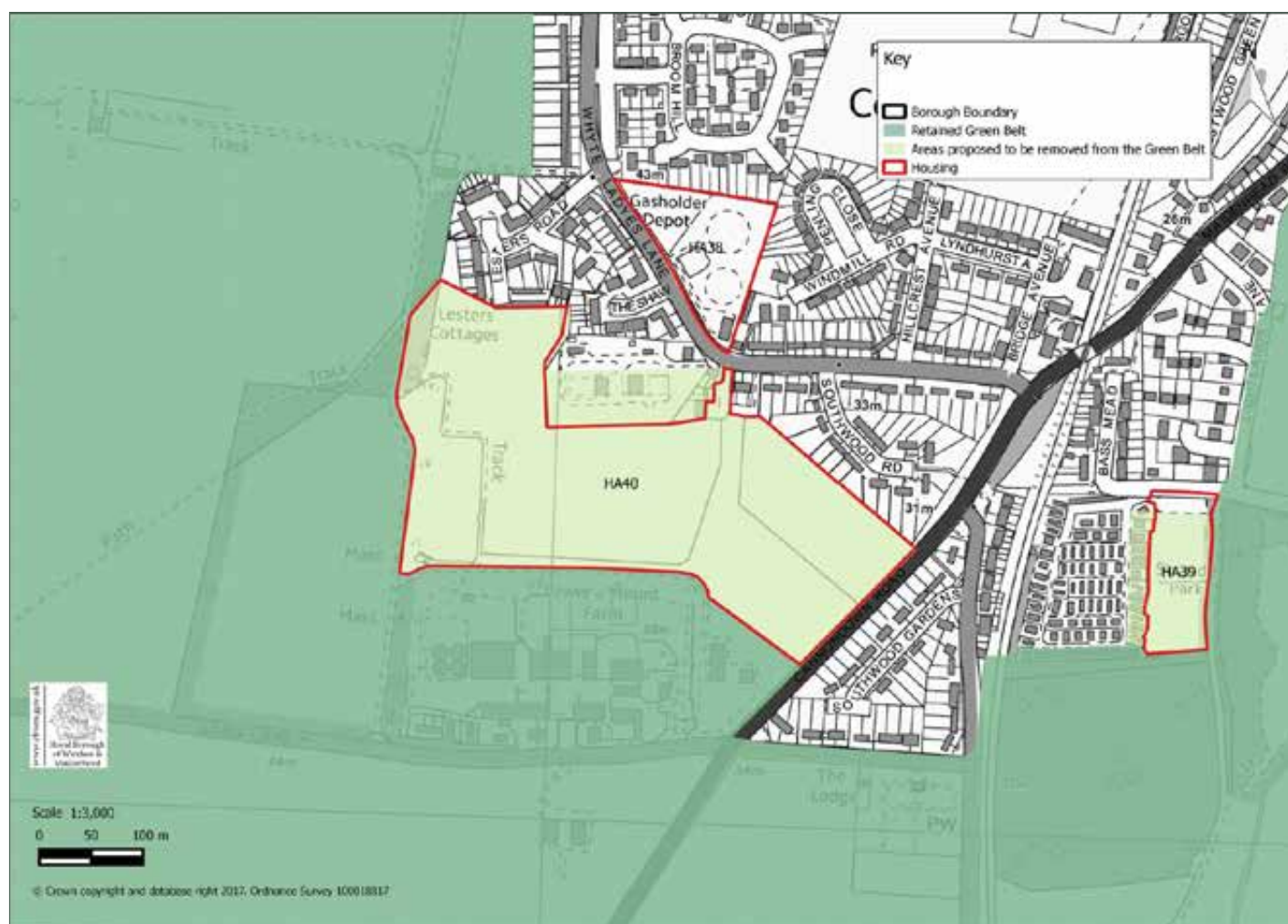


HA42 Land at Slough Road/Riding Court Road, Datchet

## B GREEN BELT BOUNDARY AMENDMENTS — Datchet



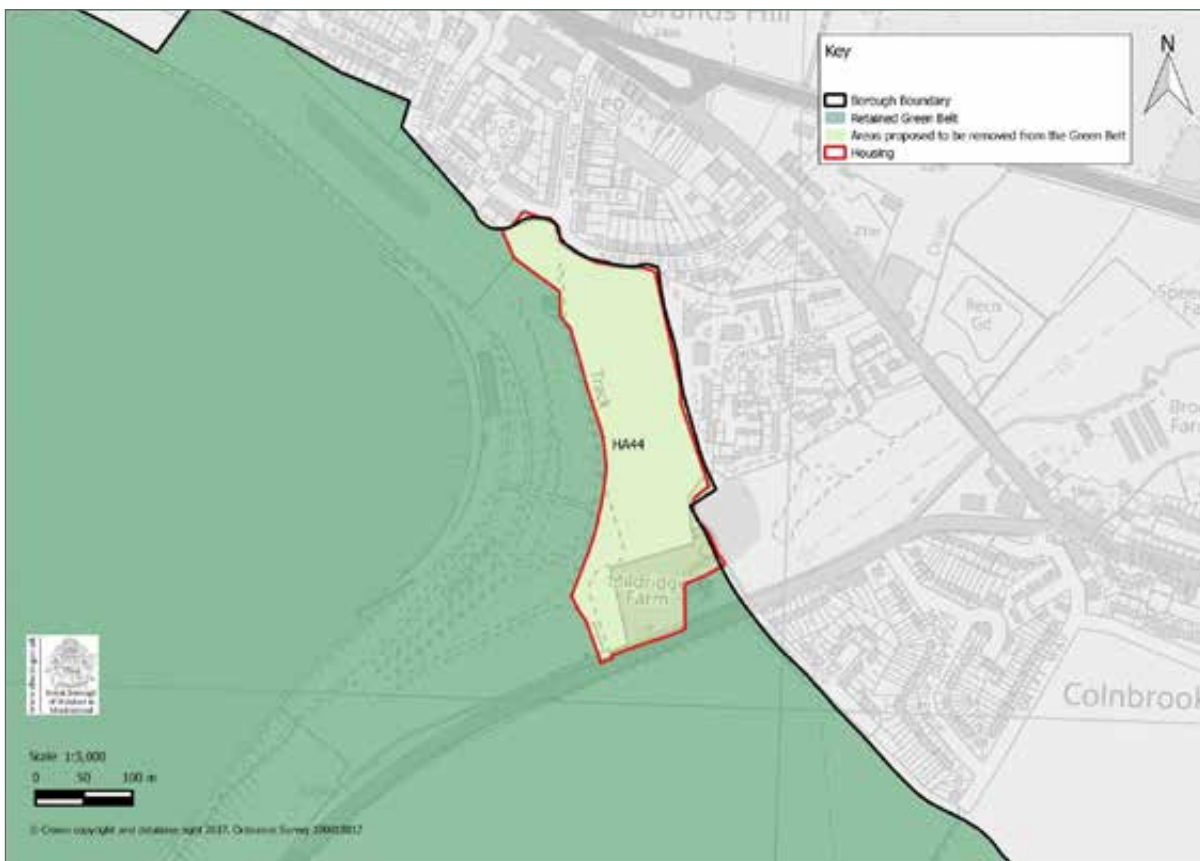
HA43 Land north of Eton Road adjacent to St Augustine's Church, Datchet

**B GREEN BELT BOUNDARY AMENDMENTS — Cookham**

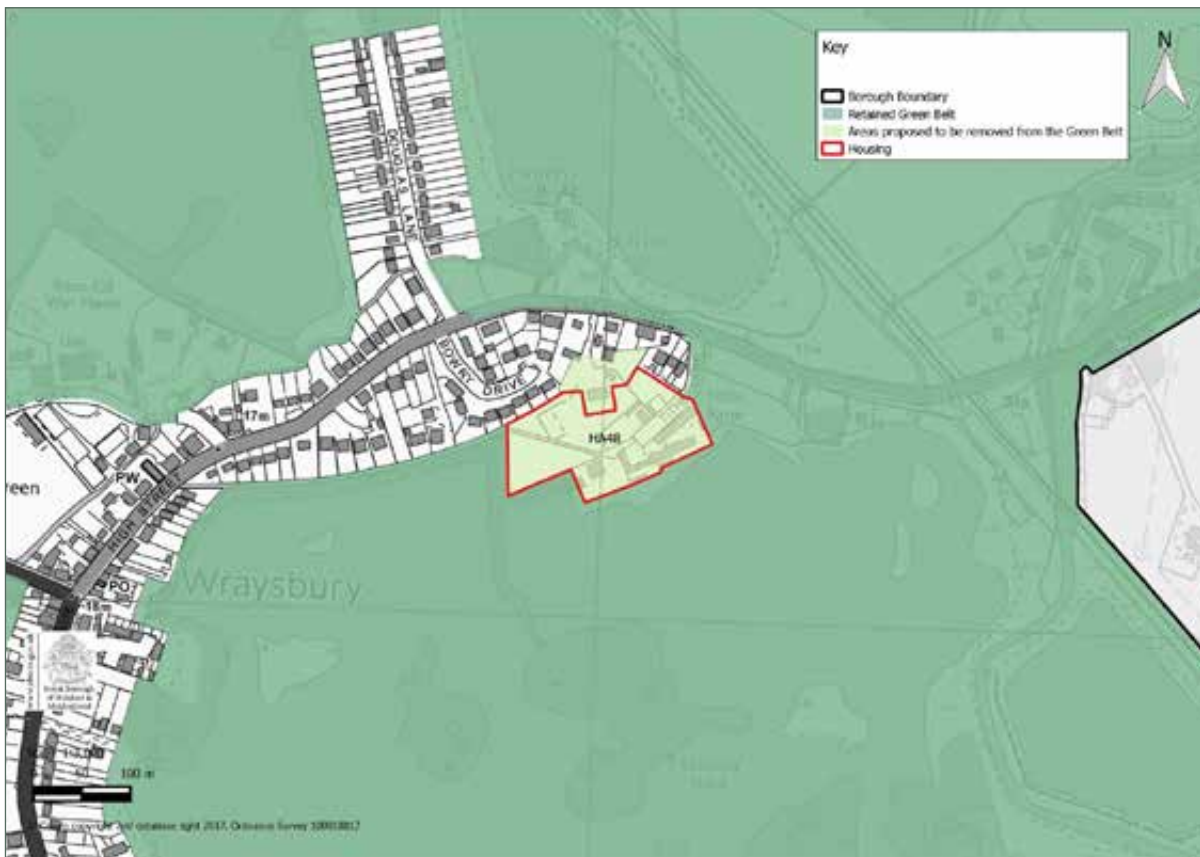
HA39 Land east of Strande Park, Cookham, and HA40 Land north of Lower Mount Farm, Long Lane, Cookham



## B GREEN BELT BOUNDARY AMENDMENTS — Other Areas



HA44 Land east of Queen Mother Reservoir, Horton



HA48 Tithe Farm, Tithe Lane, Wraysbury

C HOUSING TRAJECTORY

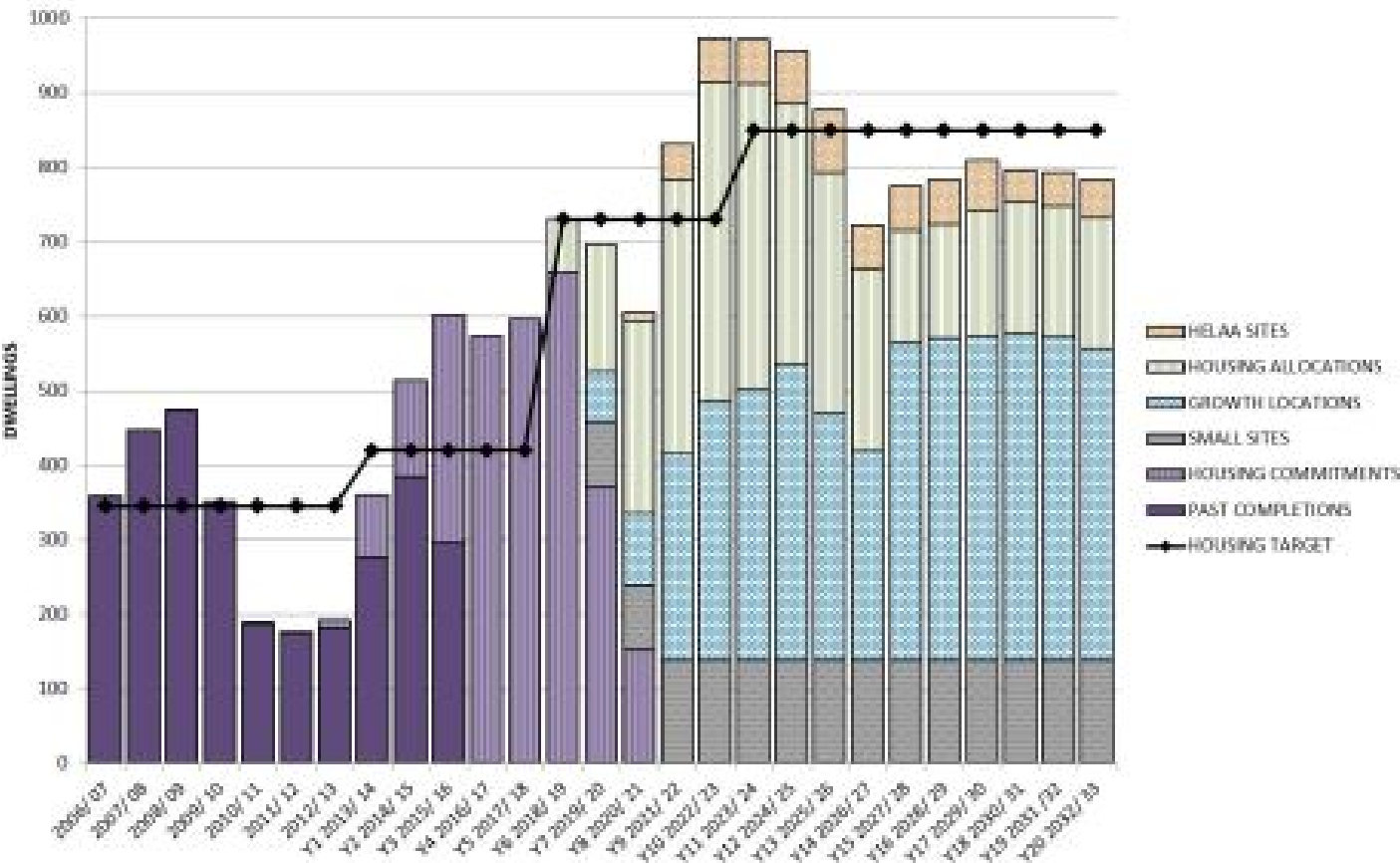
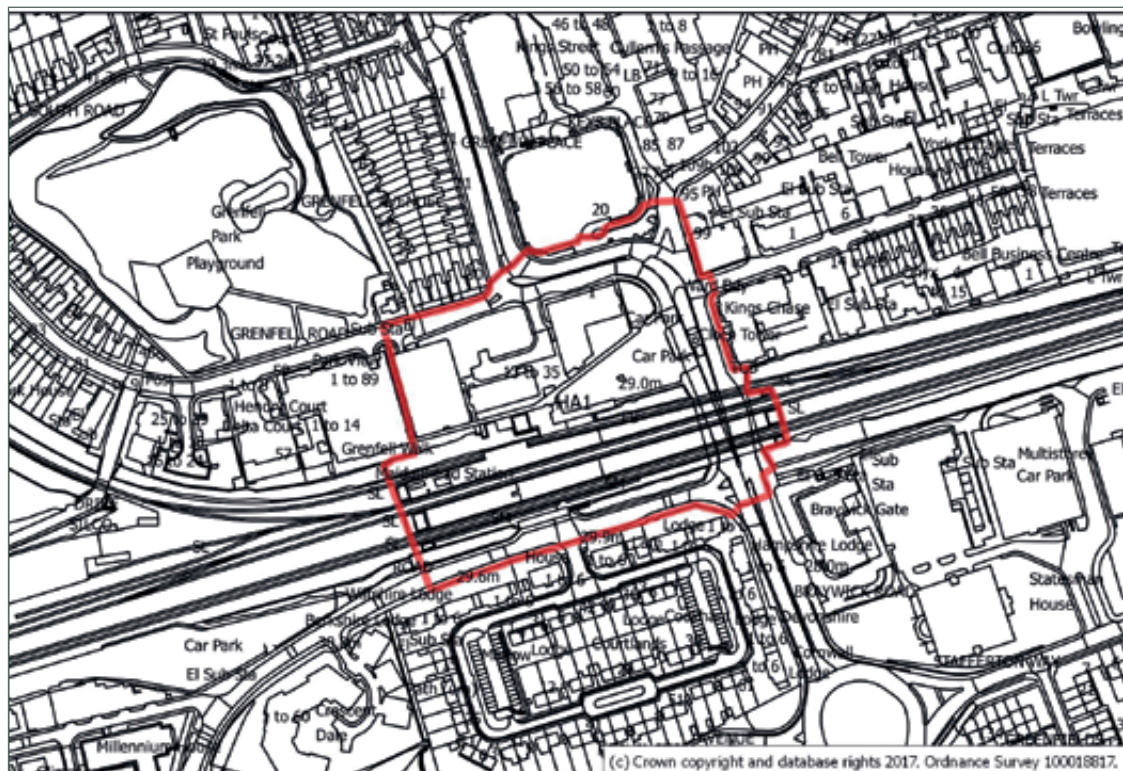


Figure 1 Housing Trajectory

## D HOUSING SITE ALLOCATION PROFORMAS

### HA1: Maidenhead Railway Station



Map HA1 Maidenhead Railway Station

#### HA1: MAIDENHEAD RAILWAY STATION

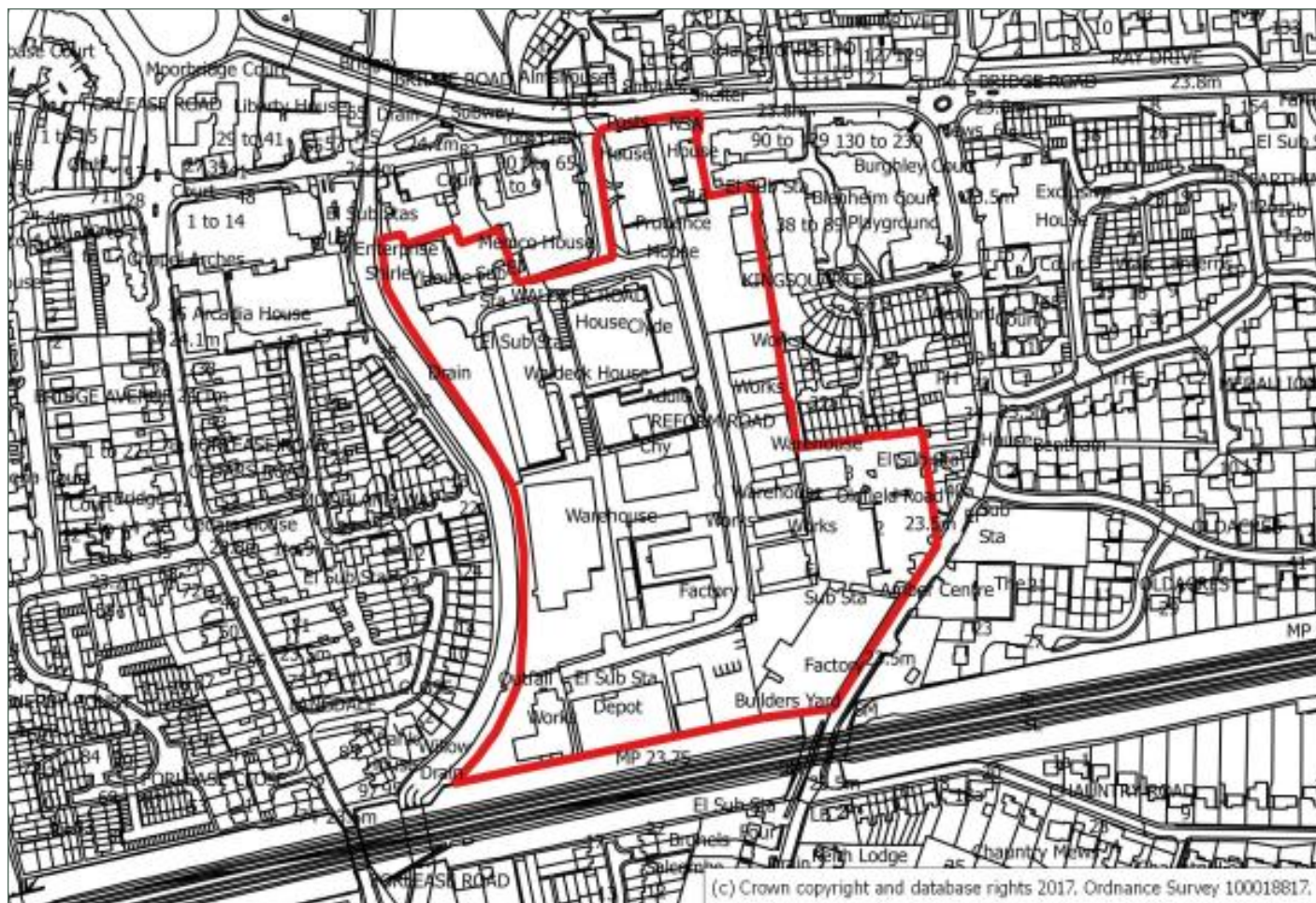
Allocation	► Approximately 150 residential units as part of a mixed use development on previously developed land
Site size	► 3.11Ha
Requirements	<ul style="list-style-type: none"> <li>► Provide appropriate mitigation measures to address the impacts of noise from the railway so to protect residential amenity</li> <li>► Relationship to public realm</li> <li>► Very limited on site parking</li> <li>► Facilitates delivery of transport interchange</li> <li>► Outstanding and distinctive design</li> <li>► Pedestrian permeability to the town centre and Stafferton Way</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► Noise and air quality</li> <li>► Level changes</li> <li>► Servicing and refuse</li> <li>► Pedestrian permeability</li> <li>► Grade II Listed clock tower</li> </ul>

Table HA1 Maidenhead Railway Station



## D HOUSING SITE ALLOCATION PROFORMAS

## HA2: Reform Road



Map HA2 Reform Road

## HA2: REFORM ROAD

Allocation	► Approximately 150 residential units as part of a mixed use development on previously developed land
Site size	► 6.99Ha



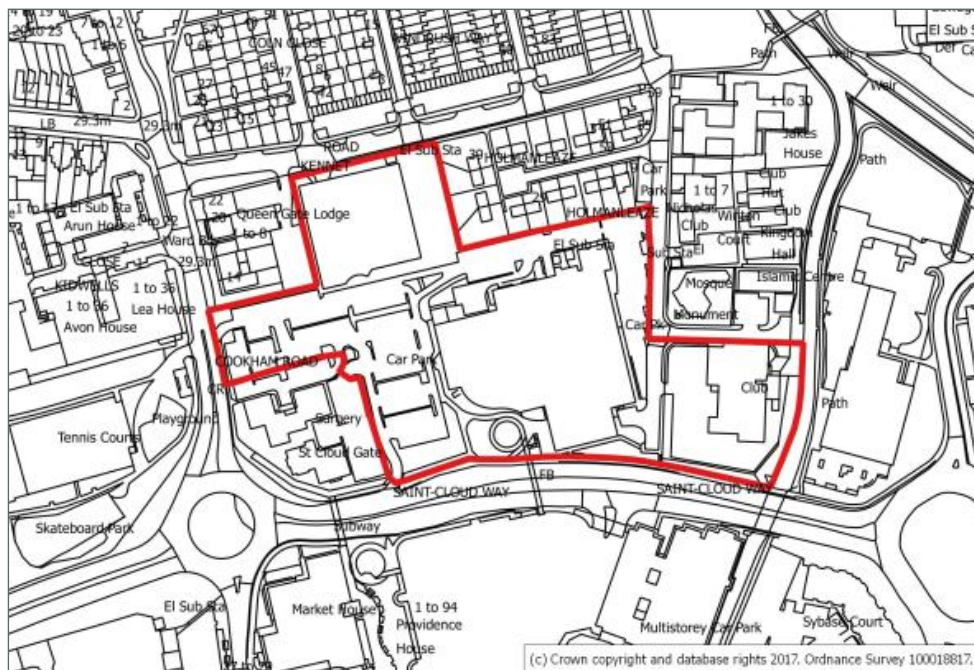
HA2: REFORM ROAD	
Requirements	<ul style="list-style-type: none"> <li>▶ Provide a landscape buffer between the residential development and non-residential uses, including the railway line</li> <li>▶ Enhanced vehicular access, including improved connectivity through the site</li> <li>▶ Achieve flood risk betterment on site by moving/reducing the footprint of building, incorporating appropriate flood risk reduction measures and ensuring the Exceptions Test is met</li> <li>▶ Designed sensitively to conserve biodiversity of the area</li> <li>▶ Designed sensitively to conserve and enhance the setting of listed buildings and non-designated heritage assets</li> <li>▶ Provide pedestrian and cycle links through the site and to the Maidenhead Waterways and the town centre</li> <li>▶ Enhance pedestrian and cycle links along the waterway</li> <li>▶ Provide areas of public realm and have an appropriate setting to the waterway</li> <li>▶ Designed to be sensitive to the scale and heights of existing properties around the site, and its location on the edge of Maidenhead town centre</li> <li>▶ Provide appropriate mitigation measure to address the impacts of noise and air quality from the railway</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>▶ Design and integration of uses</li> <li>▶ Access arrangements onto the A4</li> <li>▶ Flood risk</li> <li>▶ Noise and air quality</li> </ul>

Table HA2 Reform Road



## D HOUSING SITE ALLOCATION PROFORMAS

### HA3: Saint-Cloud Way



### HA3: Saint-Cloud Way

## HA3: SAINT-CLOUD WAY

Allocation	► Approximately 600 residential units on previously developed land
Site size	► Site size 2.58Ha
Requirements	<ul style="list-style-type: none"> <li>► Designed sensitively to conserve and enhance the setting of the listed building</li> <li>► Opportunity to create a landmark building at the corner of Saint-Cloud Way and Cookham Road</li> <li>► Designed to be of high quality which supports the character of the area</li> <li>► Designed sensitively to consider the privacy and amenity of neighbouring residential properties</li> <li>► Designed to improve the pedestrian and cycle routes to the site into the town centre and to Kidwells Park</li> <li>► Provision of green infrastructure linking to existing green and blue infrastructure</li> <li>► Retaining adjacent medical centre unless acceptable provision is made elsewhere</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► Vehicular access</li> <li>► Servicing and refuse</li> <li>► Pedestrian and cycle routes</li> <li>► Impact on neighbouring properties</li> <li>► Character and appearance, particularly from the A4</li> <li>► Heritage</li> <li>► Noise and air quality due to proximity of A4</li> </ul>

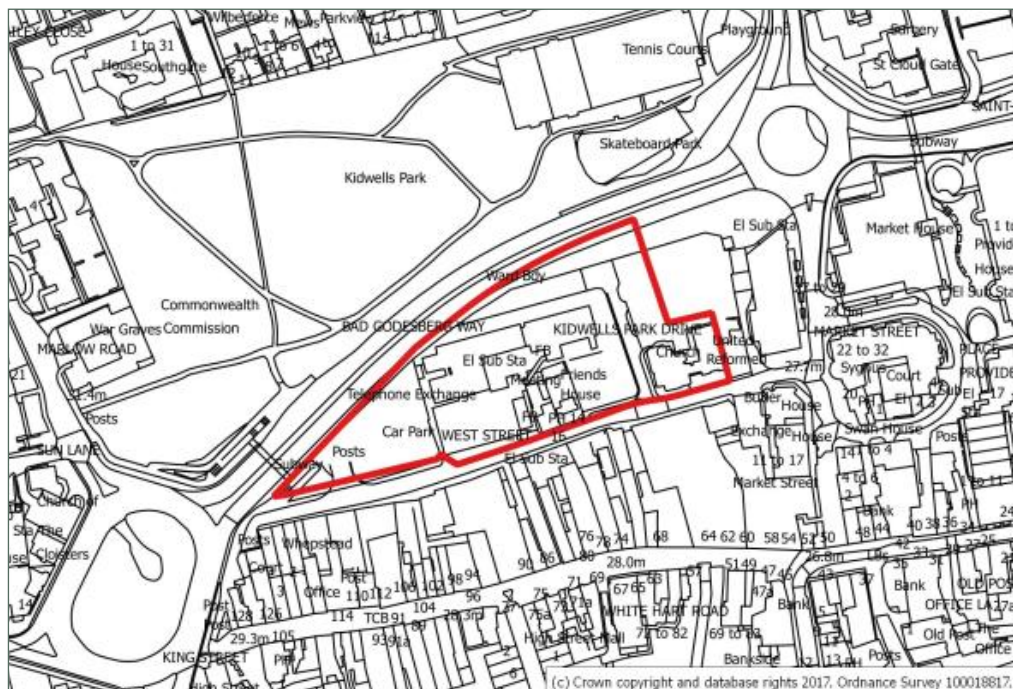
Table HA3 Saint-Cloud Way



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

## HA4: West Street



## HA4: Saint-Cloud Way

## HA4: WEST STREET

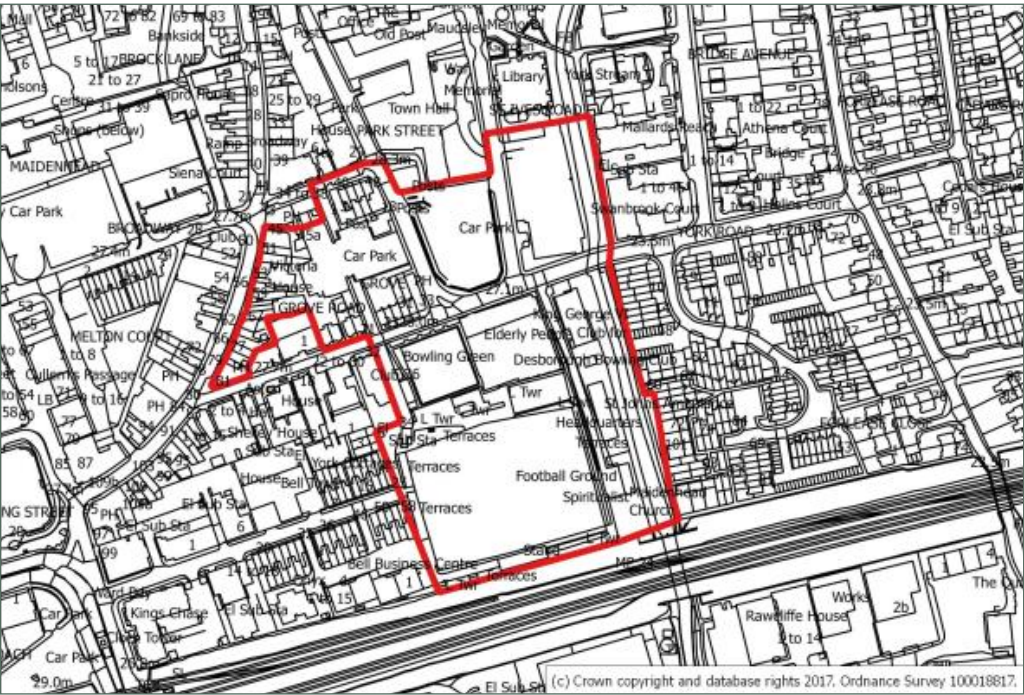
Allocation	► Allocation Approximately 240 residential units as part of a mixed use development on previously developed land
Site size	► 1.13Ha
Requirements	<ul style="list-style-type: none"> <li>► Reducing the barrier of the A4 and improving links to Kidwells Park and the town centre</li> <li>► Provision of green infrastructure</li> <li>► Provide pedestrian and cycle links through the site to improving the connectivity between Kidwells Park and the town centre</li> <li>► Reprovision of public car parking</li> <li>► Provide improvements to the quality of the public realm</li> <li>► Designed to be of a high quality that supports the character and function of the area</li> <li>► Retaining existing community uses unless acceptable provision is made elsewhere</li> <li>► Retain Listed building</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► An appropriate link between the site and the High Street to enhance the vitality and viability of the town centre</li> <li>► Heritage</li> <li>► Servicing and refuse</li> </ul>

Table HA4 West Street

D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

HA5: York Road



Map HA5 York Road

HA5: YORK ROAD	
Allocation	► Approximately 320 residential units as part of a mixed use scheme on previously developed land
Site size	► 4.50Ha
Requirements	<div>► Retain football pitch and enhance accessibility</div> <div>► Retaining existing community uses unless acceptable provision is made elsewhere</div> <div>► Provision of pedestrian and cycle links to the town centre, waterway and railway station</div> <div>► Provision of green infrastructure including a pocket park to link existing green and blue infrastructure</div> <div>► Replacement of existing public car parking</div> <div>► Respecting the setting of the library as a Listed building</div> <div>► Enhance the York Stream by improving its amenity value and accessibility</div>
Key considerations	<div>► Integrating waterways into new development</div> <div>► Refuse and servicing</div> <div>► Heritage</div> <div>► Flooding and surface water drainage</div>

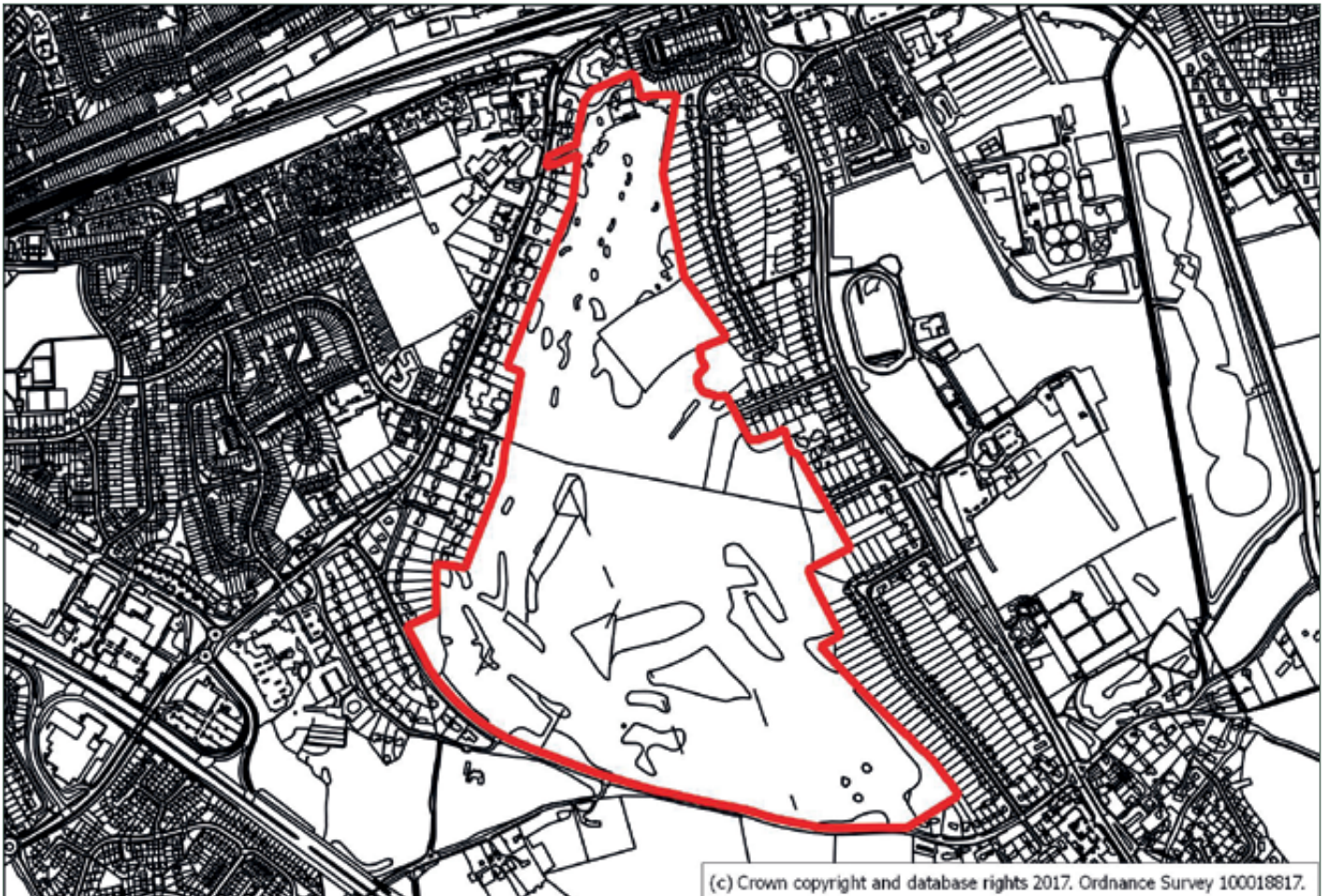
Table HA5 York Road



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

## HA6: Maidenhead Golf Course



Map HA6: Maidenhead Golf Course

## HA6: MAIDENHEAD GOLF COURSE

Allocation	<ul style="list-style-type: none"> <li>▶ Approximately 2,000 residential units on Green Belt land</li> <li>▶ Educational facilities including primary and secondary schools</li> <li>▶ Strategic public open space, formal play and playing pitch provision</li> <li>▶ Multi-functional community hub as part of a Local Centre</li> </ul>
Site size	▶ 53.18Ha

**HA6: MAIDENHEAD GOLF COURSE**

<b>Requirements</b>	<ul style="list-style-type: none"> <li>▶ Provision of a strategic public open space</li> <li>▶ Provision of education facilities, including primary and secondary schools</li> <li>▶ Provision of a Local Centre to include small scale retail services, community facilities, health infrastructure and a local recycling point</li> <li>▶ Retain Rushington Copse, and ensure other mature trees and hedgerows are retained where possible</li> <li>▶ Safeguard protected species</li> <li>▶ Designed sensitively to conserve biodiversity of the area</li> <li>▶ Enhanced vehicular access</li> <li>▶ Enhance the existing Public Right of Way from Clifton Close to Shoppenhangers Road</li> <li>▶ Provide appropriate mitigation measure to address the impact of noise and air quality on Maidenhead Town Centre AQMA</li> <li>▶ Provision of pedestrian and cycle links through the site to provide links between Harvest Hill Road, Shoppenhangers Road, Braywick Road and to National Cycle Route/Green Way</li> <li>▶ Designed sensitively to consider the impact of long distance views</li> <li>▶ Designed to be sensitive to existing properties around the site, and the sloping topography</li> <li>▶ Designed to take account of the impact of lighting</li> <li>▶ Off-site improvements to enhance access to Braywick Park</li> <li>▶ Alterations to Harvest Hill Road to facilitate pedestrian and cycle access across the town</li> </ul>
<b>Key considerations</b>	<ul style="list-style-type: none"> <li>▶ On-site infrastructure provision and phasing</li> <li>▶ Highways</li> <li>▶ Biodiversity</li> <li>▶ Sloping topography</li> <li>▶ Public Right of Way across the site</li> <li>▶ Low carbon district heating</li> <li>▶ Development intensity</li> </ul>

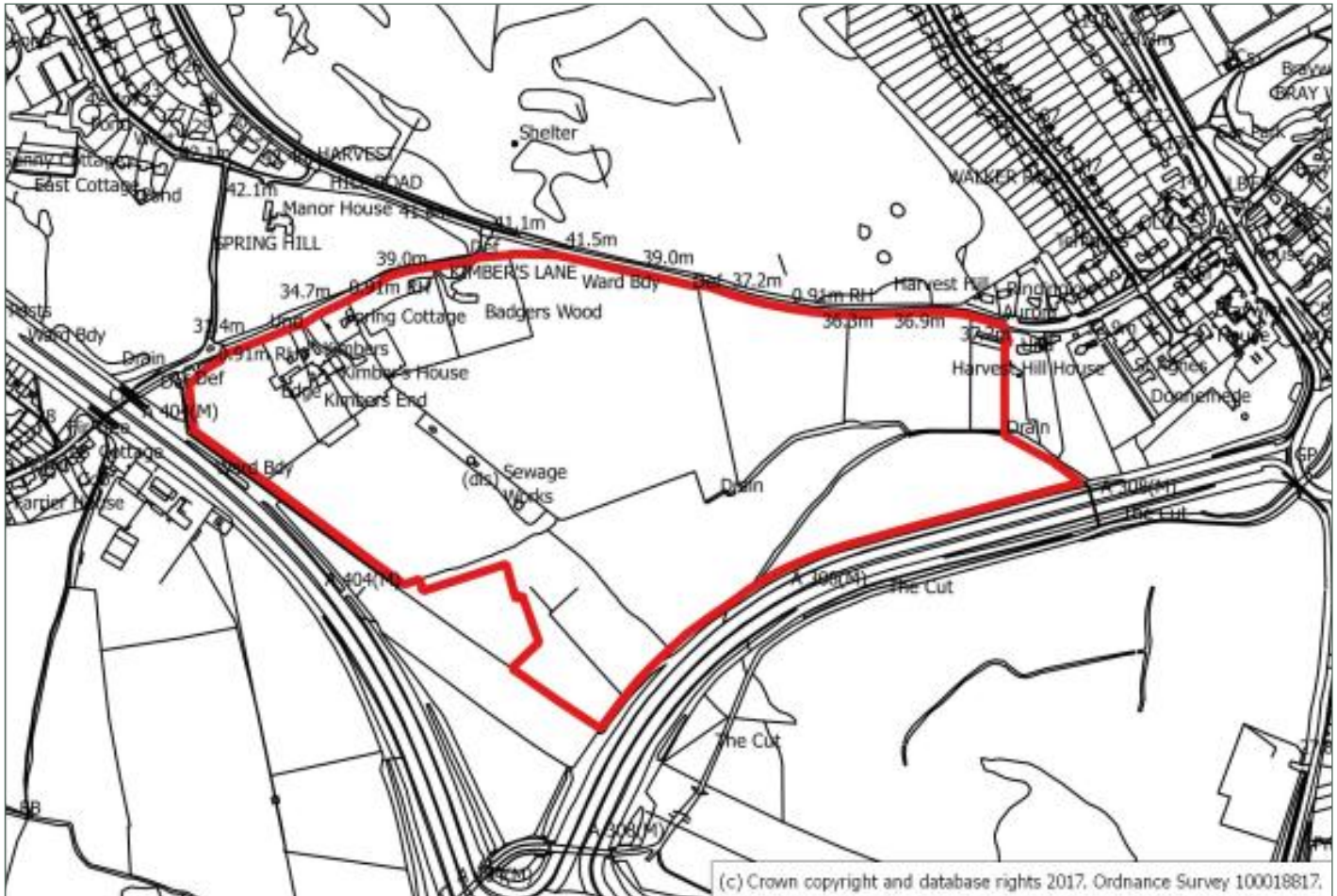
Table HA6 Maidenhead Golf Course



## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA7: Land south of Harvest Hill Road, Maidenhead



HA7 Land south of Harvest Hill Road, Maidenhead

#### HA7: LAND SOUTH OF HARVEST HILL ROAD AND KIMBERS LANE, MAIDENHEAD

Allocation	► Approximately 380 residential units on Green Belt land
Site size	► 25.58Ha



**HA7: LAND SOUTH OF HARVEST HILL ROAD AND KIMBERS LANE, MAIDENHEAD****Requirements**

- ▶ Retain valuable trees where possible, particularly at site boundaries
- ▶ Retain boundary hedgerows where possible
- ▶ Retain and reinforce the tree landscape buffer to the A404(M) and A308(M)
- ▶ Avoid development in areas at risk of flooding to the south of the site
- ▶ Provide appropriate mitigation measure to address the impact of noise and air quality from the A404(M) and A308(M)
- ▶ Provide a tree landscape buffer between the site and the adjoining licensed waste site
- ▶ Designed sensitively to consider the impact of long distance views
- ▶ Designed sensitively to enhance the gateway into Maidenhead
- ▶ Designed sensitively to conserve and enhance the nearby setting of the listed building and scheduled monument
- ▶ Designed sensitively to conserve biodiversity of the area
- ▶ Designed to be sensitive to the scale and heights of the exiting properties on Harvest Hill Road and Kimbers Lane
- ▶ Provide appropriate on-site public open space
- ▶ Off-site improvements to enhance access to Braywick Park
- ▶ Alterations to Harvest Hill Road to facilitate pedestrian and cycle access across the town
- ▶ Designed to take account of the impact of lighting

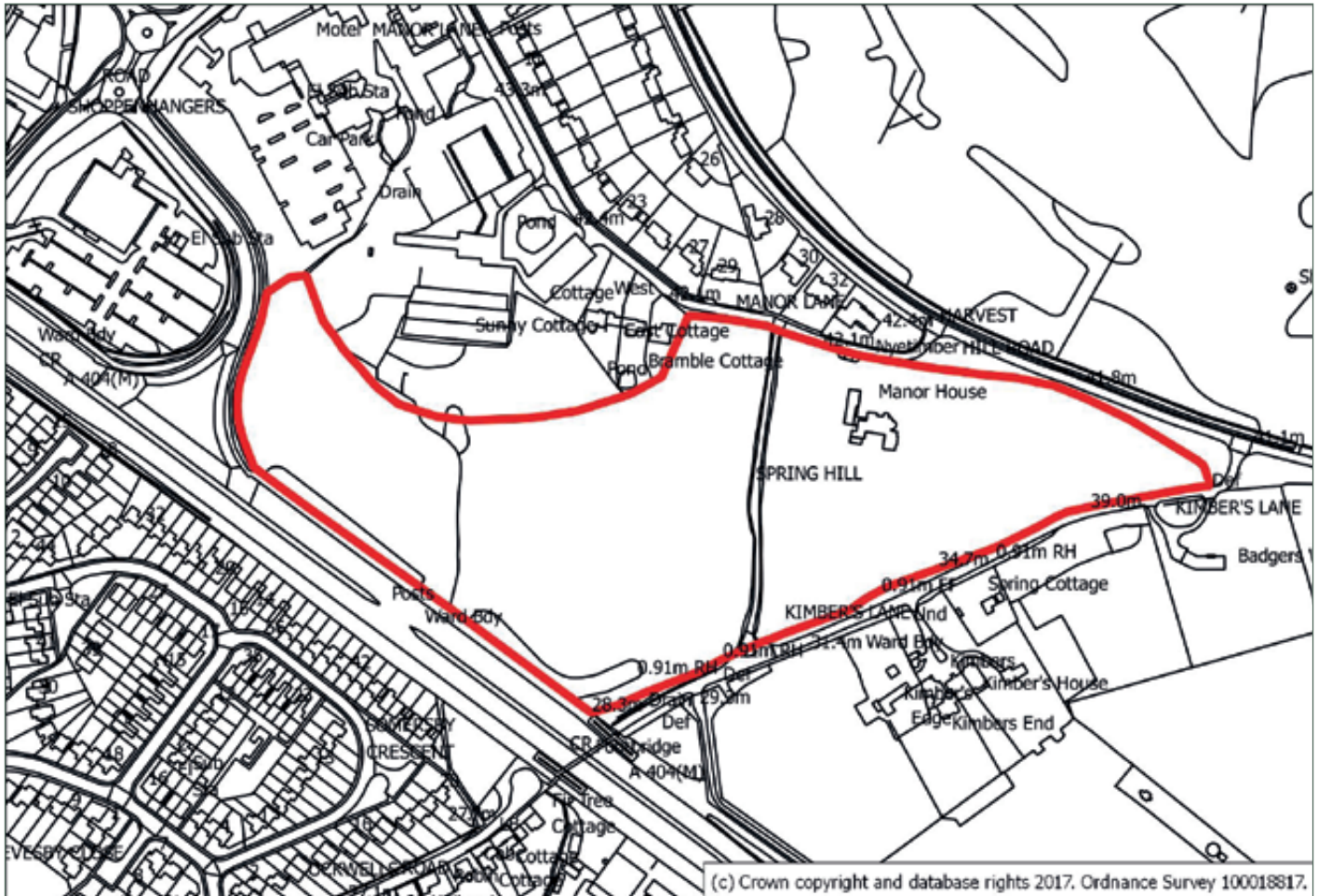
**Key considerations**

- ▶ Vehicular access
- ▶ Biodiversity
- ▶ Trees and hedgerows
- ▶ Character and appearance, particularly from the A404(M), A308(M)
- ▶ Heritage
- ▶ Noise and air quality due to proximity to the A404(M), A308(M) and licensed waste site
- ▶ Sloping topography

## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA8: Land south of Manor Lane, Maidenhead



HA8: Land south of Manor Lane, Maidenhead

#### HA8: LAND SOUTH OF MANOR LANE, MAIDENHEAD

Allocation	► Approximately 220 residential units on Green Belt land
Site size	► 7.32Ha

**HA8: LAND SOUTH OF MANOR LANE, MAIDENHEAD**

<b>Requirements</b>	<ul style="list-style-type: none"> <li>▶ Retain valuable trees where possible</li> <li>▶ Retain boundary hedgerows where possible</li> <li>▶ Retain and reinforce the tree landscape buffer to the A404(M)</li> <li>▶ Provide appropriate mitigation measure to address the impact of noise and air quality from the A404(M)</li> <li>▶ Provide appropriate on-site public open space</li> <li>▶ Designed sensitively to consider the impact of long distance views</li> <li>▶ Designed sensitively to conserve biodiversity of the area</li> <li>▶ Designed to be sensitive to the scale and heights of the existing properties on Manor Lane and Kimbers Lane, and those granted planning permission on the former site of Shoppenhangers Manor</li> <li>▶ Provide pedestrian and cycle routes through the site to improve connectivity to the footbridge crossing the A404(M)</li> <li>▶ Alterations to Harvest Hill Road to facilitate pedestrian and cycle access across the town</li> <li>▶ Designed to take account of the impact of lighting</li> </ul>
<b>Key considerations</b>	<ul style="list-style-type: none"> <li>▶ Vehicular access</li> <li>▶ Biodiversity</li> <li>▶ Trees and hedgerows</li> <li>▶ Noise and air quality due to proximity to the A404(M)</li> <li>▶ Sloping topography</li> </ul>

HA8: Land south of Manor Lane, Maidenhead

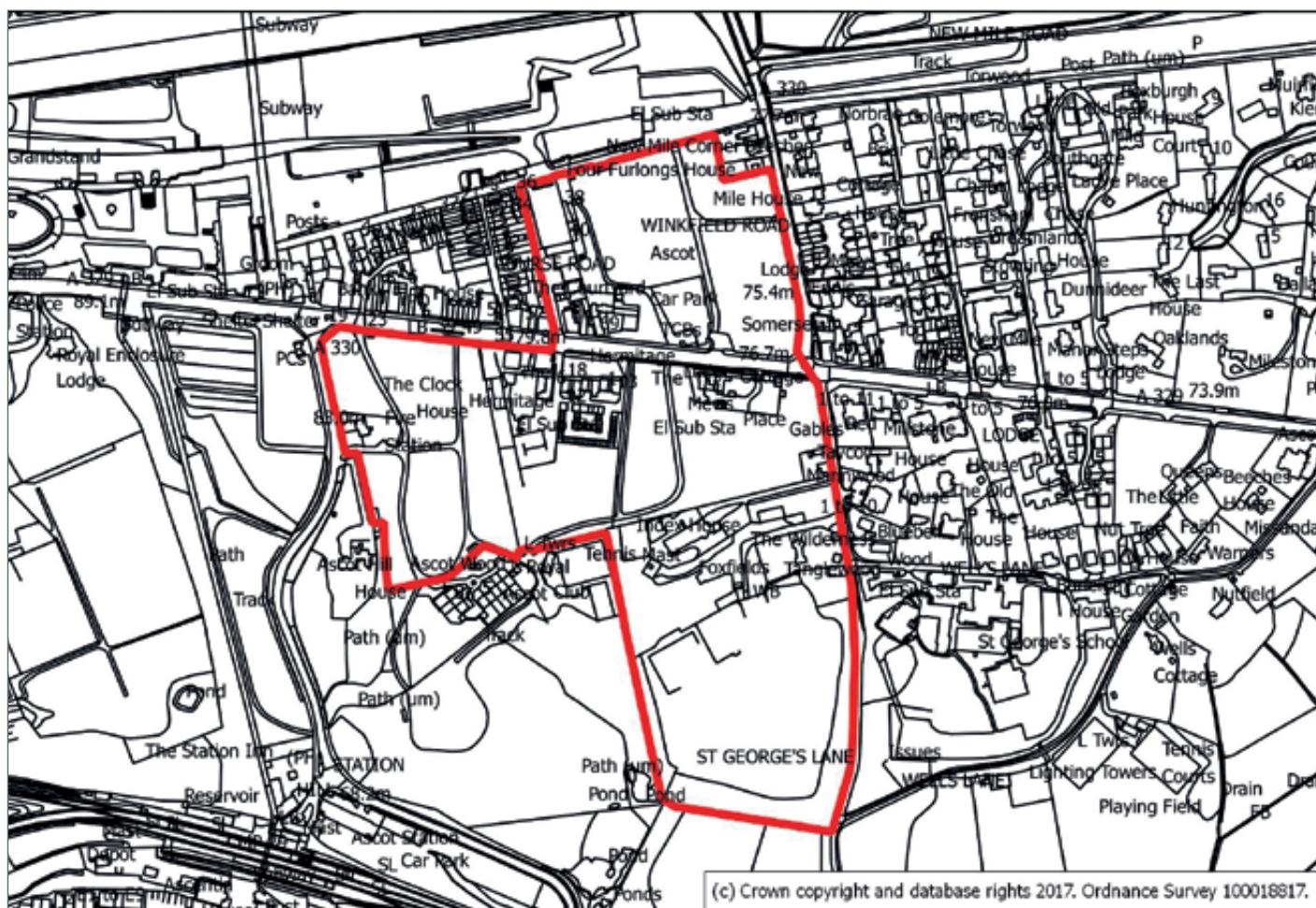




## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

## HA10: Ascot Centre



## HA10: Ascot Centre

## HA10: ASCOT CENTRE

Allocation	<ul style="list-style-type: none"><li>▶ Approximately 300 residential units on some areas of Green Belt land</li><li>▶ Strategic open space including retention/reprovision</li><li>▶ Multi-functional community hub</li><li>▶ Small scale retail including independent retailers</li></ul>
Site size	<ul style="list-style-type: none"><li>▶ 18.69Ha</li></ul>

HA10: ASCOT CENTRE	
<b>Requirements</b>	<ul style="list-style-type: none"> <li>▶ Holistic mixed use development</li> <li>▶ Provision of public car parking</li> <li>▶ Provision of strategic public open space</li> <li>▶ Provision of community facilities</li> <li>▶ Provision of small scale retail services</li> <li>▶ Designed sensitively to conserve biodiversity of the area</li> <li>▶ Retain mature trees and hedgerows where possible</li> <li>▶ Provide pedestrian and cycle links through the site, including from Ascot Railway Station</li> <li>▶ Provide improvements to the quality of the public realm specifically the High Street environment for pedestrians</li> <li>▶ Designed to be of a high quality which supports the character and function of the area</li> <li>▶ Maintain and enhance the public right of way on St George's Lane</li> <li>▶ Enhanced vehicular access, including improved connectivity through the site</li> <li>▶ Designed to be sensitive to the scale and heights of existing properties around the site, and the sloping topography</li> <li>▶ Designed sensitively to consider the impact of long distance views</li> </ul>
<b>Key considerations</b>	<ul style="list-style-type: none"> <li>▶ On-site infrastructure provision</li> <li>▶ Ascot race day car and coach parking</li> <li>▶ Mitigation of the impact of residential development on the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England</li> <li>▶ Vehicular, cycle and pedestrian access and connectivity</li> <li>▶ Biodiversity</li> <li>▶ Sloping topography</li> <li>▶ Setting and character of Ascot</li> </ul>

Table HA10 Ascot Centre



## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA11: Land west of Windsor, north and south of the A308, Windsor



HA11 Land west of Windsor, north and south of A308

#### HA11: LAND WEST OF WINDSOR, NORTH AND SOUTH OF THE A308, WINDSOR

Allocation	<ul style="list-style-type: none"> <li>▶ Approximately 450 residential units on Green Belt land</li> <li>▶ Strategic public open space</li> <li>▶ Formal pitch provision for football and rugby</li> <li>▶ Multi-functional community hub</li> <li>▶ Educational facilities</li> </ul>
Site size	▶ 27.76Ha

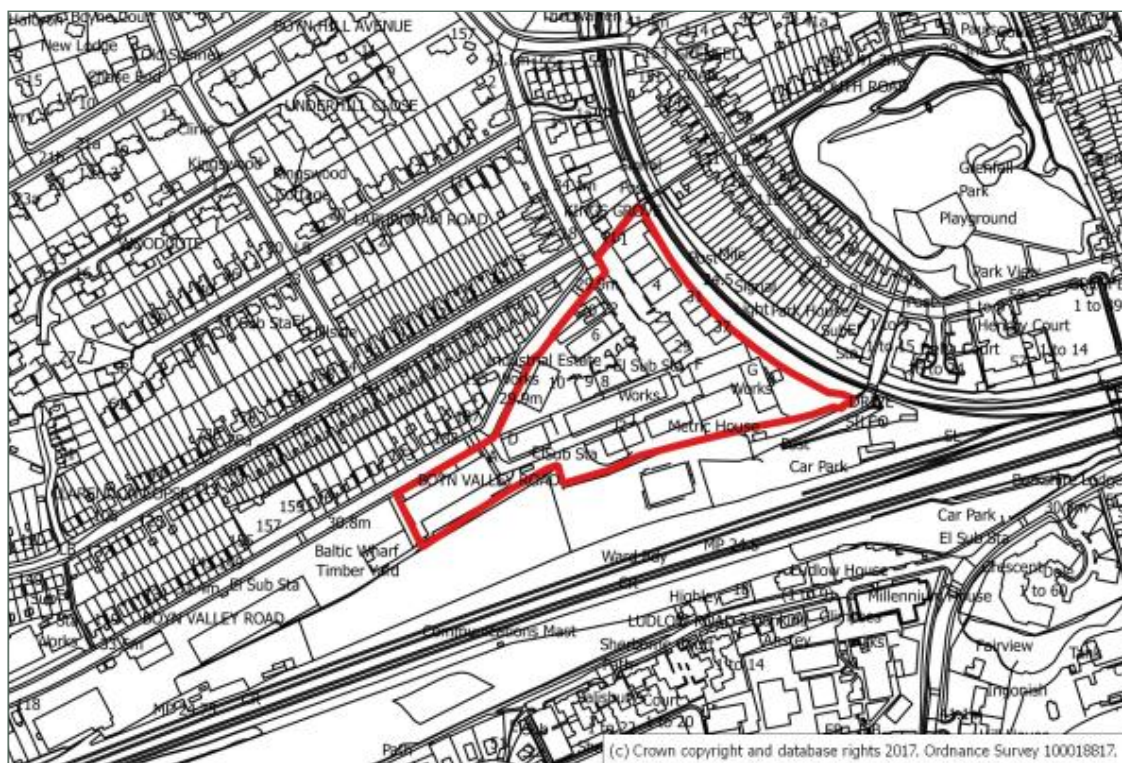
HA11: LAND WEST OF WINDSOR, NORTH AND SOUTH OF THE A308, WINDSOR	
Requirements	<ul style="list-style-type: none"><li>▶ Appropriate edge treatment and transition to the countryside</li><li>▶ Provide pedestrian and cycle links through the site to improve connectivity</li><li>▶ Protect and enhance public rights of way</li><li>▶ Provide appropriate mitigation measures to address the impacts of noise to protect residential amenity</li><li>▶ Development to front the A308</li><li>▶ Retain valuable trees where possible, particularly at site boundaries</li><li>▶ Improve pedestrian and cycle links between the northern and southern parts of the site</li><li>▶ Designed to be of a high quality which supports and enhances local character</li></ul>
Key considerations	<ul style="list-style-type: none"><li>▶ Flooding and surface water</li><li>▶ Heritage</li><li>▶ Landscaping</li><li>▶ On-site infrastructure provision and phasing</li><li>▶ Highways</li><li>▶ Biodiversity</li></ul>

Table HA11 Land west of Windsor, north and south of the A308, Windsor

## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

## HA12: Boyn Valley Industrial Estate, Maidenhead



## HA12 Boyn Valley Industrial Estate

## HA12: BOYN VALLEY INDUSTRIAL ESTATE, MAIDENHEAD

Allocation	► Approximately 240 residential units on previously developed land
Site size	► 2.47Ha
Requirements	<ul style="list-style-type: none"> <li>► Provide appropriate green landscaping on to the Boyn Valley Road frontage; retain existing valuable trees</li> <li>► Maintain access to the safeguarded area for Crossrail works from Silco Drive</li> <li>► Provide appropriate mitigation measures to address the impacts of noise from the railway so as to protect residential amenity</li> <li>► Provide pedestrian and cycle links through the site to improve the connectivity between Silco Drive and Boyn Valley Road</li> <li>► Provision of appropriate on site public open space</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► Noise</li> <li>► Access, including pedestrian and cycle access to the town centre and railway station</li> <li>► Topography</li> <li>► Development intensity</li> </ul>

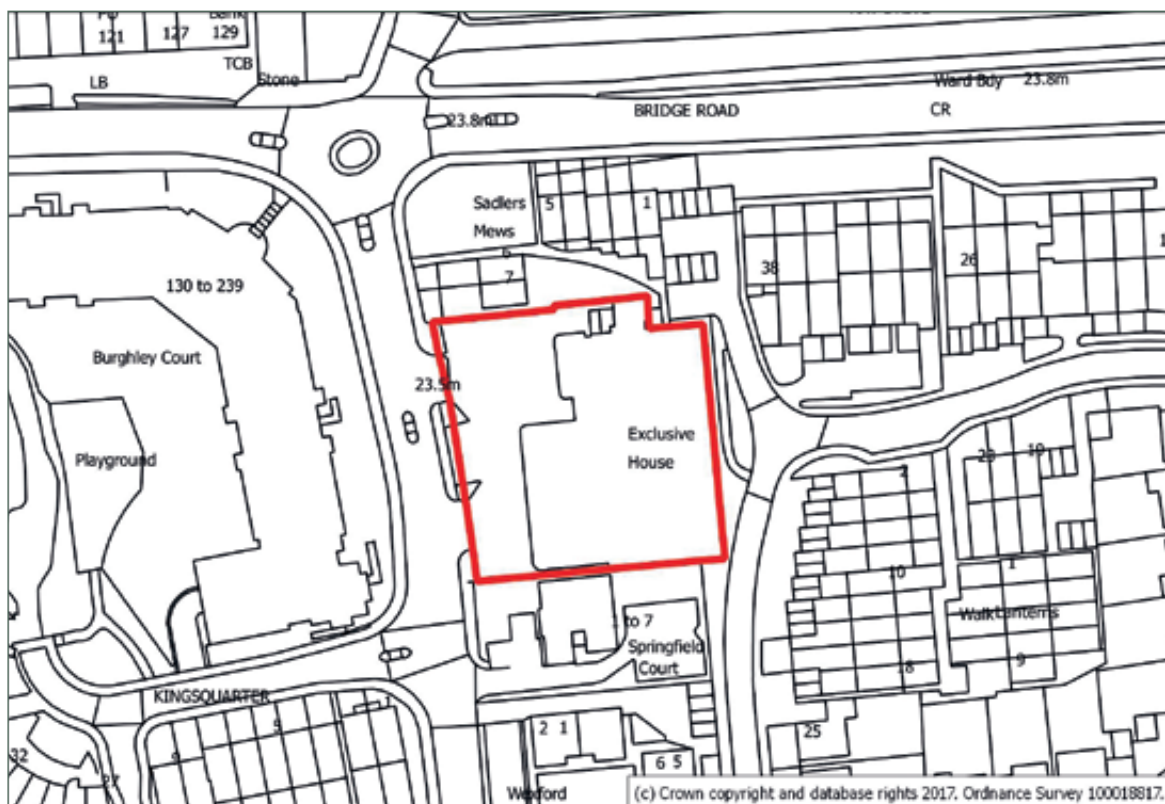
Table HA12 Boyn Valley Industrial Estate



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

## HA13: Exclusive House, Oldfield Road, Maidenhead



Map HA13 Exclusive House, Oldfield Road, Maidenhead

## HA13 EXCLUSIVE HOUSE, OLDFIELD ROAD, MAIDENHEAD

Allocation	► Approximately 40 residential units on previously developed land
Site size	► 0.27Ha
Requirements	<ul style="list-style-type: none"> <li>► Provide appropriate green landscaping on to the Oldfield Road frontage</li> <li>► Achieve flood risk betterment on site by moving/reducing the footprint of building, incorporating appropriate flood risk reduction measures and ensuring the Exceptions Test is met</li> <li>► Designed to be of high quality</li> <li>► Designed sensitively to consider the privacy and amenity of neighbouring residential properties</li> <li>► Provide appropriate mitigation measures to address the impact of air quality so as to protect residential amenity</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► Access</li> <li>► Air quality</li> <li>► Impact on neighbouring properties</li> </ul>

Table HA13 Exclusive House, Oldfield Road, Maidenhead

## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA14: Land south of Ray Mill Road East, Maidenhead



Map HA14 Land south of Ray Mill Road East, Maidenhead

#### HA14 LAND SOUTH OF RAY MILL ROAD EAST, MAIDENHEAD

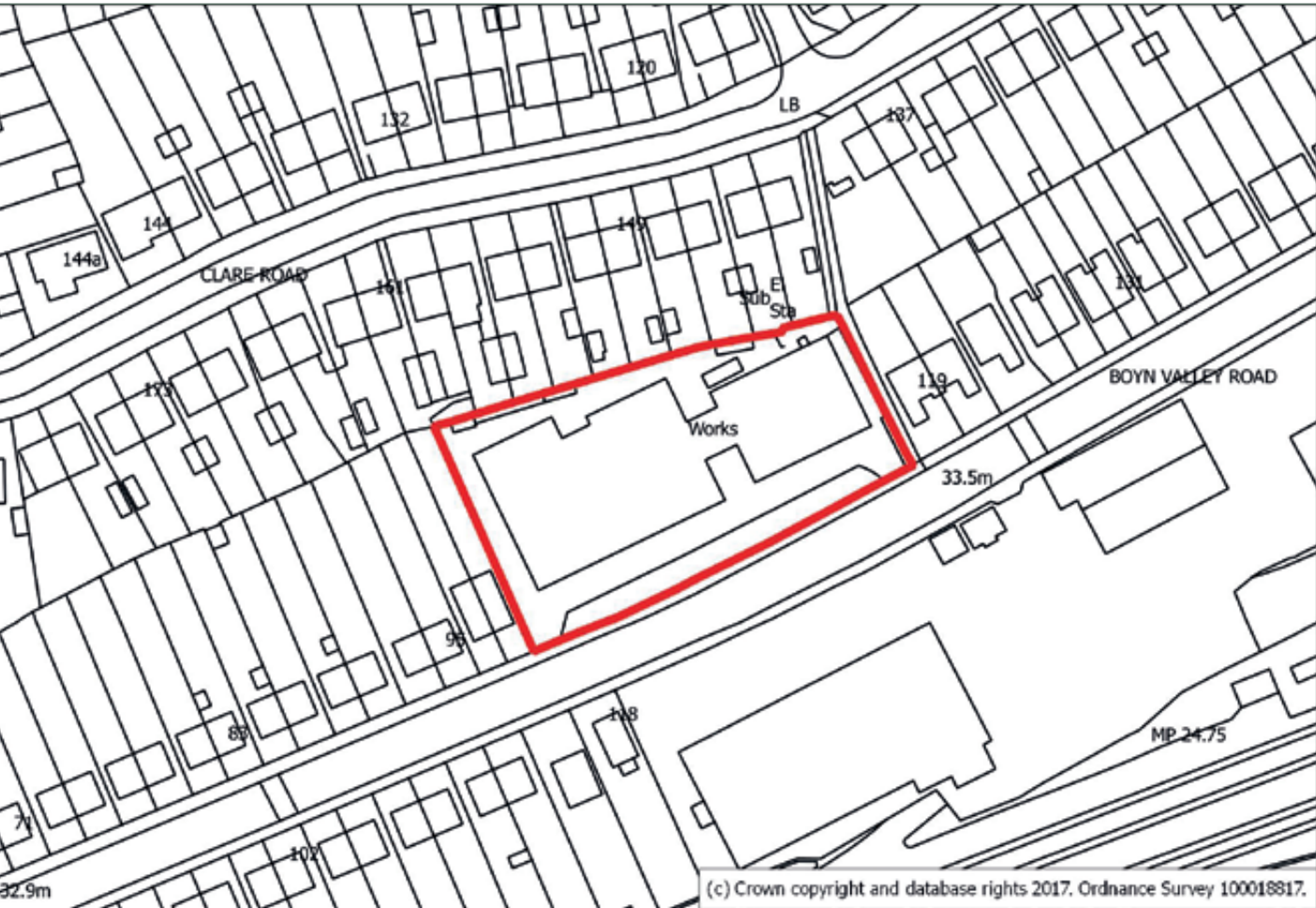
Allocation	▶ Approximately 60 residential units on greenfield land
Site size	▶ 2.30Ha
Requirements	<ul style="list-style-type: none"> <li>▶ Provision of public open space in areas of high flood risk</li> <li>▶ Designed to be of a high quality which supports the character and function of the area</li> <li>▶ Retain mature trees and hedgerows where possible</li> <li>▶ Provide pedestrian and cycle access onto Ray Mill Road East</li> <li>▶ Retain Public Right of Way along east and southern boundaries</li> <li>▶ Designed sensitively to consider the privacy and amenity of neighbouring residential properties</li> <li>▶ Achieve flood risk betterment on site by moving/reducing the footprint of building, incorporating appropriate flood risk reduction measures and ensuring the Exceptions Test is met</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>▶ Flood risk</li> <li>▶ Open space reprovision/enhancement</li> <li>▶ Access</li> <li>▶ Ecology</li> </ul>

Table HA14 Land south of Ray Mill Road East, Maidenhead

D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

HA15: Middlehurst, 90-103 Boyn Valley Road, Maidenhead



Map HA15 Middlehurst, 90-103 Boyn Valley Road

HA15: MIDDLEHURST, 90-103 BOYN VALLEY ROAD, MAIDENHEAD	
Allocation	▶ Approximately 45 residential units on previously developed land
Site size	▶ 0.28Ha
Requirements	▶ Designed sensitively to consider the privacy and amenity of neighbouring potential residential properties
Key considerations	▶ Topography ▶ Access ▶ Design

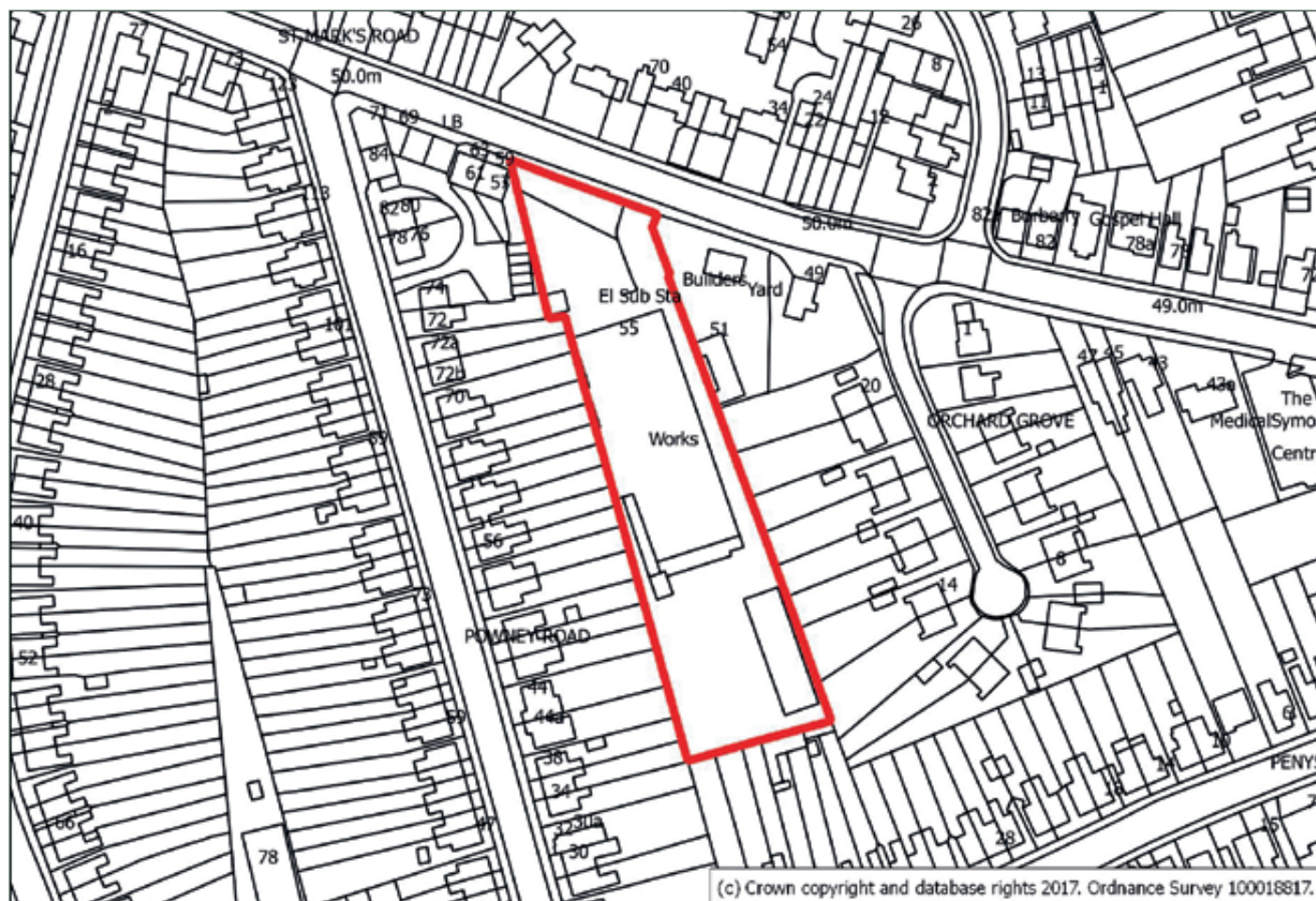
Table HA15 Middlehurst, 90-103 Boyn Valley Road



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA16: Osbornes Garage, 55 St Marks Road, Maidenhead



Map HA16 Osbornes Garage

## HA16: OSBORNES GARAGE, 55 ST MARKS ROAD MAIDENHEAD

Allocation	► Approximately 20 residential units on previously developed land
Site size	► 0.49Ha
Requirements	<ul style="list-style-type: none"> <li>► Designed to be of a high quality which supports the character of the area</li> <li>► Designed sensitively to consider the privacy and amenity of neighbouring residential properties</li> <li>► Provide appropriate green landscaping to St Marks Road</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► Design</li> <li>► Character and streetscene</li> <li>► Topography</li> <li>► Access</li> </ul>

Table HA16 Osbornes Garage

D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

HA17: Tectonic Place, Holyport Road, Maidenhead



Map HA17 Tectonic Place, Holyport Road

HA17: TECTONIC PLACE, HOLYPORT ROAD, MAIDENHEAD	
Allocation	▶ Approximately 25 residential units on previously developed land
Site size	▶ 0.65Ha
Requirements	<div>▶ Designed to be of a high quality which supports the character of a residential area</div> <div>▶ Designed sensitively to consider the privacy and amenity of neighbouring residential properties</div> <div>▶ Retain valuable trees where possible, particularly at site boundaries</div>
Key considerations	<div>▶ Design</div> <div>▶ Character and streetscene</div> <div>▶ Access</div> <div>▶ Air quality</div>

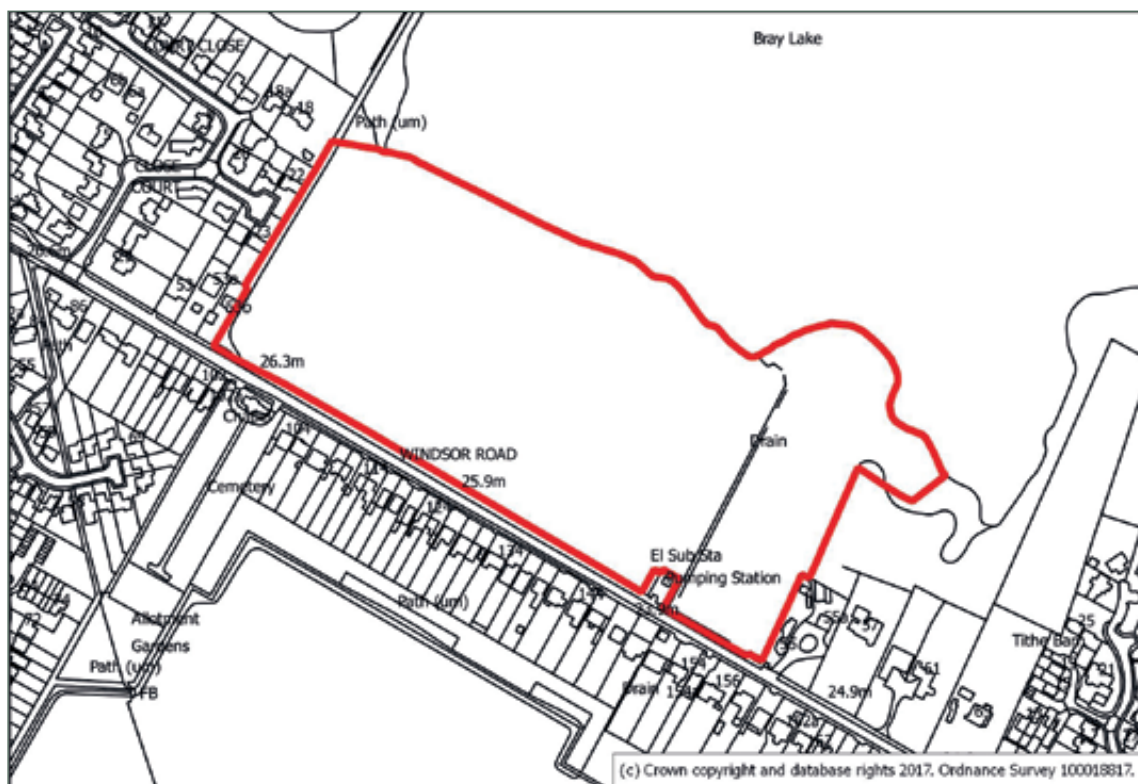
Table HA17 Tectonic Place, Holyport Road, Maidenhead



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA18: Land between Windsor Road and Bray Lake, south of Maidenhead



Map HA18 Land between Windsor Road and Bray Lake

## HA18: LAND BETWEEN WINDSOR ROAD AND BRAY LAKE, SOUTH OF MAIDENHEAD

Allocation	<ul style="list-style-type: none"> <li>▶ Approximately 100 residential units on Green Belt land</li> <li>▶ Relocation of Thames Hospice</li> </ul>
Site size	<ul style="list-style-type: none"> <li>▶ 7.42Ha</li> </ul>
Requirements	<ul style="list-style-type: none"> <li>▶ Designed to be high quality with appropriate edge treatment to lake</li> <li>▶ Achieve flood risk betterment on site by moving/reducing the footprint of building, and incorporating appropriate flood risk reduction measures</li> <li>▶ Provide appropriate mitigation measures to address the impacts of noise from the Windsor Road so to protect residential amenity</li> <li>▶ Link to permitted path around the lake</li> <li>▶ Designed sensitively to consider the impact of long distance views</li> <li>▶ Retain valuable trees and hedgerows, particularly at site boundaries</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>▶ Flooding</li> <li>▶ Access</li> <li>▶ Air quality</li> <li>▶ Ecology/protected species</li> </ul>

Table HA18 Land between Windsor Road and Bray Lake

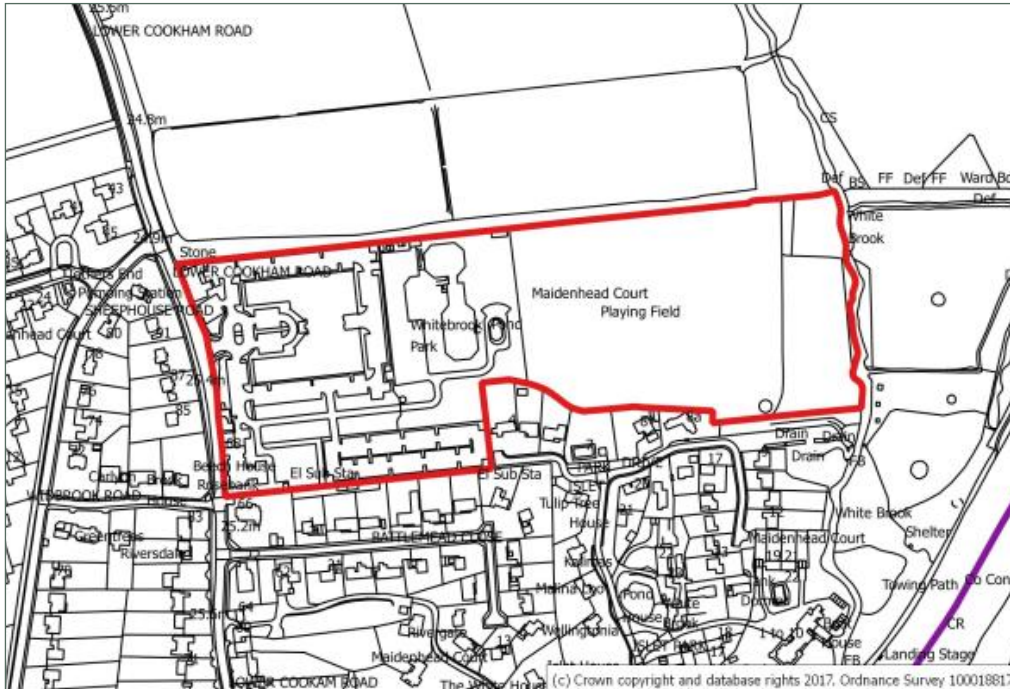




## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA19: Whitebrook Park, including land east of Whitebrook Park, Lower Cookham Road, Maidenhead



Map HA19 Whitebrook Park, including land east of Whitebrook Park, Maidenhead

#### HA19: WHITEBROOK PARK, INCLUDING LAND EAST OF WHITEBROOK PARK, LOWER COOKHAM ROAD, MAIDENHEAD

Allocation	<ul style="list-style-type: none"> <li>▶ Approximately 175 residential units, on some areas of Green Belt land</li> <li>▶ Plots for self build/custom housing</li> </ul>
Site size	<ul style="list-style-type: none"> <li>▶ 8.12Ha</li> </ul>
Requirements	<ul style="list-style-type: none"> <li>▶ Retain valuable trees where possible, particularly at site boundaries</li> <li>▶ Achieve flood risk betterment on site by moving/reducing the footprint of building, incorporating appropriate flood risk reduction measures and ensuring the Exceptions Test is met</li> <li>▶ Appropriate edge treatment and transition to the countryside</li> <li>▶ Designed to be of high quality</li> <li>▶ Provision of on-site public open space</li> <li>▶ Facilitate recreational access to Thames Path</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>▶ Flooding</li> <li>▶ Access</li> <li>▶ Design and character</li> <li>▶ Biodiversity</li> </ul>

Table HA19 Whitebrook Park, including land east of Whitebrook Park, Maidenhead

## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA20: Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead



Map HA20 Land east of Woodlands Park Avenue and north of Woodlands Business Park

#### HA20: LAND EAST OF WOODLANDS PARK AVENUE AND NORTH OF WOODLANDS BUSINESS PARK, MAIDENHEAD

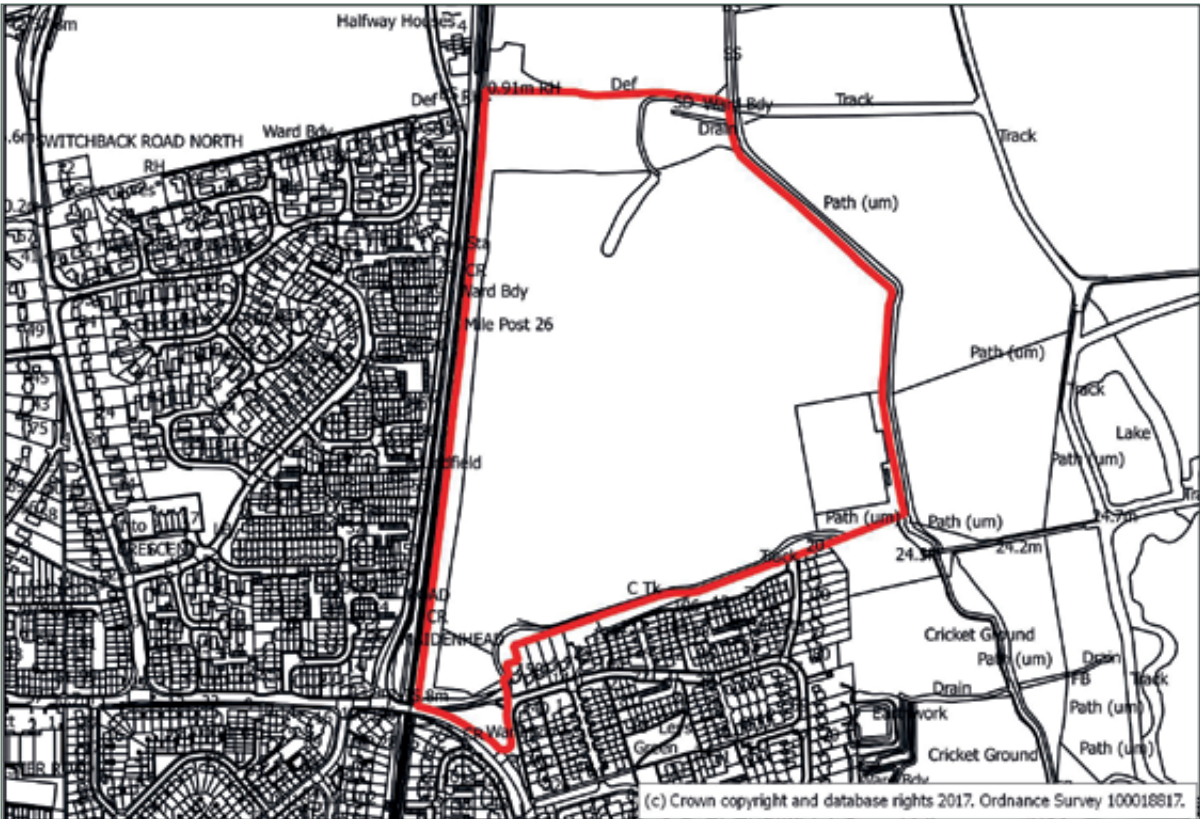
Allocation	<ul style="list-style-type: none"> <li>▶ Approximately 300 residential units on Green Belt land</li> <li>▶ Strategic public open space</li> <li>▶ Sports pitches</li> </ul>
Site size	<ul style="list-style-type: none"> <li>▶ 16.69Ha</li> </ul>
Requirements	<ul style="list-style-type: none"> <li>▶ Retain valuable trees where possible, particularly at site boundaries</li> <li>▶ Appropriate edge treatment and transition to the countryside</li> <li>▶ Designed sensitively to conserve and enhance the setting of nearby listed building</li> <li>▶ Provide pedestrian and cycle links through the site</li> <li>▶ Development to front Woodlands Park Avenue</li> <li>▶ Connect to Public Rights of Way network</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>▶ Heritage</li> <li>▶ Landscape</li> <li>▶ Biodiversity</li> </ul>

Table HA20 Land east of Woodlands Park Avenue and north of Woodlands Business Park

D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

HA21: Land known as Spencer’s Farm, north of Lutman Lane, Maidenhead



Map HA21 Land known as Spencer’s Farm, north of Lutman Lane

HA21: LAND KNOWN AS SPENCER’S FARM, NORTH OF LUTMAN LANE, MAIDENHEAD	
Allocation	<div><div></div> Approximately 300 residential units on Green Belt land</div> <div><div></div> Educational facilities and associated pitches</div>
Site size	<div><div></div> 19.94Ha</div>
Requirements	<div><div></div> Retain existing football pitch and provide changing facilities</div> <div><div></div> Consider providing junior football pitch</div> <div><div></div> Appropriate edge treatment and transition to the countryside</div> <div><div></div> Connectivity to the Public Rights of Way network</div> <div><div></div> Provide appropriate mitigation measures to address the impacts of noise from the railway line so to protect residential amenity</div>
Key considerations	<div><div></div> Topography</div> <div><div></div> Flooding and surface water</div> <div><div></div> Access</div> <div><div></div> Biodiversity</div>

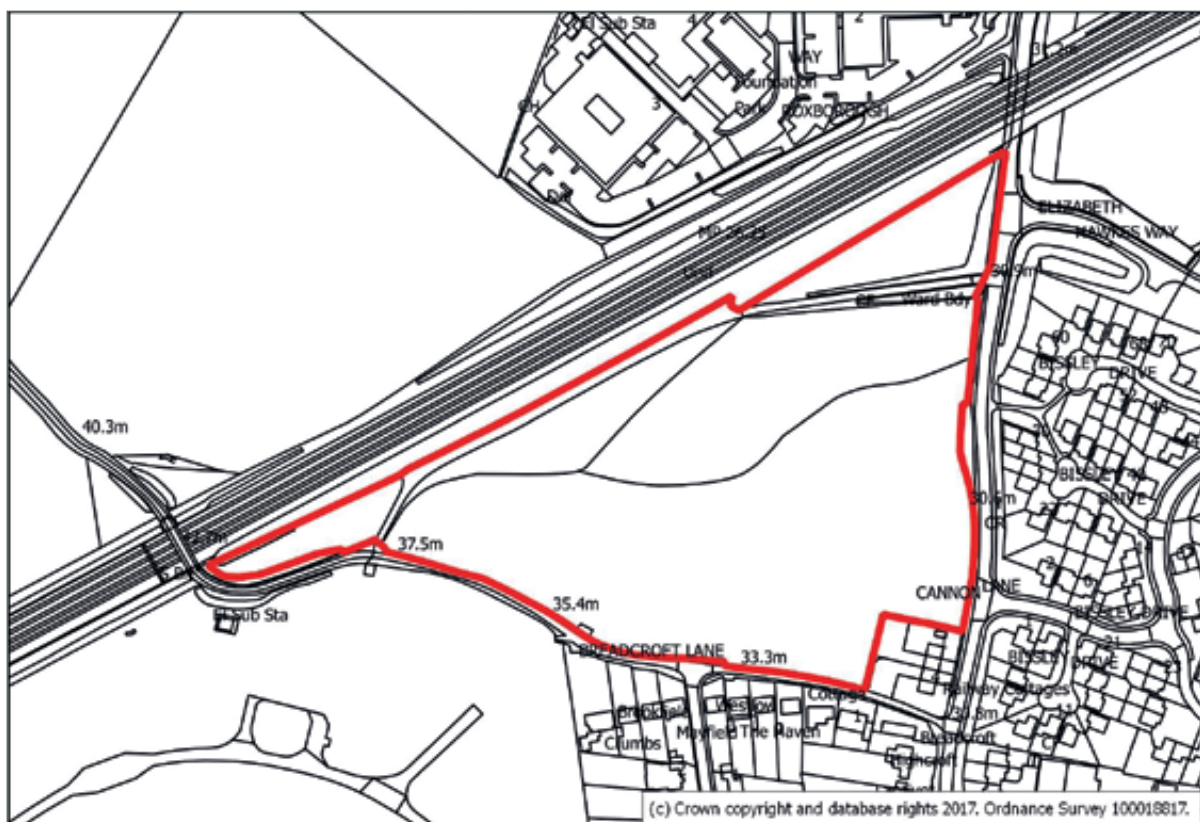
Table HA21 Land known as Spencer’s Farm, north of Lutman Lane



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA22: Land north of Breadcroft Lane and south of the railway line, Maidenhead



Map HA22 Land north of Breadcroft Lane and south of the railway line

HA22: LAND NORTH OF BREADCROFT LANE AND SOUTH OF THE RAILWAY LINE,  
MAIDENHEAD

Allocation	► Approximately 100 residential units on Green Belt land
Site size	► 3.88Ha
Requirements	<ul style="list-style-type: none"> <li>► Retain access point to the railway tracks for Network Rail</li> <li>► Provide appropriate mitigation measures to address the impacts of noise from the railway line so to protect residential amenity</li> <li>► Retain valuable trees where possible, particularly at site boundaries</li> <li>► Designed to be of a high quality which supports the character of the area</li> <li>► Connectivity to the Public Rights of Way network</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► Noise</li> <li>► Access</li> <li>► Ecology</li> <li>► Biodiversity</li> </ul>

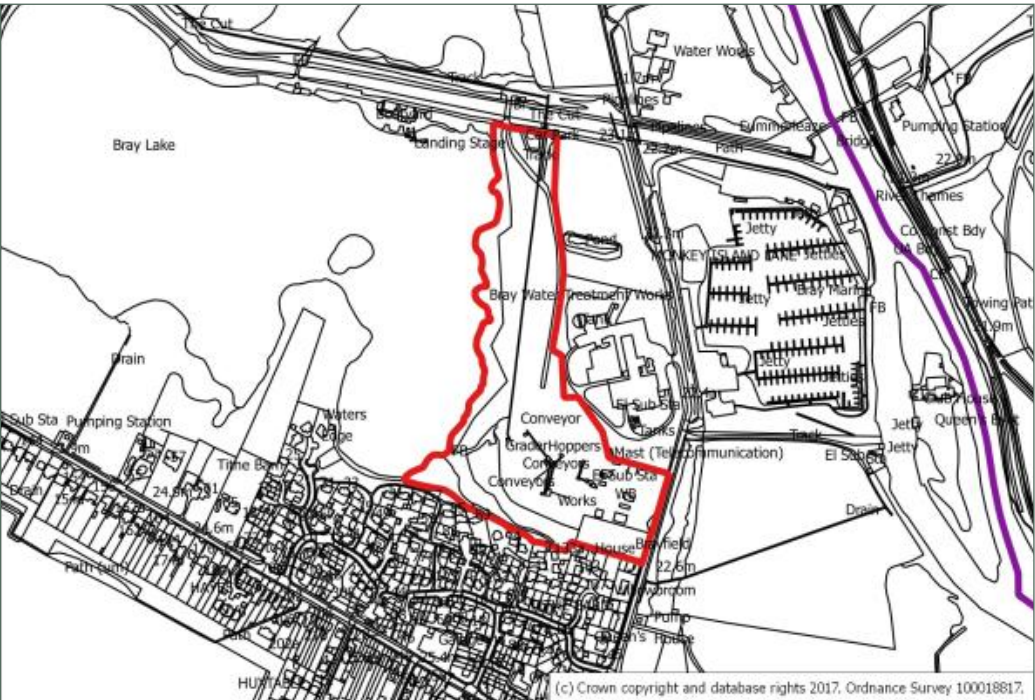
Table HA22 Land north of Breadcroft Lane and south of the railway line



**D HOUSING SITE ALLOCATION PROFORMAS**

**Housing Site Allocation**

HA23: Land west of Monkey Island Lane, Maidenhead



Land west of Monkey Island Lane, Maidenhead

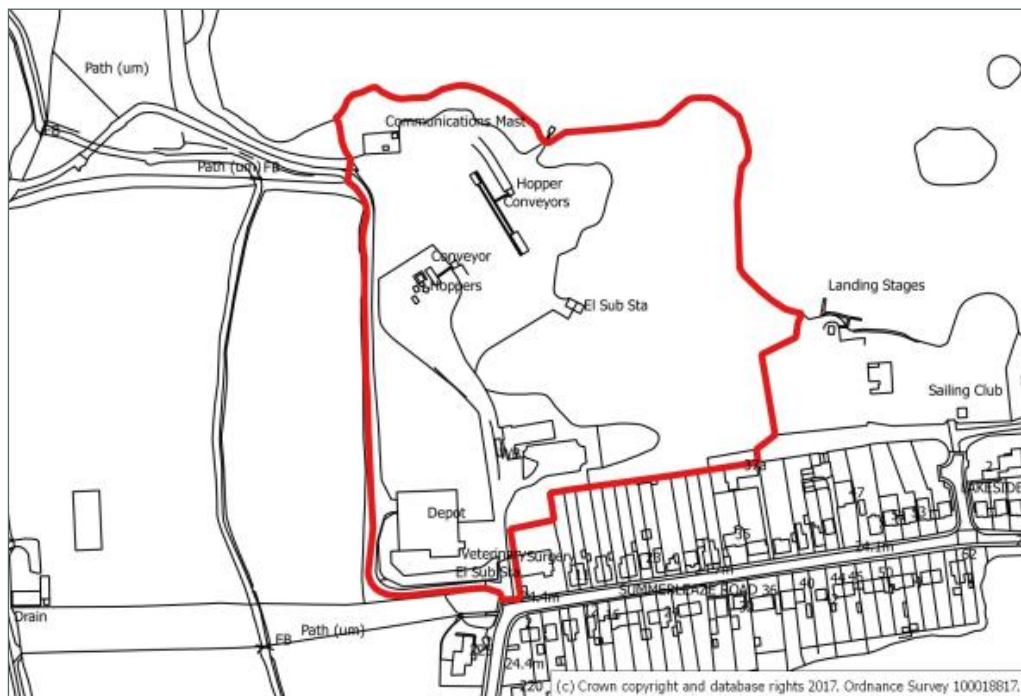
HA23: LAND WEST OF MONKEY ISLAND LANE, MAIDENHEAD	
Allocation	► Approximately 100 residential units on Green Belt land
Site size	► 6.69Ha
Requirements	<div>► Provide an appropriate solution for addressing the possible contamination of the site</div> <div>► Connect to Public Rights of Way network</div> <div>► Retain valuable trees where possible, particularly at site boundaries</div> <div>► Achieve flood risk betterment on site by moving/reducing the footprint of building, incorporating appropriate flood risk reduction measures and ensuring the Exceptions Test is met</div> <div>► Designed sensitively to conserve biodiversity of the area</div> <div>► Appropriate edge treatment and transition to the countryside and lake</div> <div>► Designed sensitively to consider the impact on long distance views</div> <div>► Link to permitted path around lake</div>
Key considerations	<div>► Access</div> <div>► Flooding</div> <div>► Ecology/protected species</div> <div>► Air quality</div>

Table HA23 Land west of Monkey Island Lane, Maidenhead

## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA24: Summerleaze, Summerleaze Road, Maidenhead



Map HA24 Summerleaze, Summerleaze Road, Maidenhead

#### HA24: SUMMERLEAZE, SUMMERLEAZE ROAD, MAIDENHEAD

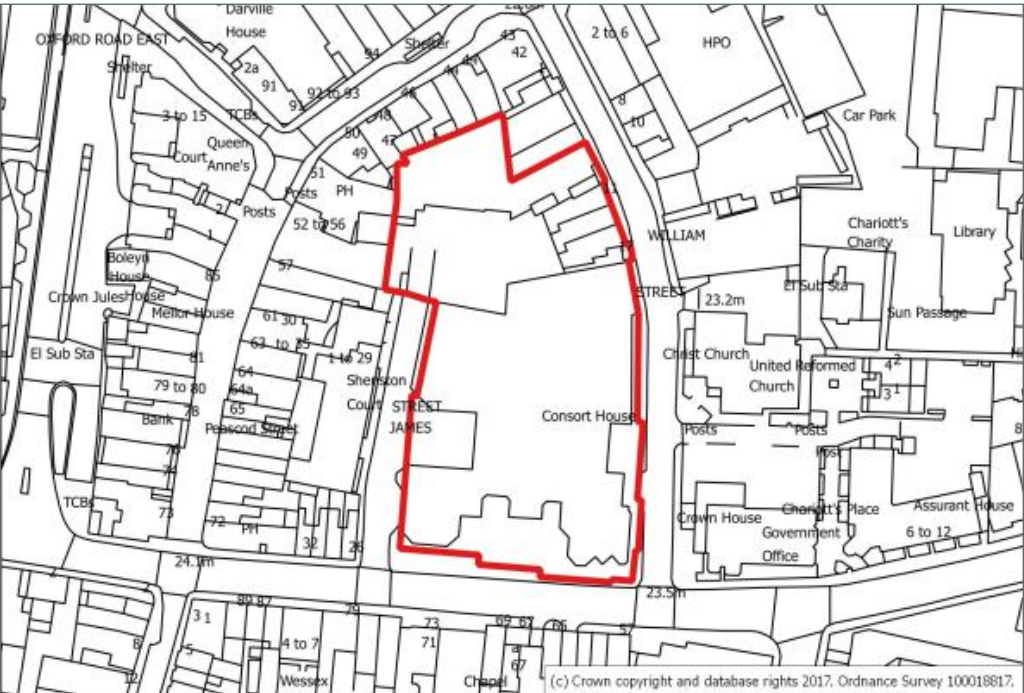
Allocation	► Approximately 130 residential units on Green Belt land
Site size	► 6.20Ha
Requirements	<ul style="list-style-type: none"> <li>► Provide suitable mitigation for development located in Flood Zone 3a</li> <li>► Achieve flood risk betterment on site by moving/reducing the footprint of building, incorporating appropriate flood risk reduction measures and ensuring the Exceptions Test is met</li> <li>► Maintain and enhance the existing tree belt around the perimeter of the site</li> <li>► Designed sensitively to consider long distance views across Summerleaze Lake</li> <li>► Maintain and enhance the existing Public Right of Way</li> <li>► Designed sensitively to conserve biodiversity of the area</li> <li>► Provide an appropriate solution for addressing the possible contamination of the site</li> <li>► Appropriate edge treatment and transition to the countryside</li> <li>► Improve connectivity to leisure/recreational provision at Summerleaze Park</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► Biodiversity</li> <li>► Access</li> <li>► Flooding</li> <li>► Contamination/remediation</li> </ul>

Table HA24 Summerleaze, Summerleaze Road, Maidenhead

D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

HA25: Minton Place, Victoria Street, Windsor



Map 1 HA25 Minton Place, Victoria Street, Windsor

HA25: MINTON PLACE, VICTORIA STREET, WINDSOR	
Allocation	<ul style="list-style-type: none"><li>Approximately 100 residential units as part of a mixed use development on previously developed land</li></ul>
Site size	<ul style="list-style-type: none"><li>0.53Ha</li></ul>
Requirements	<ul style="list-style-type: none"><li>A mix of residential, employment, leisure/tourism and retail uses</li><li>Predominantly retail uses on the ground floor</li><li>Sufficient off-street parking for future occupiers</li><li>Designed sensitively to consider the impact on long distance views across Windsor</li><li>Designed to be of a high quality which supports the character of the Windsor Town Centre Conservation Area</li><li>Designed sensitively to conserve and enhance the setting of nearby listed buildings, particularly on Victoria Street</li><li>Provide pedestrian and cycle access to the site</li><li>Provide improvements to the quality of the public realm</li></ul>
Key considerations	<ul style="list-style-type: none"><li>Heritage</li><li>Access</li><li>Mix of uses</li><li>Design</li><li>Servicing and refuse</li><li>Noise</li></ul>

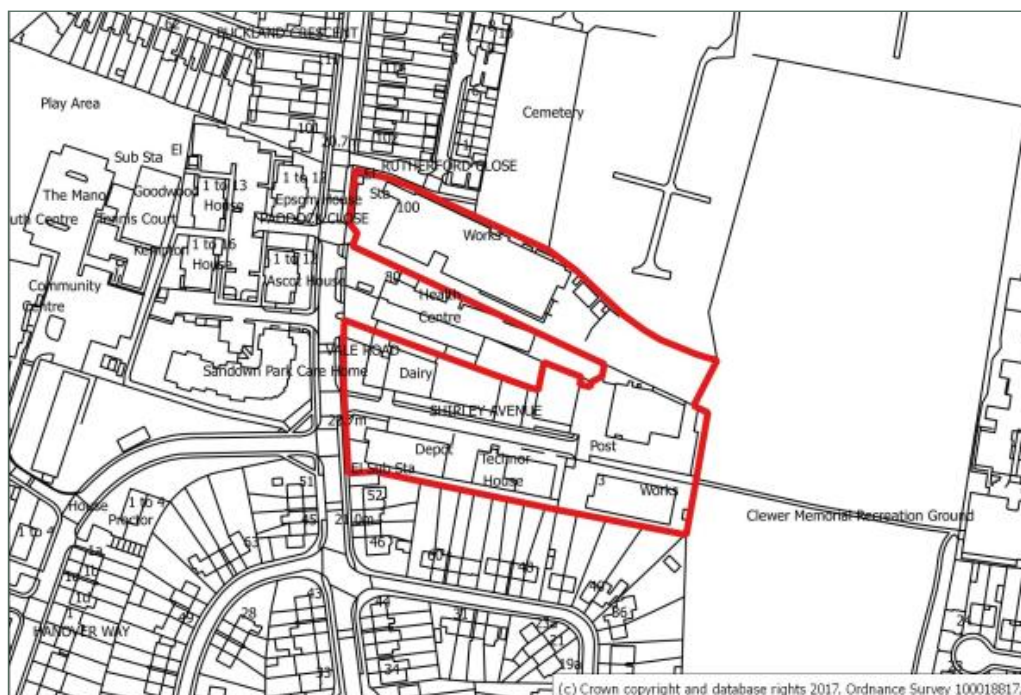
Table HA25 Minton Place, Victoria Street, Windsor



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA26: Shirley Avenue (Vale Road Industrial Estate), Windsor



Shirley Avenue (Vale Road Industrial Estate), Windsor

## HA26: SHIRLEY AVENUE (VALE ROAD INDUSTRIAL ESTATE), WINDSOR

Allocation	<ul style="list-style-type: none"> <li>▶ Approximately 80 residential units as part of a mixed use site on previously developed land</li> </ul>
Site size	<ul style="list-style-type: none"> <li>▶ 1.58Ha</li> </ul>
Requirements	<ul style="list-style-type: none"> <li>▶ Provide public open space on-site</li> <li>▶ Achieve flood risk betterment on site by moving/reducing the footprint of building, incorporating appropriate flood risk reduction measures and ensuring the Exceptions Test is met</li> <li>▶ Retain and enhance pedestrian and cycle access to Clewer Memorial Recreation Ground</li> <li>▶ Designed to be of a high quality</li> <li>▶ Provide pedestrian, cycle and vehicular access onto Vale Road</li> <li>▶ Provide appropriate soft landscaping</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>▶ Potential contamination and remediation</li> <li>▶ Flood risk</li> <li>▶ Access</li> <li>▶ Design</li> <li>▶ Community facility</li> <li>▶ Noise</li> </ul>

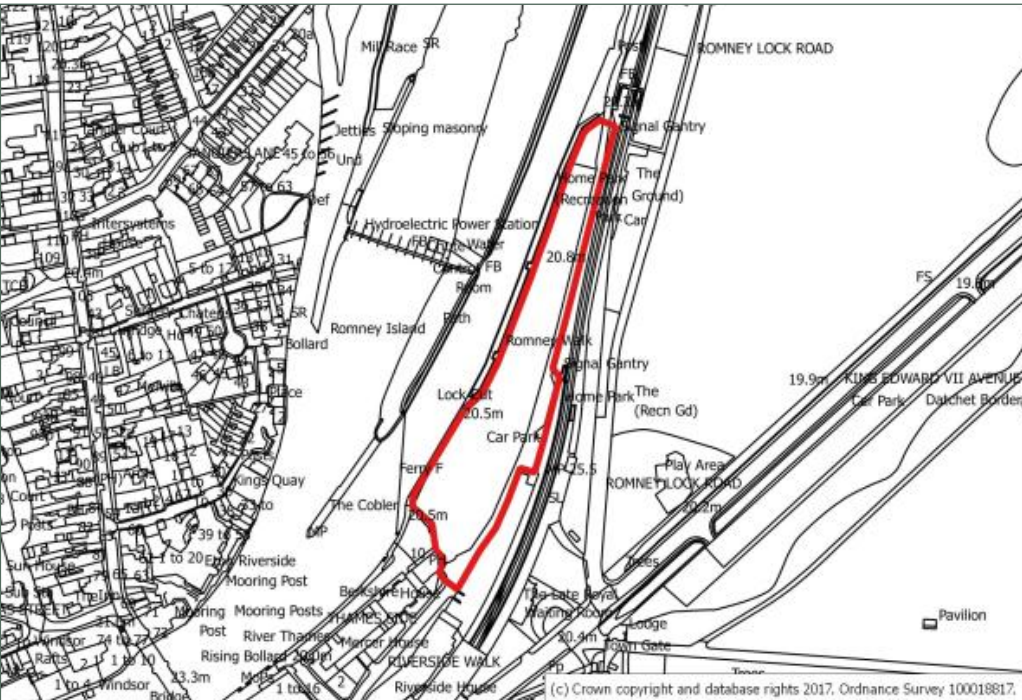
Table HA26 Shirley Avenue (Vale Road Industrial Estate), Windsor



D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

HA28: Windsor and Eton Riverside Station Car Park



Windsor and Eton Riverside Station Car Park

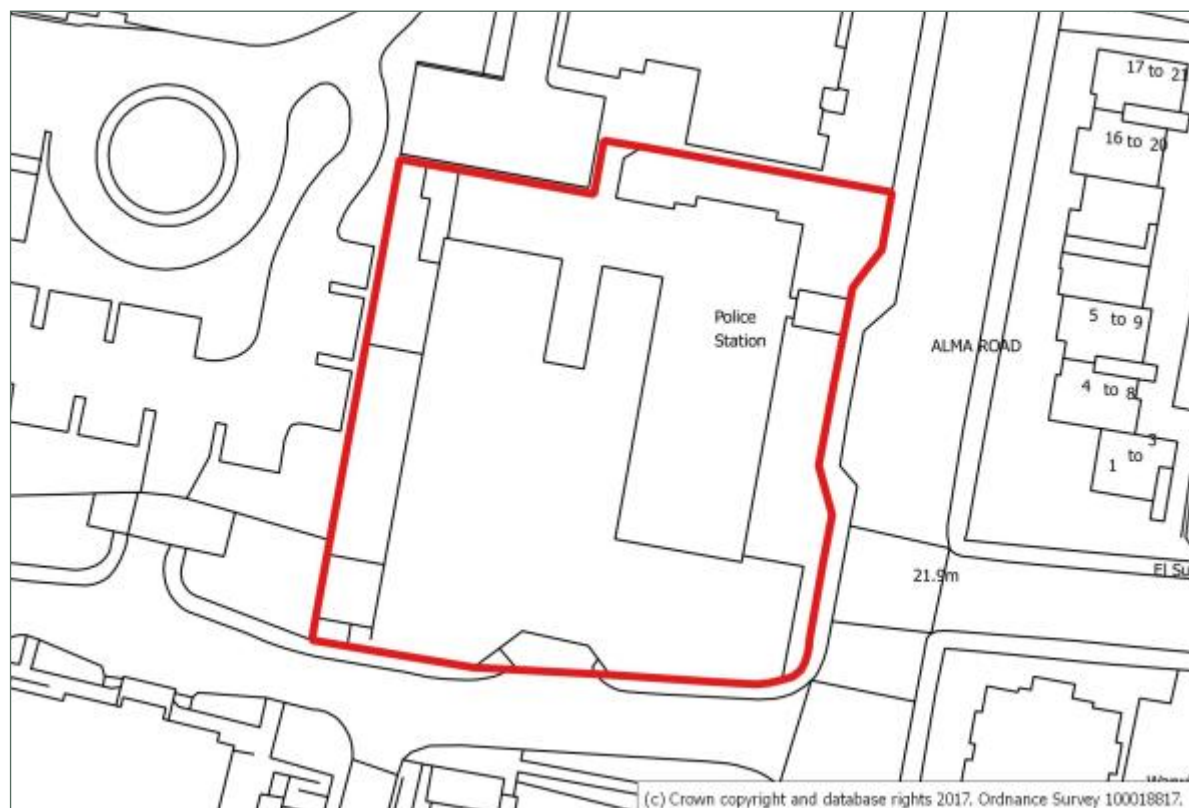
HA28: WINDSOR AND ETON RIVERSIDE STATION CAR PARK	
Allocation	► Approximately 30 residential units on previously developed land
Site size	► 0.86Ha
Requirements	<div>► Retain or reprovide car parking</div> <div>► Designed sensitively to consider the impact on long distance views, including from the River Thames</div> <div>► Designed to be of a high quality which supports the character and function of Windsor, and the Town Centre Conservation Area</div> <div>► Designed to be sensitive to the scale and heights of existing properties around the site, and its location in Windsor</div> <div>► Retain trees along river frontage to provide a green corridor along the River Thames</div>
Key considerations	<div>► Heritage</div> <div>► Design</div> <div>► Flooding</div> <div>► Noise</div> <div>► Operational railway</div> <div>► Access to the River Thames and Thames Path</div>

Table HA28 Windsor and Eton Riverside Station car park

## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA29: Windsor Police Station, Alma Road, Windsor



HA29 Windsor Police Station, Alma Road, Windsor

## HA29: WINDSOR POLICE STATION

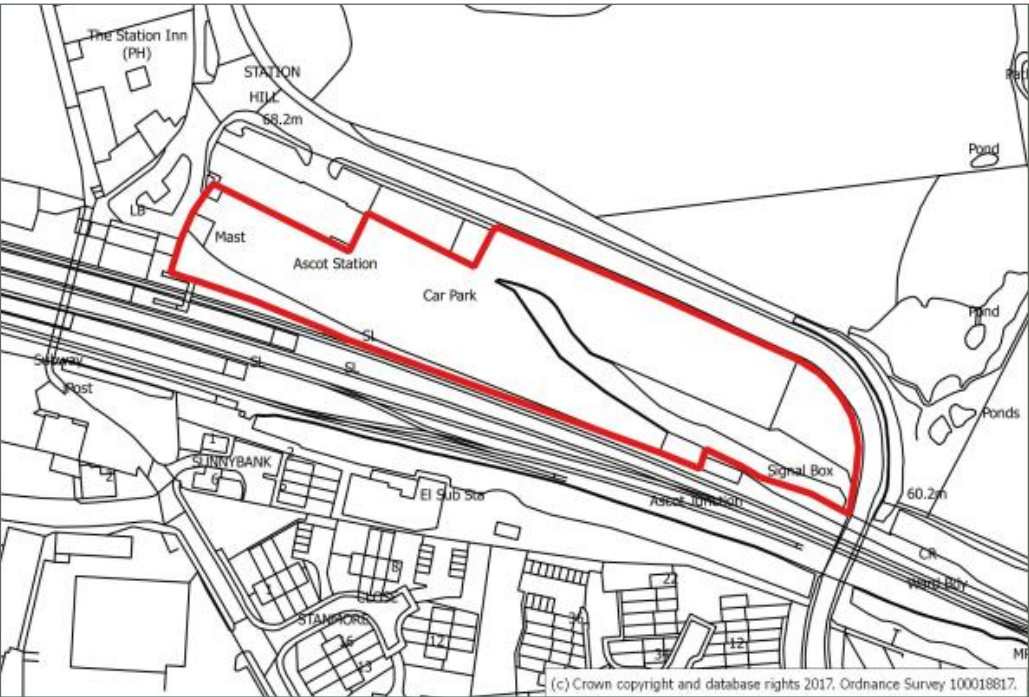
Allocation	► Approximately 35 residential units on previously developed land
Site size	► 0.32Ha
Requirements	<ul style="list-style-type: none"> <li>► Provide appropriate green landscaping to the Alma Road frontage</li> <li>► Designed sensitively to conserve and enhance the setting of the nearby Inner Windsor Conservation Area, the Trinity Place and Clarence Crescent Conservation Area, and associated listed and important non-listed buildings</li> <li>► Designed to be of high quality</li> <li>► Retain the valuable trees in proximity to the south west boundary</li> <li>► Pedestrian and cycle links to Recreation Ground</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► Access</li> <li>► Trees and hedgerows</li> <li>► Heritage</li> <li>► Noise</li> </ul>

Table HA29 Windsor Police Station

D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

HA30: Ascot Station Car Park



Map HA30 Ascot Station Car Park

HA30: ASCOT STATION CAR PARK	
Allocation	<ul style="list-style-type: none"><li>▶ Approximately 35 residential units on previously developed Green Belt land</li><li>▶ Car parking</li></ul>
Site size	<ul style="list-style-type: none"><li>▶ 1.14Ha</li></ul>
Requirements	<ul style="list-style-type: none"><li>▶ Provide an increase in the amount of public car parking currently available</li><li>▶ A financial contribution to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England</li><li>▶ Retain mature trees where possible</li><li>▶ Designed sensitively to enhance the gateway into Ascot</li><li>▶ Provide improvements to the quality of the public realm</li><li>▶ Enhanced pedestrian and cycle access into and through the station from Station Hill</li><li>▶ Designed sensitively to consider the impact on long distance views</li><li>▶ Provide appropriate mitigation measure to address the impact on noise and air quality from the railway so to protect residential amenity</li></ul>
Key considerations	<ul style="list-style-type: none"><li>▶ Car parking</li><li>▶ Noise</li><li>▶ Railway station access</li></ul>

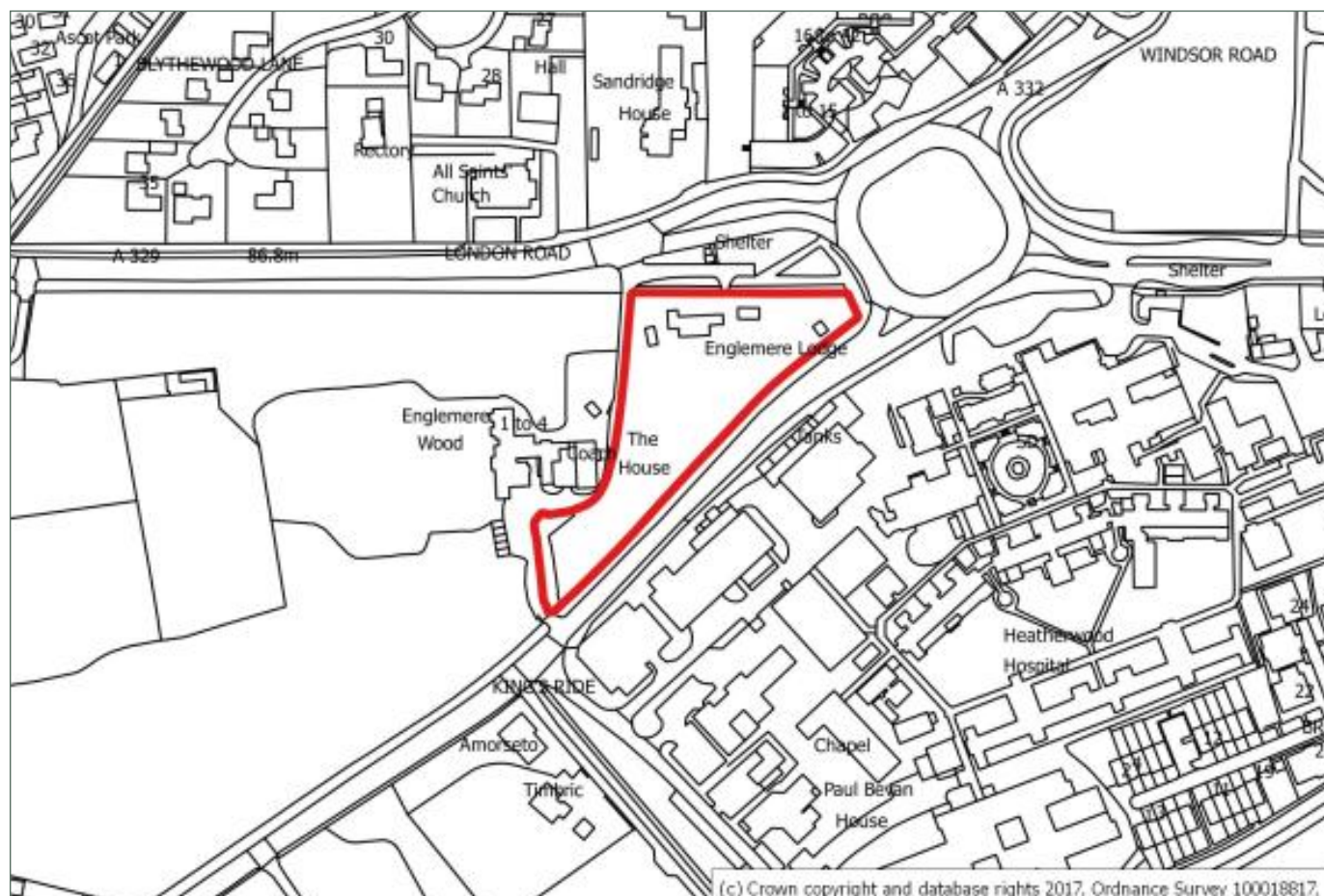
Table HA30 Ascot Station Car Park



## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA31: Englemere Lodge, London Road, Ascot



HA31 Englemere Lodge, London Road, Ascot

#### HA31: ENGLEMERE LODGE, LONDON ROAD, ASCOT

Allocation	► Approximately 10 residential units on Green Belt land
Site size	► 0.65Ha
Requirements	<ul style="list-style-type: none"> <li>► Retain valuable trees where possible, particularly at site boundaries</li> <li>► Designed sensitively to enhance the gateway into Ascot</li> <li>► Designed to be of a high quality which supports the character of Ascot</li> <li>► Designed sensitively to consider the impact on long distance views, including from surrounding highways</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► Trees</li> <li>► Design</li> <li>► Access</li> <li>► Noise</li> </ul>

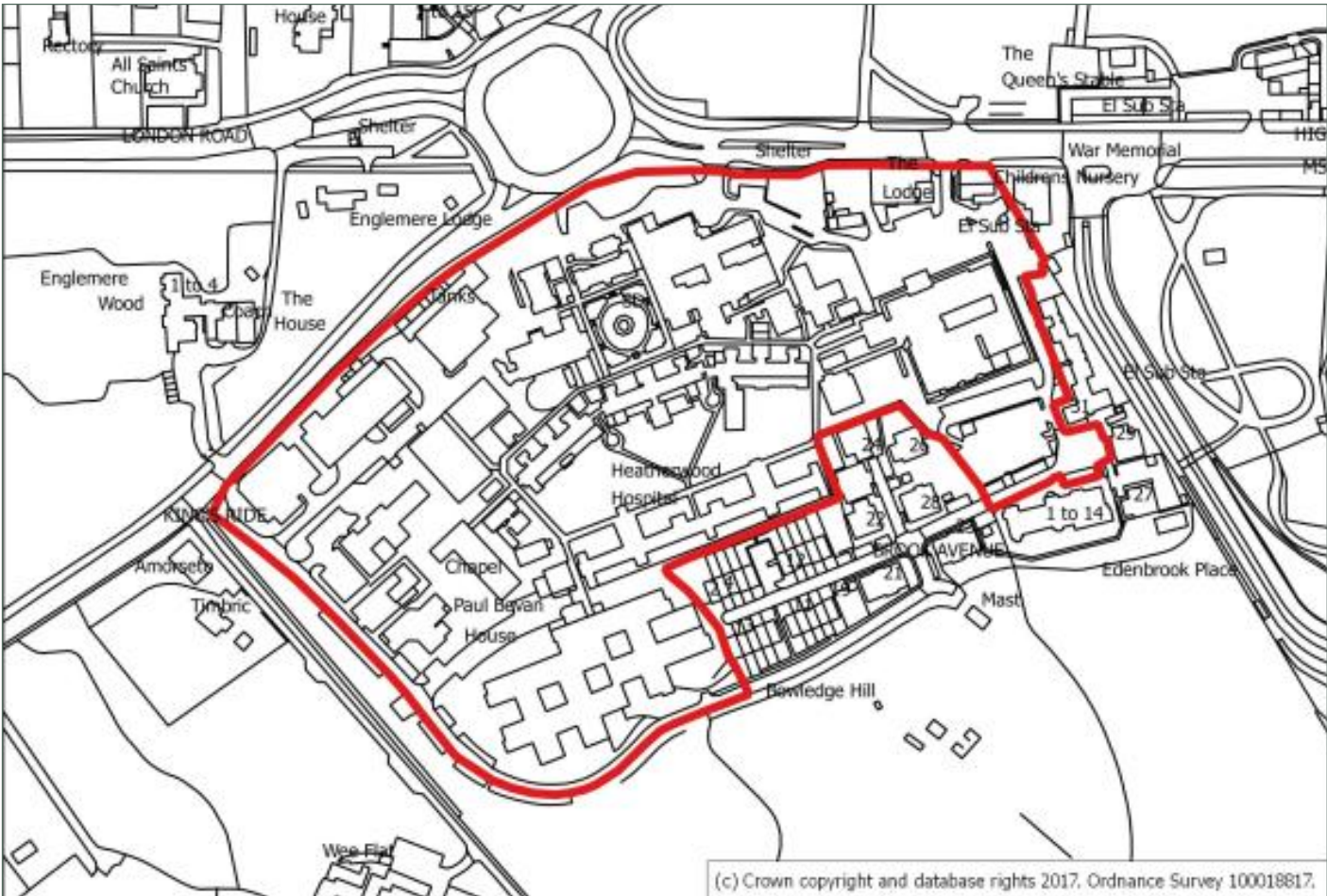
Table HA31 Englemere Lodge, London Road, Ascot



**D HOUSING SITE ALLOCATION PROFORMAS**

**Housing Site Allocation**

HA32: Heatherwood Hospital, Ascot



HA32 Heatherwood Hospital, Ascot

HA32: HEATHERWOOD HOSPITAL, ASCOT	
Allocation	▶ Approximately 250 residential units (in addition to retained health use) on previously developed Green Belt land
Site size	▶ 6.95Ha

## HA32: HEATHERWOOD HOSPITAL, ASCOT

Requirements	<ul style="list-style-type: none"> <li>► Provision in perpetuity of on site bespoke SANG to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England. Requirements include a contribution towards Strategic Access Management and Monitoring and any other measures to satisfy the Habitat Regulations</li> <li>► Provision of hospital facilities</li> <li>► Provision of on site public open space in accordance with standards</li> <li>► Provide a landscape buffer to the woodland south of the site</li> <li>► Designed sensitively to conserve biodiversity of the area</li> <li>► Enhance the setting of the Scheduled Ancient Monument by a landscape buffer</li> <li>► Provide pedestrian and cycle access into and through the site</li> <li>► Ensure vehicular access utilises the existing junctions on Kings Road and High Street</li> <li>► Provide an appropriate solution for addressing the possible contamination of the site</li> <li>► Provide appropriate mitigation measures to address the impacts of noise from Kings Ride and High Street so to protect residential amenity</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► Biodiversity</li> <li>► Heritage</li> <li>► Health facilities</li> <li>► SANG</li> <li>► Trees</li> <li>► Topography</li> <li>► Access</li> <li>► Rights of Way Improvement Plan</li> </ul>

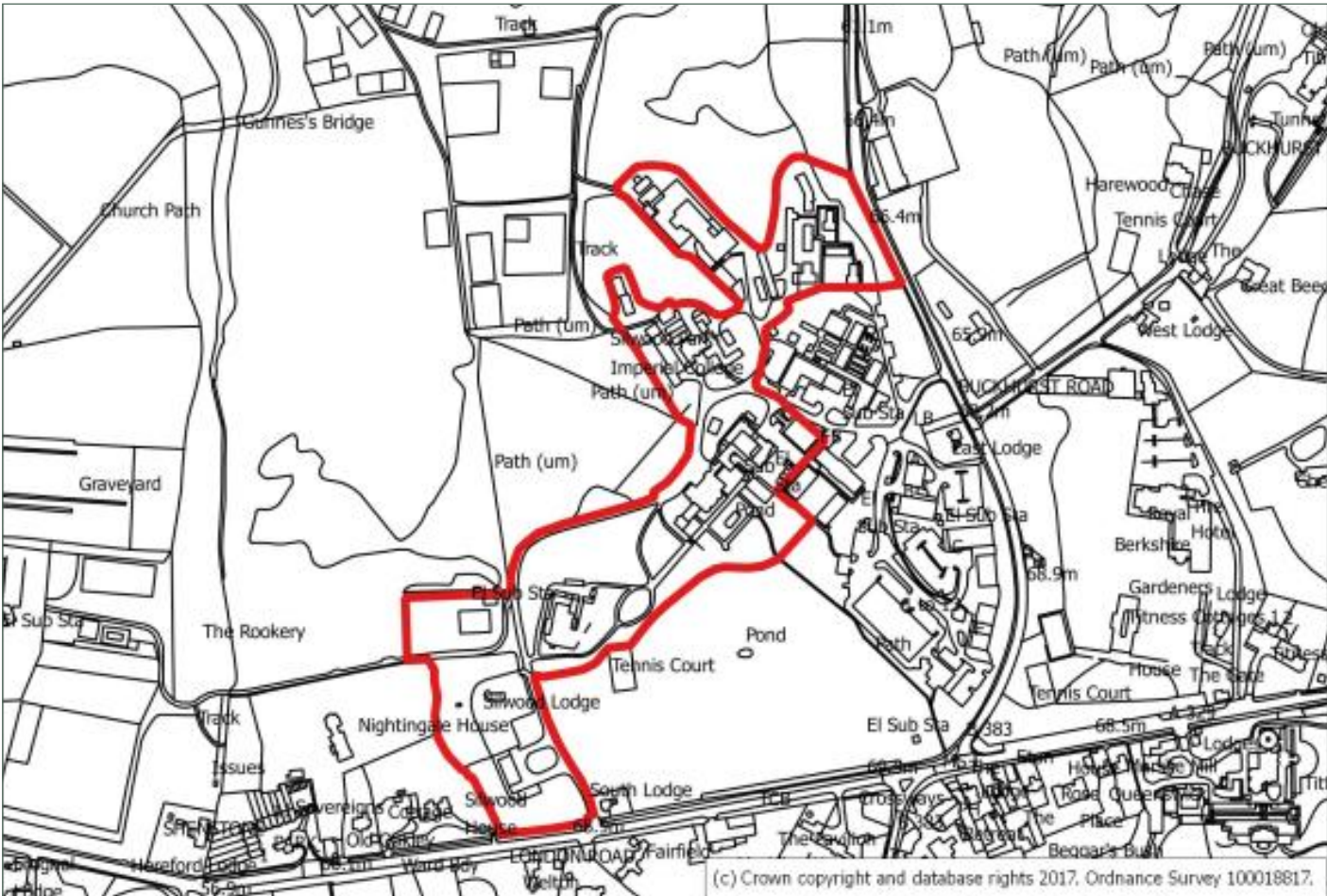
Table HA32 Heatherwood Hospital, London Road, Ascot



**D HOUSING SITE ALLOCATION PROFORMAS**

**Housing Site Allocation**

HA33:    Silwood Park, Sunningdale



HA33 Silwood Park

HA33: SILWOOD PARK, SUNNINGDALE	
Allocation	▶ Approximately 75 residential units on Green Belt land
Site size	▶ 7.12Ha

**HA33: SILWOOD PARK, SUNNINGDALE**

<b>Requirements</b>	<ul style="list-style-type: none"> <li>▶ Conservation Management Plan</li> <li>▶ Retain valuable trees where possible, particularly at site boundaries</li> <li>▶ Provision in perpetuity of strategic on site bespoke SANG to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England. Requirements include a contribution towards Strategic Access Management and Monitoring and any other measures to satisfy the Habitat Regulations</li> <li>▶ Designed sensitively to conserve biodiversity of the area</li> <li>▶ Designed sensitively to conserve and enhance the setting of listed buildings and non designated heritage assets</li> <li>▶ Appropriate edge treatment and transition to the countryside</li> <li>▶ Provide pedestrian and cycle links through the site to improve connectivity and new bridleway</li> </ul>
<b>Key considerations</b>	<ul style="list-style-type: none"> <li>▶ Ecology/protected species</li> <li>▶ SANG</li> <li>▶ Design</li> <li>▶ Ancient woodland</li> <li>▶ Heritage</li> <li>▶ Rights of Way Improvement Plan</li> <li>▶ Contamination</li> <li>▶ Notifiable hazard zone</li> </ul>

Table HA33 Silwood Park

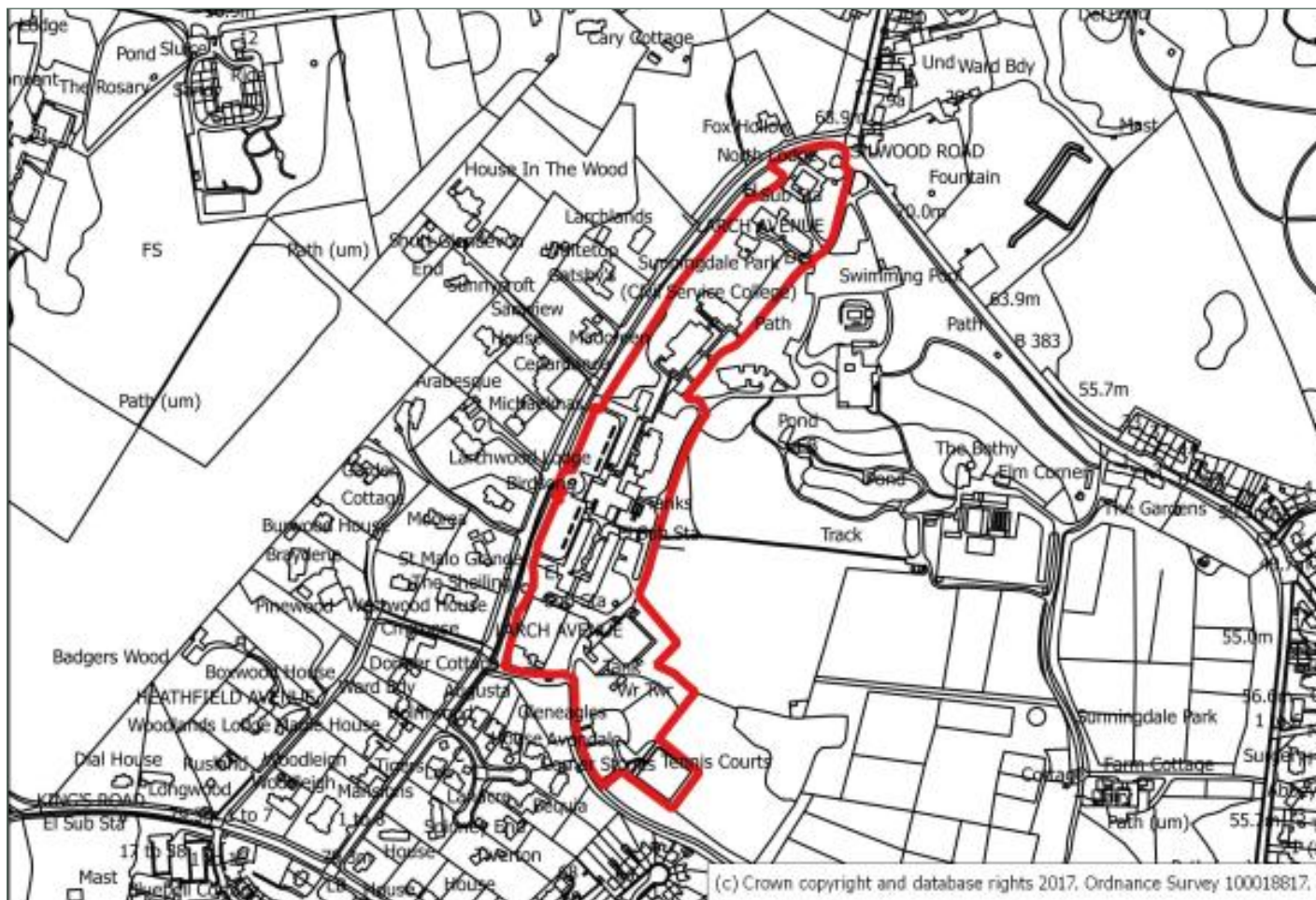




## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA34: Sunningdale Park, Sunningdale



HA34 Sunningdale Park, Sunningdale

## HA34: SUNNINGDALE PARK, SUNNINGDALE

Allocation	▶ Approximately 230 residential units which may include specialist accommodation for older people on Green Belt land
Site size	▶ 4.83Ha



**HA34: SUNNINGDALE PARK, SUNNINGDALE**

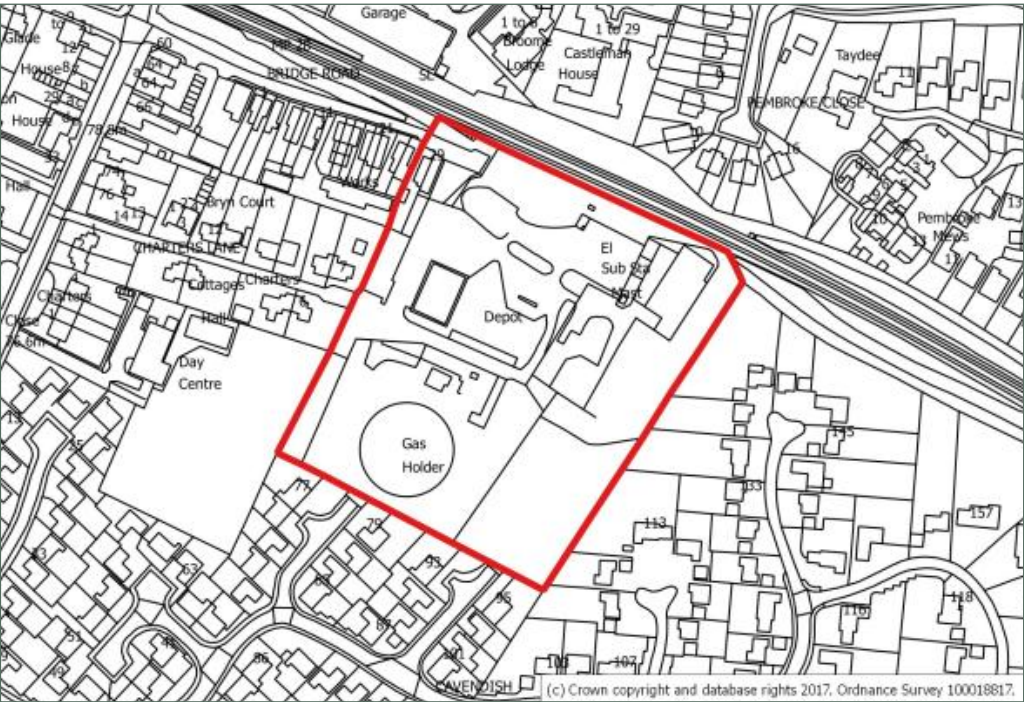
<b>Requirements</b>	<ul style="list-style-type: none"> <li>▶ Heritage Management Plan</li> <li>▶ Provision in perpetuity of on site bespoke SANG to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England. Requirements include a contribution towards Strategic Access Management and Monitoring and any other measures to satisfy the Habitat Regulations.</li> <li>▶ Designed sensitively to conserve and where possible enhance the biodiversity of the area</li> <li>▶ Designed sensitively to preserve and enhance the setting of listed buildings and non designated heritage assets</li> <li>▶ Retain mature trees and hedgerows</li> <li>▶ Enhance the setting of the historic park and garden of Sunningdale Park</li> <li>▶ Enhance the setting of the Grade II Listed Northcote House</li> <li>▶ Provide pedestrian and cycle access from Larch Avenue and new routes through the site to Sunningdale village and Sunningdale Railway Station</li> </ul>
<b>Key considerations</b>	<ul style="list-style-type: none"> <li>▶ Biodiversity</li> <li>▶ Heritage</li> <li>▶ Ecology/protected species</li> <li>▶ Trees/ancient woodland</li> <li>▶ Topography</li> <li>▶ Access</li> <li>▶ Rights of Way Improvement Plan</li> <li>▶ Notifiable hazard zone</li> </ul>



D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

HA35: Gas holder site, Bridge Road, Sunninghill



HA35 Gas holder site, Bridge Road, Sunninghill

HA35: GAS HOLDER SITE, BRIDGE ROAD, SUNNINGHILL	
Allocation	► Approximately 53 residential units on previously developed land
Site size	► 2.41Ha
Requirements	<div>► Retain existing mature trees</div> <div>► Provide appropriate mitigation measure to address the impact of noise and air quality from the railway</div> <div>► Preserve and enhance the green corridor adjacent to the railway line</div> <div>► Provide an appropriate solution for addressing the possible contamination of the site</div> <div>► Enhance vehicular access to Bridge Road and High Street</div> <div>► Provide pedestrian and cycle access to Bridge Road and High Street</div> <div>► Designed sensitively to conserve biodiversity of the area</div>
Key considerations	<div>► Access</div> <div>► Contamination</div> <div>► Trees</div> <div>► Topography</div> <div>► Noise</div>

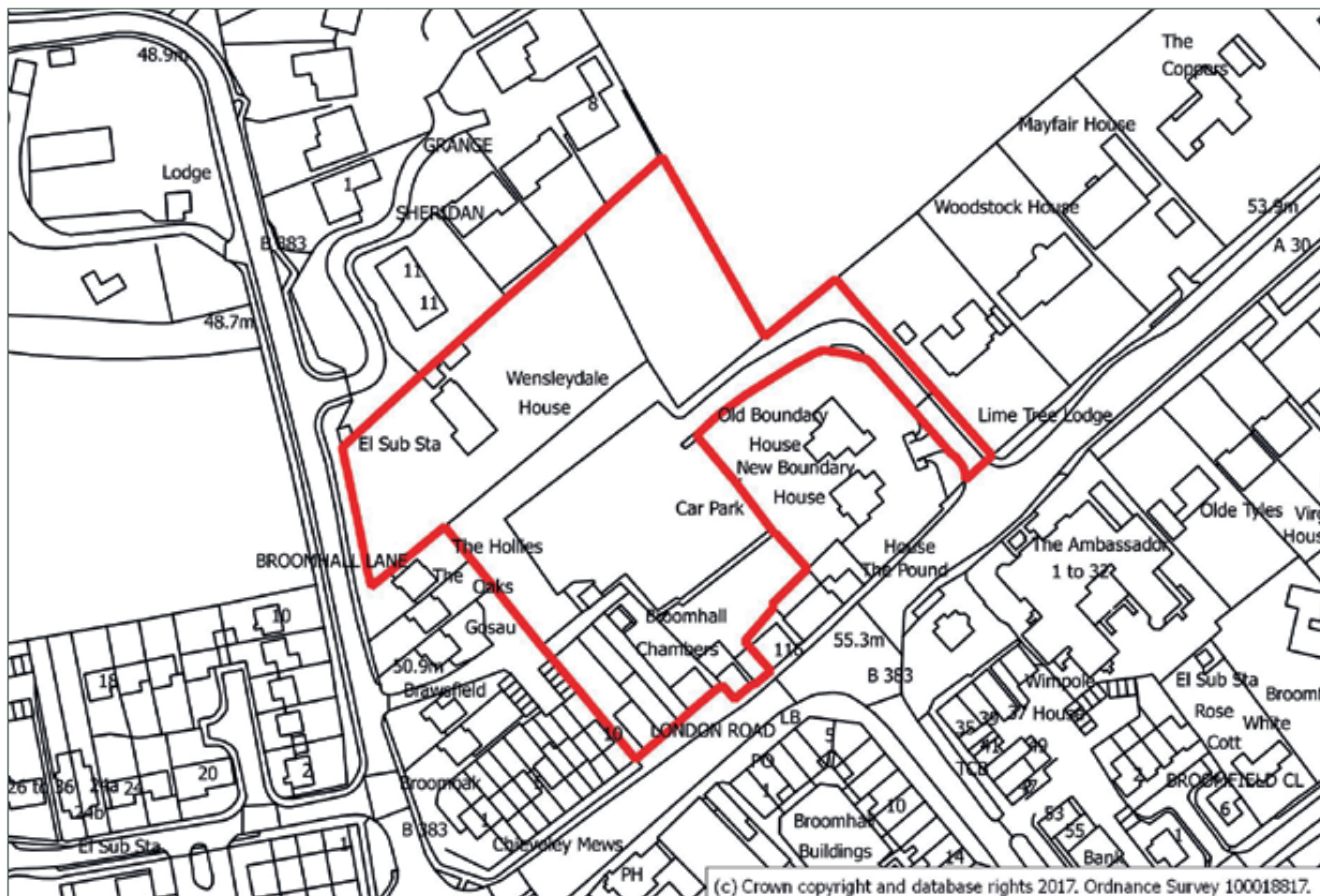
Table HA35 Gas holder site, Bridge Road, Sunninghill



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA36: Broomhall Car Park, Sunningdale



## HA36 Broomhall Car Park, Sunningdale

## HA36: BROOMHALL CAR PARK, SUNNINGDALE

Allocation	► Approximately 28 residential units on previously developed land
Site size	► 1.36Ha



**HA36: BROOMHALL CAR PARK, SUNNINGDALE**

<b>Requirements</b>	<ul style="list-style-type: none"><li>▶ Provide an increase in the amount of public car parking currently available, over and above that which may be required to serve any new residential or employment floorspace</li><li>▶ A financial contribution to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England</li><li>▶ Ensure predominantly small retail units fronting London Road with no net loss of retail floorspace</li><li>▶ Enhanced vehicular access</li><li>▶ Improved pedestrian and cycle access into and through the site, including enhanced crossing facilities on London Road</li><li>▶ Designed to be of a high quality which supports the character and function of the area</li><li>▶ Designed sensitively to take account of views of the site from Chobham Road (B383)</li><li>▶ Retain mature trees located on the north west boundary of the site</li></ul>
<b>Key considerations</b>	<ul style="list-style-type: none"><li>▶ Car parking</li><li>▶ Highways access</li><li>▶ Existing mature trees</li><li>▶ Character and appearance of Sunningdale</li></ul>

Table HA36 Broomhall Car Park, Sunningdale

## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA37: White House, London Road, Ascot



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HA37: White House, London Road, Ascot

## HA37: WHITE HOUSE, LONDON ROAD, ASCOT

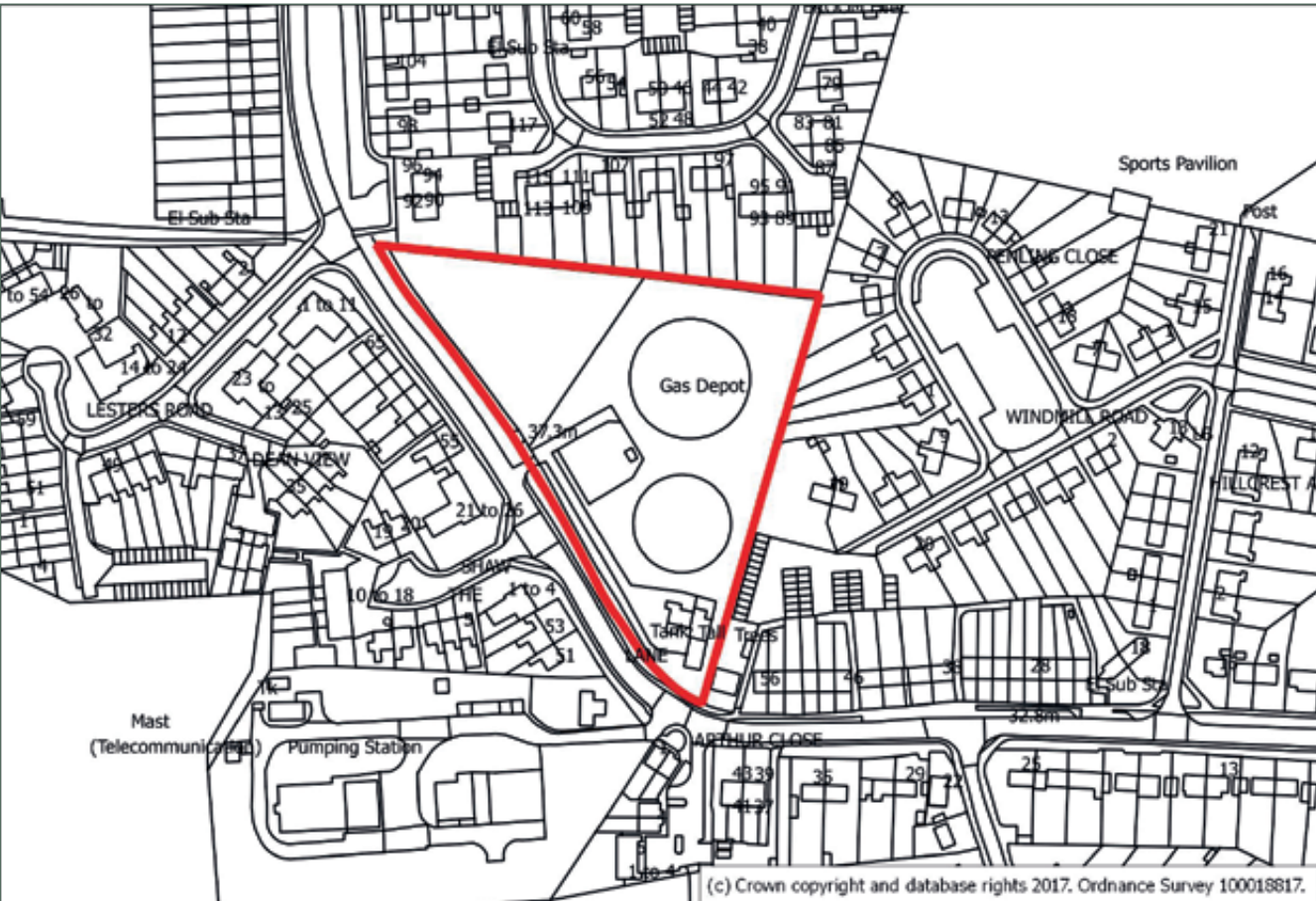
Allocation	► Approximately 10 residential units on residential garden land
Site size	► 0.82Ha
Requirements	<ul style="list-style-type: none"> <li>► Retain valuable trees where possible, particularly at site boundaries</li> <li>► Designed to be of a high quality which supports the character of the area</li> <li>► Pedestrian and cycle links to village centre</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► Design</li> <li>► Topography</li> <li>► Trees</li> <li>► Access</li> </ul>

Table HA37 White House, London Road, Ascot

**D HOUSING SITE ALLOCATION PROFORMAS**

**Housing Site Allocation**

HA38: Cookham Gas holder, Whyteladyes Lane, Cookham



HA38 Cookham gas holder, Whyteladyes Lane, Cookham

HA38: COOKHAM GAS HOLDER, WHYTELADYES LANE, COOKHAM	
Allocation	► Approximately 40 residential units on previously developed land
Site size	► 1.25Ha
Requirements	<div>► Provide an appropriate solution for addressing the possible contamination of the site</div> <div>► Retain mature trees and hedgerows where possible</div> <div>► Provide vehicular, cycle and pedestrian access onto Whyteladyes Lane</div> <div>► Appropriate relationship to adjoining land uses</div> <div>► Improve connectivity to local facilities in Cookham Rise</div>
Key considerations	<div>► Contamination</div> <div>► Gas infrastructure</div> <div>► Topography</div> <div>► Surface water flooding</div>

Table HA38 Cookham gas holder, Whyteladyes Lane, Cookham Rise

## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA39: Land east of Strande Park, Cookham



HA39 Land east of Strande Park, Cookham

#### HA39: LAND EAST STRANDE PARK, COOKHAM

Allocation	► Approximately 20 residential units on Green Belt land
Site size	► 0.90Ha
Requirements	► Appropriate edge treatment and transition to the countryside ► Retain valuable trees where possible, particularly at site boundaries
Key considerations	► Scale of development

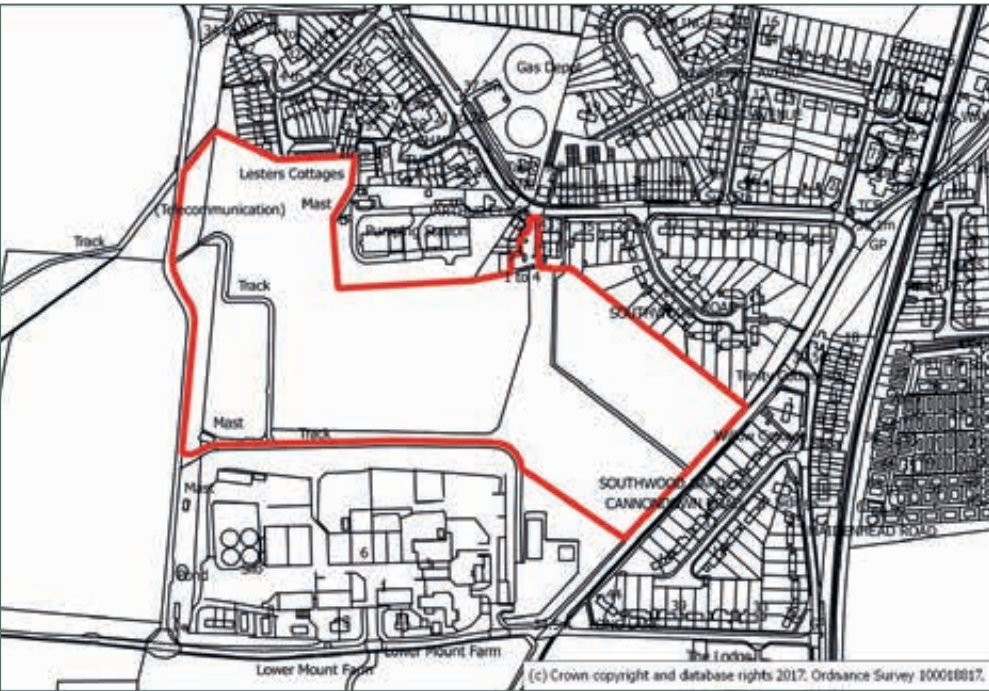
Table HA39 Land east of Strande Park, Cookham



D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

HA40: Land north of Lower Mount Farm, Long Lane, Cookham



HA40 Land north of Lower Mount Farm, Long Lane, Cookham

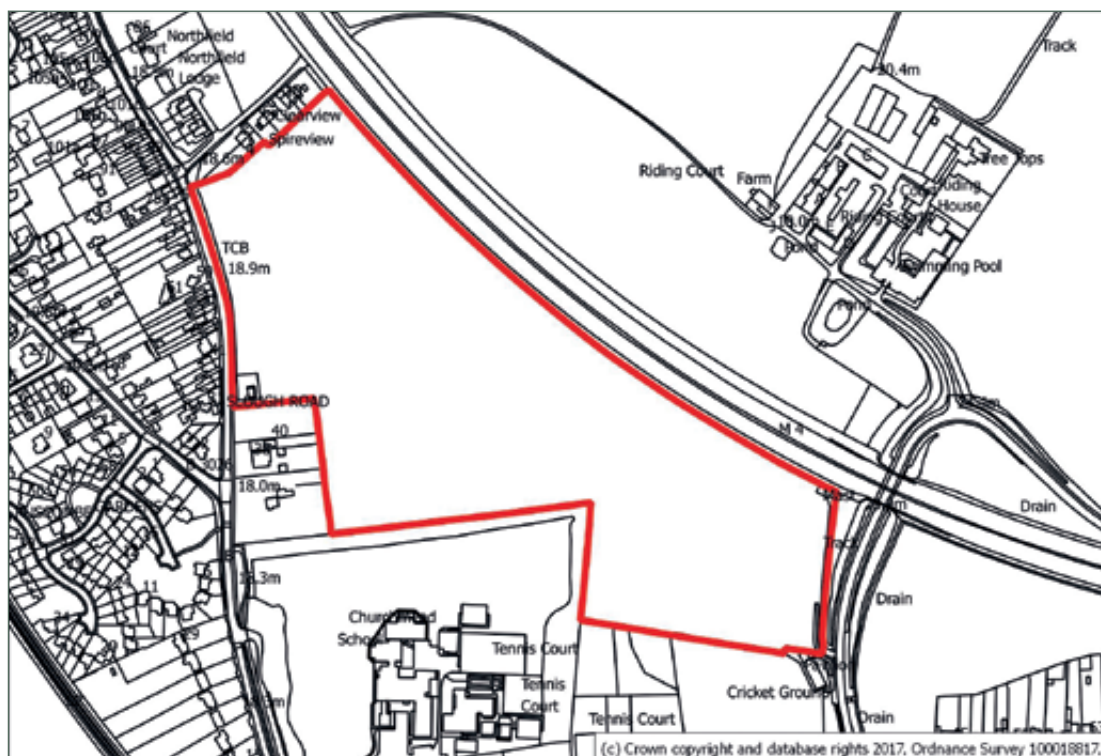
HA40: LAND NORTH OF LOWER MOUNT FARM, LONG LANE, COOKHAM	
Allocation	▶ Approximately 200 residential units on Green Belt land
Site size	▶ 8.78Ha
Requirements	<div>▶ Appropriate edge treatment and transition to the countryside</div> <div>▶ Provide pedestrian and cycle links through the site to improve connectivity</div> <div>▶ Provide appropriate mitigation measures to address the impacts of noise to protect residential amenity</div> <div>▶ Designed to be of a high quality which supports and enhances local character</div> <div>▶ Play provision and informal open space</div> <div>▶ Connect to Public Rights of Way network</div> <div>▶ Opportunities for structural planting</div>
Key considerations	<div>▶ Topography</div> <div>▶ Landscape</div> <div>▶ Access</div> <div>▶ Provision of health/community facilities</div> <div>▶ Relationship to adjoining land uses</div> <div>▶ Surface water flooding</div> <div>▶ Biodiversity</div>

Table HA40 Land north of Lower Mount Farm, Long Lane, Cookham

## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA41: Land north and east of Churchmead Secondary School, Priory Road, Datchet



HA41 Land north and east of Churchmead School, Datchet

## HA41: LAND NORTH AND EAST OF CHURCHMEAD SECONDARY SCHOOL, PRIORY ROAD, DATCHET

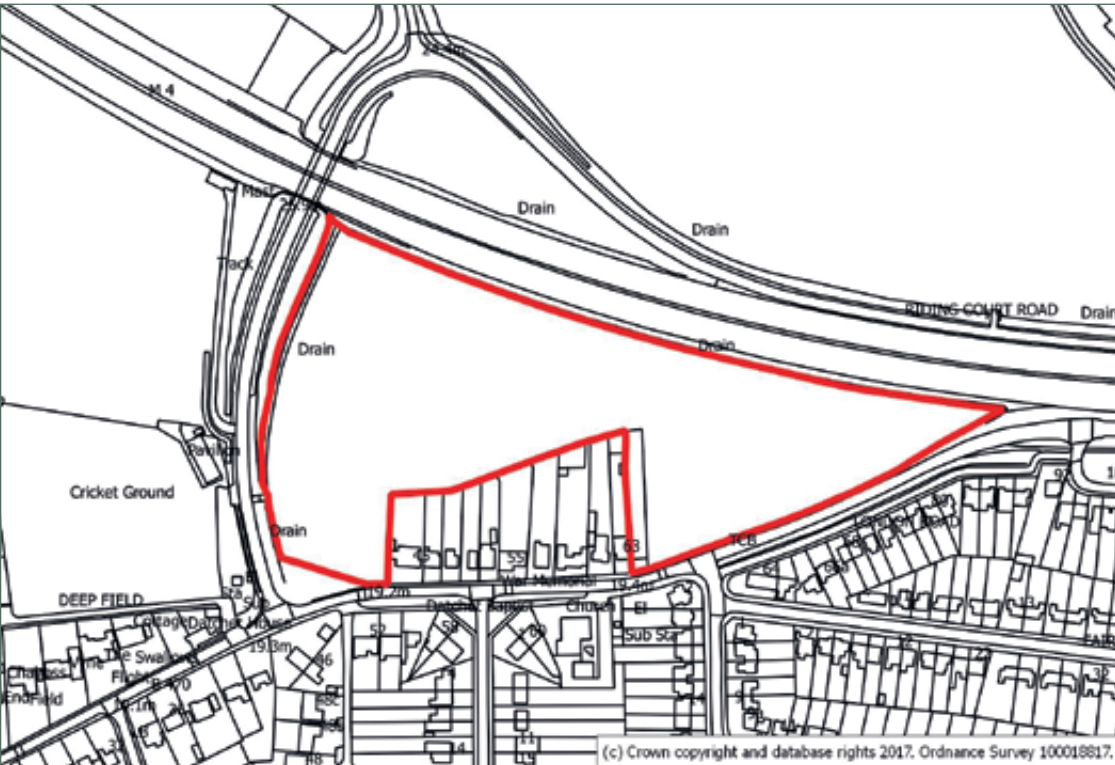
Allocation	<ul style="list-style-type: none"> <li>▶ Approximately 175 residential units as part of a mixed use scheme on Green Belt land</li> <li>▶ Educational facilities that may include an extension to Churchmead Secondary School or relocation of other educational facilities</li> </ul>
Site size	▶ 11.71Ha
Requirements	<ul style="list-style-type: none"> <li>▶ Designed sensitively to consider the impact on long distance views</li> <li>▶ Provide pedestrian and cycle links through the site to improve connectivity</li> <li>▶ Designed to be of a high quality which supports the character and function of the area</li> <li>▶ Retain valuable trees where possible, particularly at site boundaries</li> <li>▶ Provide appropriate mitigation measures to address the impacts of noise to protect residential amenity</li> <li>▶ Provide on site open space and play facilities</li> <li>▶ Provide improve linkages to village centre</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>▶ Heritage</li> <li>▶ Noise</li> </ul>

Table HA41 Land north and east of Churchmead School, Datchet

**D HOUSING SITE ALLOCATION PROFORMAS**

**Housing Site Allocation**

HA42: Land at Slough Road/Riding Court Road, Datchet



HA42 Land at Slough Road/Riding Court Road, Datchet

HA42: LAND AT SLOUGH ROAD AND RIDING COURT ROAD, DATCHET	
Allocation	▶ Approximately 150 residential units on Green Belt land
Site size	▶ 3.92Ha
Requirements	<div>▶ Designed sensitively to consider the impact on long distance views</div> <div>▶ Provide pedestrian and cycle links through the site to improve connectivity</div> <div>▶ Designed to be of a high quality which supports the character and function of the area</div> <div>▶ Retain valuable trees where possible, particularly at site boundaries</div> <div>▶ Appropriate treatment to boundaries with adjoining land uses</div> <div>▶ Provision of on-site open space and play facilities</div> <div>▶ Provide improve linkages to village centre</div>
Key considerations	<div>▶ Flooding</div> <div>▶ Opportunity to link Slough Road and Riding Court Road</div> <div>▶ Heritage</div> <div>▶ Air quality</div> <div>▶ Noise</div>

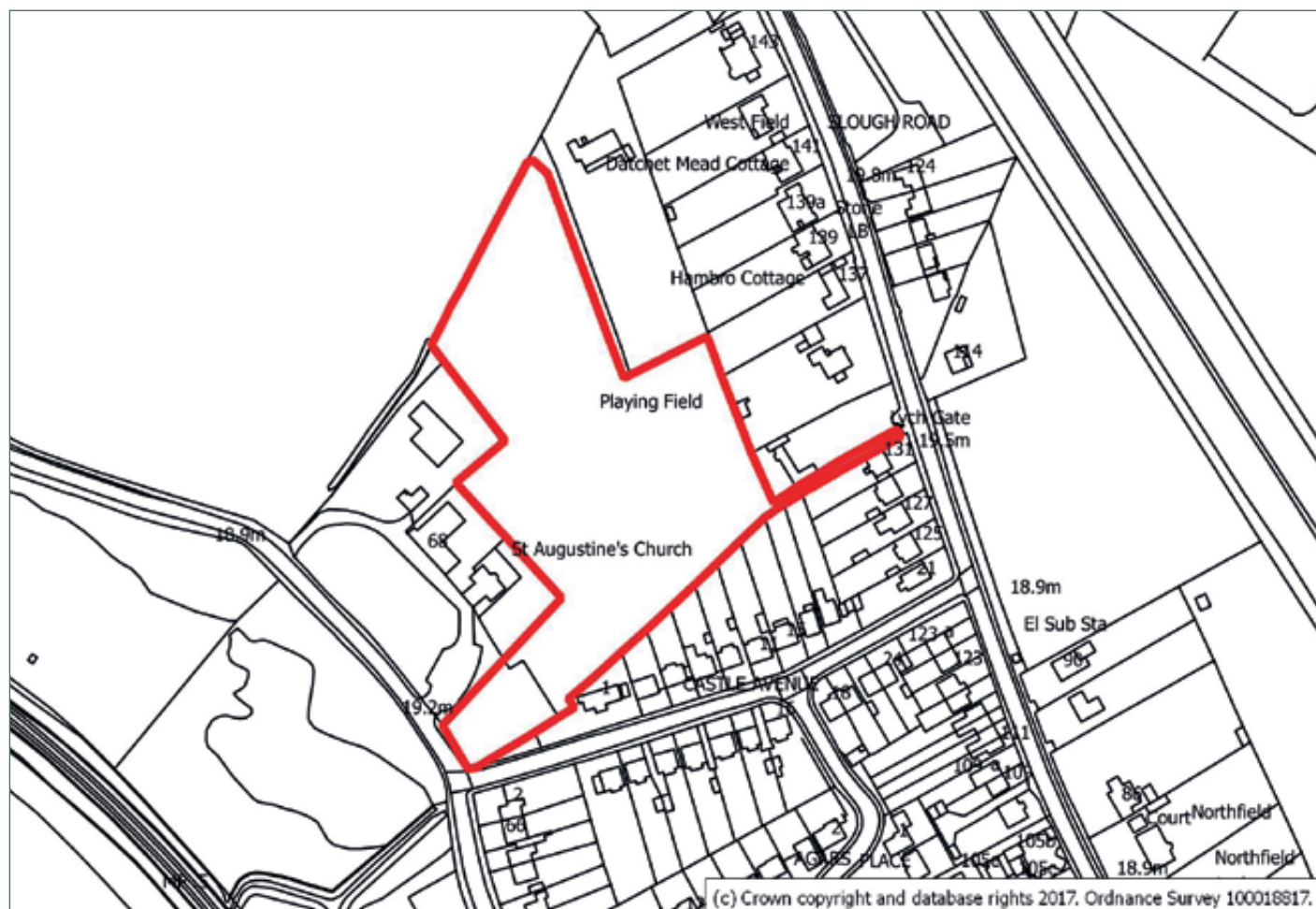
Table HA42 Land at Slough Road/Riding Court Road, Datchet



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA43: Land north of Eton Road adjacent to St Augustine's Church, Datchet



HA43 Land north of Eton Road, adjacent to St Augustine's Church, Datchet

## HA43: LAND NORTH OF ETON ROAD ADJACENT TO ST AUGUSTINE'S CHURCH, DATCHET

Allocation	► Approximately 35 residential units on Green Belt land
Site size	► 1.63Ha
Requirements	► Appropriate edge treatment and transition to the countryside ► Designed to be of a high quality which supports the character of the area ► Retain valuable trees where possible, particularly at site boundaries
Key considerations	► Design ► Access ► Noise ► Flooding

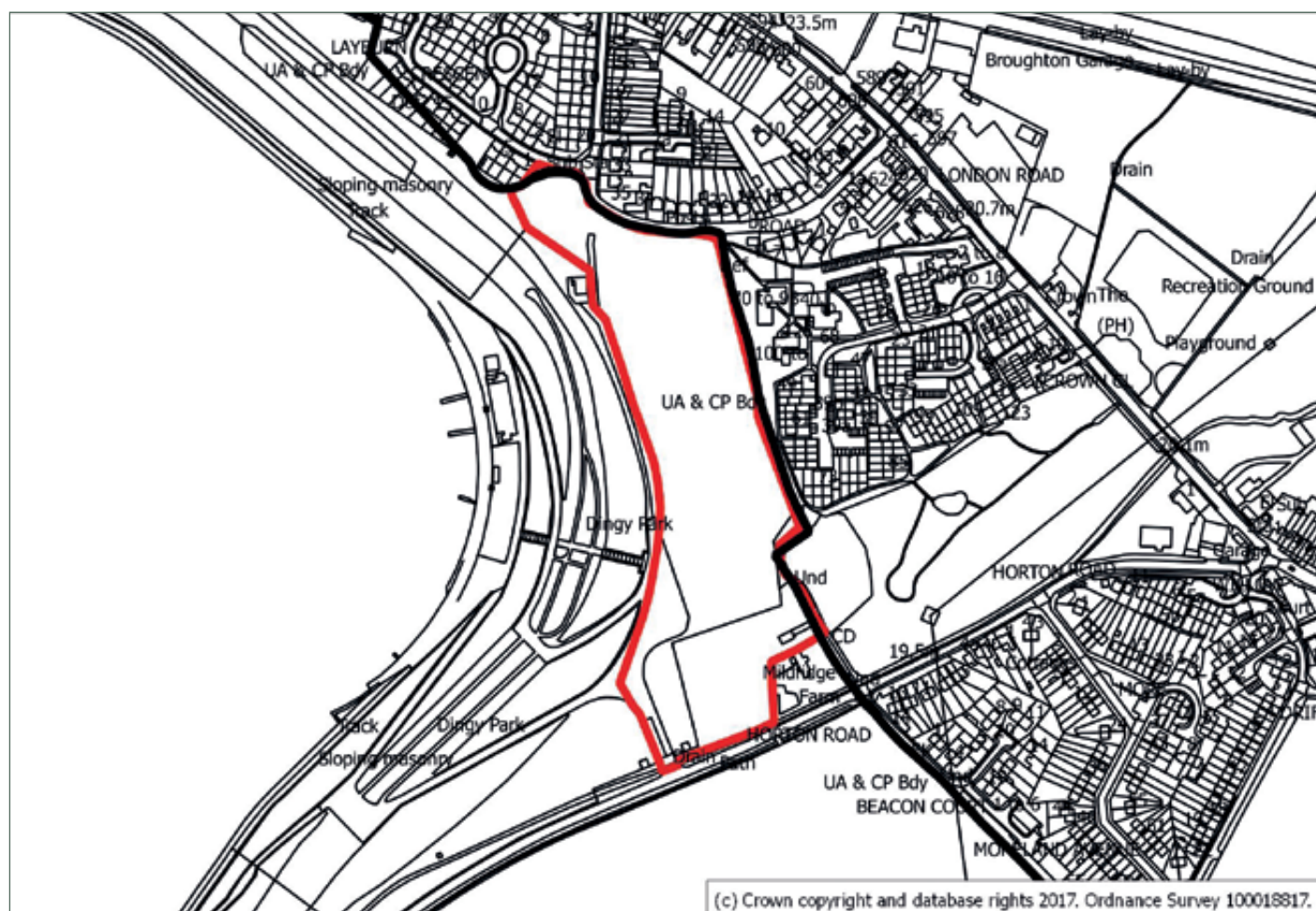
Table HA43 Land north of Eton Road, adjacent to St Augustine's Church, Datchet



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA44: Land east of Queen Mother Reservoir, Horton



HA44 Land east of Queen Mother Reservoir, Horton

## HA44: LAND EAST OF QUEEN MOTHER RESERVOIR, HORTON

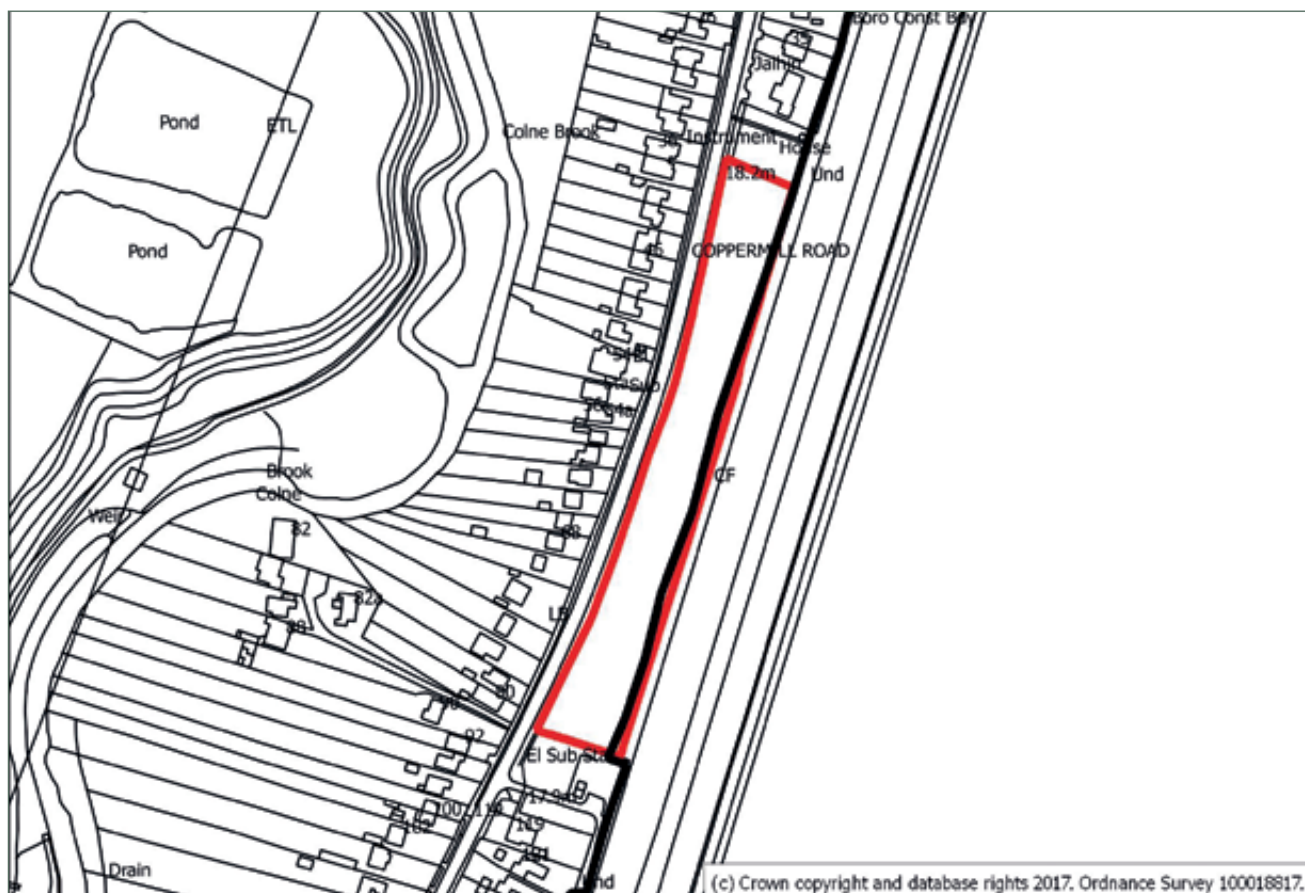
Allocation	► Approximately 100 residential units on Green Belt land
Site size	► 4.44Ha
Requirements	► Designed sensitively to conserve and enhance the setting of the near by listed building ► Retain valuable trees where possible, particularly at site boundaries
Key considerations	► Design ► Access ► Noise ► Topography ► Biodiversity

Table HA44 Land east of Queen Mother Reservoir, Horton

## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA45: Land adjacent to Coppermill Road, Horton



HA45 Land adjacent to Coppermill Road, Horton

## HA45: LAND ADJACENT TO COPPERMILL ROAD, HORTON

Allocation	► Approximately 27 residential units on Green Belt land
Site size	► 1.06Ha
Requirements	<ul style="list-style-type: none"> <li>► Prevent public access to the reservoir east of the site to protect its status as an important wildlife site</li> <li>► Development to front Coppermill Road</li> <li>► Designed to be of a high quality which supports the character of the neighbouring residential units</li> <li>► Provide appropriate mitigation measures to address the impacts of noise from Heathrow airport</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► Design</li> <li>► Noise</li> <li>► Impact on wildlife</li> </ul>

Table HA45 Land adjacent to Coppermill Road, Horton

## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA46: Straight Works, Old Windsor



HA46 Straight Works, Old Windsor

## HA46: STRAIGHT WORKS, OLD WINDSOR

Allocation	► Approximately 20 residential units on previously developed land
Site size	► 0.55Ha
Requirements	<ul style="list-style-type: none"> <li>► Achieve flood risk betterment on site by moving/reducing the footprint of building, incorporating appropriate flood risk reduction measures and ensuring the Exceptions Test is met</li> <li>► Retain valuable trees, where possible, at the site boundaries</li> <li>► Designed to be of high quality which supports the character of the residential area</li> <li>► Provide an appropriate solution for addressing the possible contamination of the site</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► Flood risk</li> <li>► Access</li> <li>► Impact on neighbouring properties</li> <li>► Noise</li> </ul>

Table HA46 Straight Works, Old Windsor



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA47: 95 Straight Road, Old Windsor



HA47: 95 Straight Road, Old Windsor

## HA47: 95 STRAIGHT ROAD, OLD WINDSOR

Allocation	► Approximately 11 residential units on previously developed land
Site size	► 0.25Ha
Requirements	<ul style="list-style-type: none"> <li>► Achieve flood risk betterment on site by moving/reducing the footprint of building, incorporating appropriate flood risk reduction measures and ensuring the Exceptions Test is met</li> <li>► Retain valuable trees, where possible, at the site boundaries</li> <li>► Designed to be of high quality which supports the character of the residential area</li> <li>► Provide an appropriate solution for addressing the possible contamination of the site</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► Flood risk</li> <li>► Access</li> <li>► Impact on neighbouring properties</li> <li>► Noise</li> </ul>

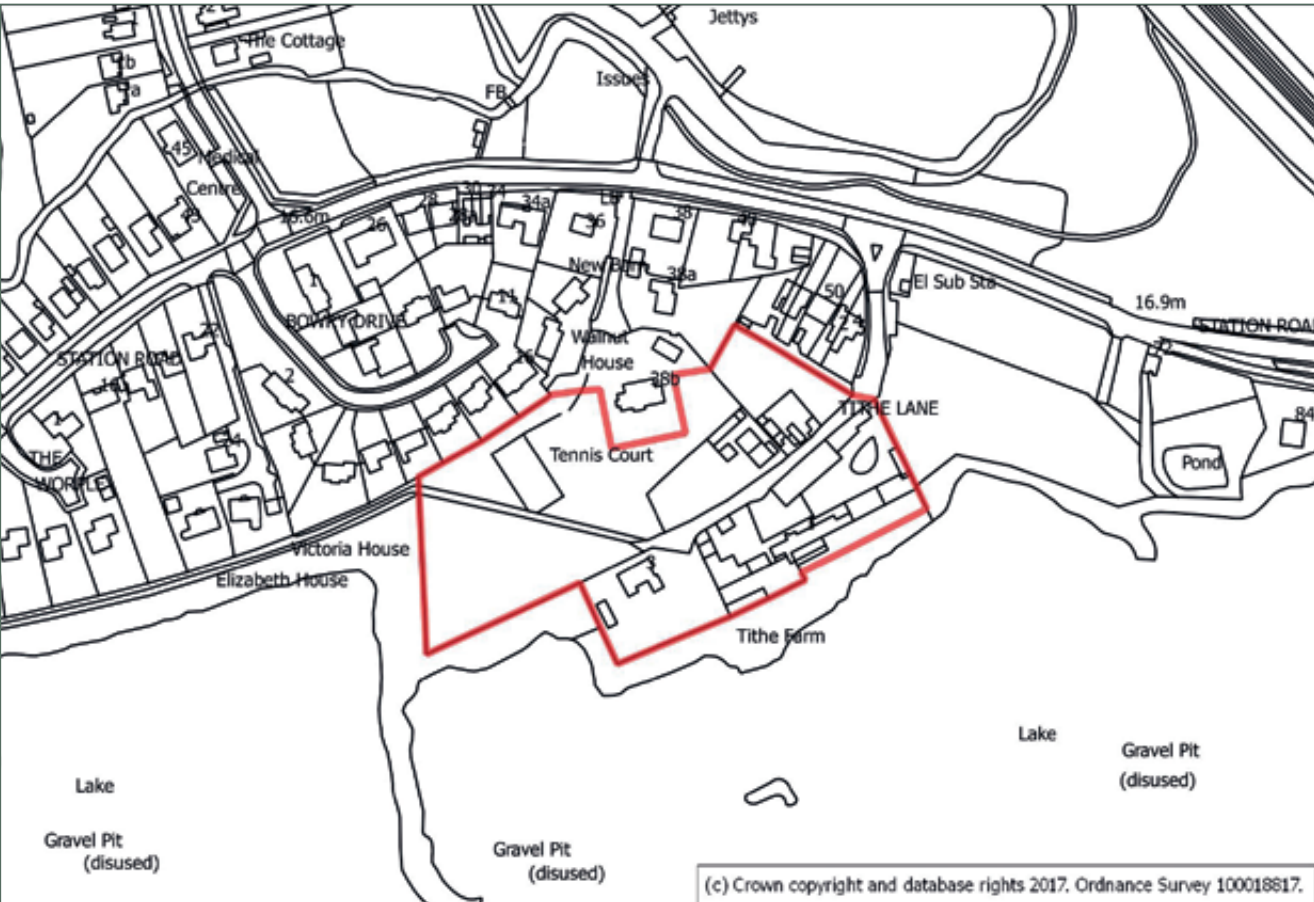
Table HA47 95 Straight Road, Old Windsor



D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

HA48: Tithe Farm, Tithe Lane, Wraysbury



HA48: Tithe Farm, Tithe Lane, Wraysbury

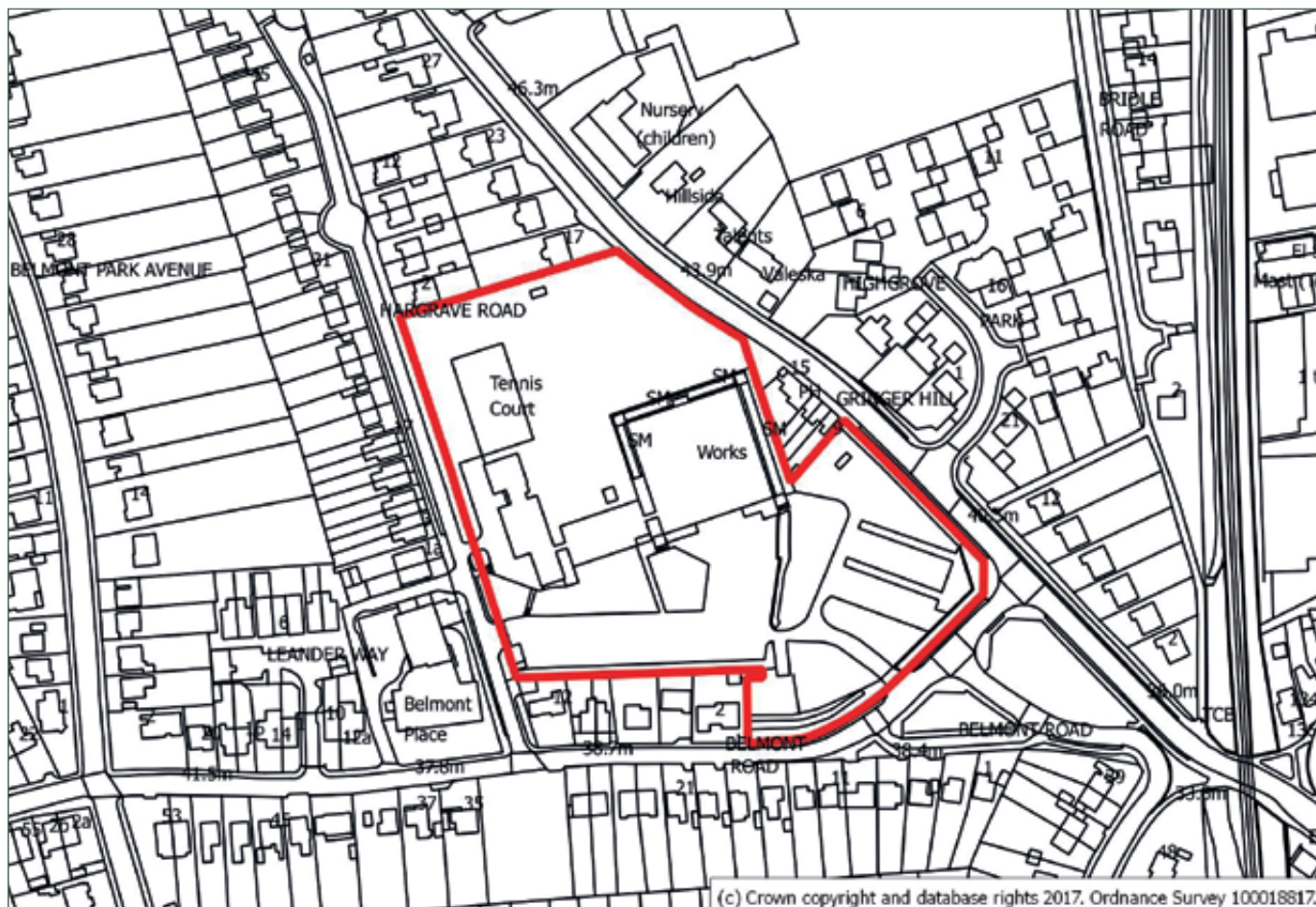
HA48: TITHE FARM, TITHE LANE, WRAYSBURY	
Allocation	▶ Approximately 30 residential units on previously developed land
Site size	▶ 1.73Ha
Requirements	<div>▶ Designed to be of a high quality which supports the character of the area</div> <div>▶ Designed sensitively to conserve and enhance the setting of near by listed buildings</div> <div>▶ Achieve flood risk betterment on site by moving/reducing the footprint of building, incorporating appropriate flood risk reduction measures and ensuring the Exceptions Test is met</div> <div>▶ Appropriate edge treatment and transition to the countryside</div>
Key considerations	<div>▶ Flooding</div> <div>▶ Access</div> <div>▶ Noise</div>

Table HA48 Tithe Farm, Tithe Lane, Wraysbury

## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA49: DTC Research, Belmont Road, Maidenhead



HA49 DTC Research, Belmont Road, Maidenhead

## HA49: DTC RESEARCH, BELMONT ROAD, MAIDENHEAD

Allocation	► Approximately 31 residential units as part of a mixed use site on previously developed land
Site size	► 2.09Ha
Requirements	<ul style="list-style-type: none"> <li>► Retain mature trees</li> <li>► Appropriate landscaping between employment and residential uses</li> <li>► Designed to be of a high quality which supports the character of the area</li> <li>► Designed sensitively to consider the privacy and amenity of neighbouring residential properties</li> </ul>
Key considerations	<ul style="list-style-type: none"> <li>► Access</li> <li>► Topography</li> <li>► Mix of uses</li> </ul>

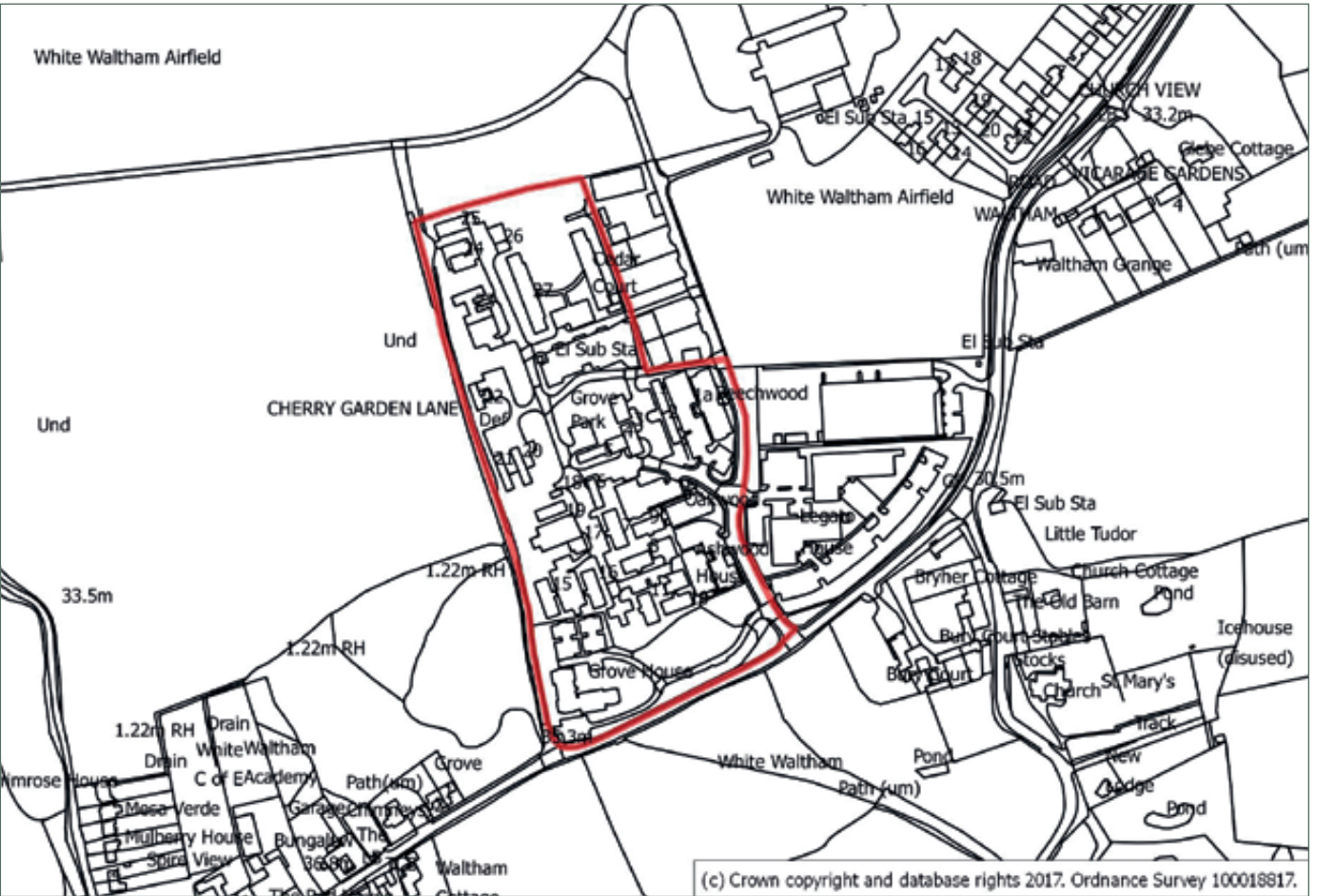
Table HA49 DTC Research, Belmont Road, Maidenhead



**D HOUSING SITE ALLOCATION PROFORMAS**

**Housing Site Allocation**

HA50:    Grove Business Park, White Waltham



HA50: Grove Business Park, White Waltham

HA50: GROVE BUSINESS PARK, WHITE WALTHAM	
Allocation	▶ Approximately 66 residential units as part of a mixed use site on previously developed land in the Green Belt
Site size	▶ 7.89Ha
Requirements	▶ Designed to be of a high quality which supports the character of the area ▶ Designed sensitively to consider the impact of long distance views ▶ Retain valuable trees and hedgerows where possible, particularly at site boundaries ▶ Appropriate treatment to boundaries with adjoining land uses
Key considerations	▶ Biodiversity ▶ Design ▶ Landscaping

Table HA50 Grove Business Park, White Waltham

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