

Public Document Pack

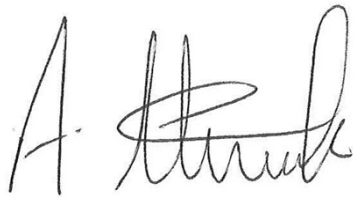
Democratic Services Manager: Karen Shepherd

Direct line: (01628) 796529

TO: EVERY MEMBER OF THE COUNCIL FOR THE ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

YOU ARE HEREBY SUMMONED TO ATTEND the Extraordinary Meeting of the Council of the Royal Borough of Windsor & Maidenhead to be held in the **Desborough Suite - Town Hall on Monday, 19 June 2017 at 7.30 pm** for the purpose of transacting the business specified in the Agenda set out hereunder.

Dated this Friday, 9 June 2017



Managing Director

Rev Drake will say prayers for the meeting.

A G E N D A

PART I

1. APOLOGIES FOR ABSENCE
To receive any apologies for absence

2. DECLARATIONS OF INTEREST
To receive any declarations of interest
(Pages 3 - 4)

3. BOROUGH LOCAL PLAN
To consider the above report
(Pages 5 - 480)

COUNCIL MOTIONS – PROCEDURE

- Motion proposed (mover of Motion to speak on Motion)
- Motion seconded (Seconder has right to reserve their speech until **later** in the debate)
- Begin debate

Should An Amendment Be Proposed: (only one amendment may be moved and discussed at any one time)

NB – Any proposed amendment to a Motion to be passed to the Mayor for consideration before it is proposed and seconded.

- Amendment to Motion proposed
- Amendment must be seconded BEFORE any debate can take place on it
(At this point, the mover and seconder of original Motion can indicate their acceptance of the amendment if they are happy with it)
- Amendment debated (if required)
- Vote taken on Amendment
- If Agreed, the amended Motion becomes the substantive Motion and is then debated (any further amendments follow same procedure as above).
- If Amendment not agreed, original Motion is debated (any other amendments follow same procedure as above).

- The mover of the Motion has a right to reply at the end of the debate on the Motion, immediately before it is put to the vote.
- At conclusion of debate on Motion, the Mayor shall call for a vote. Unless the vote is unanimous, a named vote will be undertaken, the results of which will be announced in the meeting, and recorded in the Minutes of the meeting.

(All speeches maximum of 5 minutes, except for the Budget Meeting where the Member proposing the adoption of the budget and the Opposition Spokesperson shall each be allowed to speak for 10 minutes to respectively propose the budget and respond to it. The Member proposing the budget may speak for a further 5 minutes when exercising his/her right of reply.)

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 discussion or vote at a meeting.** The term 'discussion' means a discussion by the members of meeting. In order to avoid any accusations of taking part in the discussion or vote, Members should move to the public area or leave the room once they have made any representations. 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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Report Title:	Borough Local Plan Publication
Contains Confidential or Exempt Information?	<i>NO - Part I</i>
Member reporting:	Cllr Derek Wilson, Lead Member for Planning
Meeting and Date:	Council
Responsible Officer(s):	Russell O'Keefe, Executive Director
Wards affected:	All

REPORT SUMMARY

The report follows on from the Cabinet decision on 24th November 2016 to undertake consultation on the draft Borough Local Plan under Regulation 18 of the Local Plan. The purpose of this report is to seek Council approval for publication of the Borough Local Plan (BLP) under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 prior to its submission to the Secretary of State for independent examination.

1. DETAILS OF RECOMMENDATION(S)

RECOMMENDATION: That Council:

- i) **Approve the Borough Local Plan and associated Sustainability Appraisal (including Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA)) for publication under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and subsequent submission to the Secretary of State for independent examination under section 20 of the Planning and Compulsory Purchase Act 2004.**
- ii) **Delegate authority to the Executive Director, Place in consultation with the Lead Member for Planning final editorial and formatting amendments to the Borough Local Plan and supporting documents that (taken together) do not materially affect the policies set out in the Borough Local Plan.**
- iii) **Delegate authority to the Executive Director, Place in consultation with the Lead Member for Planning for the preparation and submission of a schedule of proposed changes to the Regulation 19 Local Plan which are recommended by statutory consultees and/or considered by officers to be necessary that (taken together) do not materially affect the policies set out in the Publication Local Plan.**

2. REASONS FOR RECOMMENDATION AND OPTIONS CONSIDERED

- 2.1 The Borough Local Plan (BLP) is a key corporate priority and over the last few years the Council has been preparing a new BLP that will provide the development plan to guide the future development of the Borough. It is important that the Council has an up-to-date Local Plan prepared and adopted in accordance with the National Planning Policy Framework (NPPF), published in March 2012.
- 2.2 The Secretary of State for Communities and Local Government has identified as a key priority the requirement for all local planning authorities to prepare and adopt a NPPF compliant Local Plan without further delay. To that end, the Government has also set a target for all local planning authorities to have submitted a draft Local Plan to the Secretary of State for independent examination by early 2017 but no exact date has yet been set.
- 2.3 In the event of not achieving that target, the Secretary of State may utilise the statutory powers to intervene in the plan-making process under Part 2 of the Planning and Compulsory Purchase Act 2004 ("the 2004 Act"), which have recently been extended by the enactment of the Housing and Planning Act 2016. In practical terms, this means that the Government could take control over plan-making in the Royal Borough.
- 2.4 This BLP is the result of a process of plan preparation and consultation exercise that commenced with 'Issues and Options' in 2009; followed by 'Planning for the Future' in 2012; the publication of Preferred Options in 2014; and further public consultations on elements of the draft BLP in 2015. Following technical reviews, legal advice and significant redrafting, on 24th November 2016, Cabinet approved the draft BLP for a full public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 ("the Local Planning Regulations"), which took place between 3rd December 2016 and 13th January 2017.

Responses to the Regulation 18 Consultation (December 2016)

- 2.5 The response rate was circa 1% of residents (1,682 individuals). Approximately 6,000 representations to the draft BLP consultation were received from 2,148 different respondents, including members of the public, landowners, developers, infrastructure providers and other stakeholders, including statutory consultees and neighbouring Councils. Local community and interest groups also made representations regarding specific aspects of the BLP and all responses are collated on the Council's consultation database and available to view.
- 2.6 The key themes identified, within the representations received, are set out within the Regulation 18 Consultation Statement. Themes have been identified based on the metric of numbers of responses received on a policy area. Aside from the key themes other policies contained in the Regulation 18 consultation received a very low response rate from individuals which was often less than 10 respondents.

- 2.7 The key themes raised in reply to the Regulation 18 consultation are presented in points 2.9 – 2.28; the policy reference refers to the Regulation 18 plan. In formulating the Regulation 19 plan, the representations against each individual policy and section of the Regulation 18 Borough Local Plan have been analysed with regard to their impact on the proposals and policies of the BLP. Whereas a number of textual and content amendments have been made to the draft BLP as a result of representations, the majority of the representations relate to policy positions within the Plan that Cabinet approved for consultation on 24 November 2016. For the reasons explained in detail within the Regulation 18 Consultation Statement and summarised below, Officers consider that the representations received in response to consultation do not warrant making substantial amendments to the strategy and main policies within the draft BLP.
- 2.8 Accordingly, approval is sought to publicise the BLP (attached as Appendix A), together with the associated Sustainability Appraisal (including the SA/SEA and HRA), in accordance with the requirements of Regulation 19, and subsequent submission to the Secretary of State for examination under section 20 of the Planning and Compulsory Purchase Act 2004 ("the 2004 Act").

Theme - Spatial Strategy: Policy SP1

- 2.9 Responses from statutory bodies and neighbouring authorities were broadly supportive of the overall spatial strategy in the draft BLP. Additionally, the spatial strategy received support from parish councils. The representations made by developers and landowners generally supported the overall approach set out in the plan.
- 2.10 There is general public support for making best use of land within existing built-up areas although this is tempered by concern for the liveability of centres without adequate parking and highways capacity improvements and lack of green space. For some respondents, urban expansion and loss of Green Belt was not supported, principally on grounds of character and insufficient infrastructure to support the development. Support is received for more intense use of previously developed land including the conversion of underused community facilities and vacant offices to residential use.
- 2.11 There was a mixture of support for Maidenhead as a growth area; some considered it was being expected to accommodate too much growth whilst others supported the expansion of the high-density area where tall buildings could be accommodated beyond the defined town centre area. Many individual residents responding suggested that Ascot, Sunninghill and Sunningdale area was allocated too much development and this would undermine the character of the area. The deliverability of some sites was questioned with a view from some that additional sites would be needed to meet the housing requirement.

Theme - Design: Policy SP3

- 2.12 Rationalisation and clarification of policies in the plan to deal with duplication was raised, design was singled out as it was across a number of policies. The majority of responses were received from individual members of the public, the key point being that this should not be a strategic policy. This was a view held strongly by a small number of Neighbourhood Plan Groups whilst Historic

England supported the policy broadly as did developers. A small number of Neighbourhood Plan groups raised concern that the plan did not take account sufficiently of Neighbourhood Plans. In reviewing the responses received Officers have sought to clarify that this is a high-level design policy which sets the context for achieving high quality design and place making through the development management process. In addition, the Head of Planning has written to all Neighbourhood Plan groups and parish councils to explain the relationship between the tiers of plan making. Design has been consolidated into a single policy in the Regulation 19 Local Plan and this has been identified as a non-strategic policy.

Theme - Green Belt: Policy SP6

- 2.13 The loss of land from the Green Belt designation and preservation of the remaining Green Belt was a key theme from individual residents responding to the Regulation 18 consultation. It was not a theme of the consultation responses from developers, landowners, statutory bodies or neighbouring authorities. While some respondents are categorical in the need to preserve Green Belt land at all costs, others are pragmatic and advise that overall coalescence of settlements should be avoided and a policy of phasing non-Green Belt land to be developed ahead of Green Belt land should be adopted.
- 2.14 The preservation of strategic green gaps is supported by a small number of Parish Councils and local amenity groups, together with the need to maintain a strategic gap between Maidenhead and Holyport, Maidenhead and Cookham and Maidenhead and Windsor via the "Bray Green Gap" identified only by Bray Parish Council. The separation of the Cookhams from each other and Ascot from Sunninghill and Sunningdale is viewed as critical to the character of the areas. Officers have considered the position, on the basis that one of the purposes of Green Belt is to prevent the coalescence of settlements it was not considered to be necessary to identify strategic green gaps. Additionally, the plan is required to be evidence led. It is noted that this issue has been picked up in the Bray Neighbourhood Plan in relation to the Bray Green Gap.
- 2.15 A number of individual respondents consider that the exceptional circumstance for Green Belt release have not been adequately demonstrated by the draft Plan. Other organisations were of the view that the case for release had been made; this was particularly clear from developers and landowners and in relation to some infrastructure providers. Officers have considered the position and are satisfied that the exceptional circumstances case required by the NPPF has been achieved and is set out; textual revisions to the plan seek to make this clear.

Theme - Housing

- 2.16 Individual members of the public responding considered that the housing requirement in the BLP is too high and has been poorly defined by the Strategic Housing Market Area Assessment (SHMAA). Equally those in the development industry responding made the case that the housing requirement was too low. Statutory bodies and neighbouring authorities did not make any material representations in relation to overall housing numbers in the plan period.

- 2.17 Neighbouring authorities have raised the supply of affordable housing (defined as affordable rent, social rent and intermediate housing in the plan) as being an issue for the Borough. Local authority respondents suggested it would be more appropriate for the affordable housing requirements to follow the national threshold set out in the NPPF. Following viability work undertaken to support the plan which has demonstrated that development would remain viable if the threshold is set at 10 units as per the national guidance the policy has been amended to reflect this position. This will increase the overall supply of affordable homes in the borough, helping to build a borough for everyone.

Theme - Specific site allocation responses

- 2.17 There were no individual representations received from members of the public on employment sites allocated through policy ED2. A small number of respondents asserted that the availability of land had changed since the call for sites which has resulted in minor amendments to site boundaries and capacity.
- 2.18 The Environment Agency commented in relation to Level 2 Strategic Flood Risk Assessment evidence which the Council has produced and has been working through with the Environment Agency in reply to the Regulation 18 comments.
- 2.19 Landowners and developers have responded generally in support of sites proposed to be allocated in the Regulation 18 plan; clarification has been provided in some instances in relation to availability of sites. A number of omission sites have been proposed which the Council has considered. This includes land adjoining sites that had been identified in the Regulation 18 plan at Tithe Farm, Tithe Lane, Wraysbury (HA48); at Whitebrook Park, Lower Cookham Road in Maidenhead (HA19); Summerleaze Road in Maidenhead (HA24); and land south of Harvest Hill Road in Maidenhead (HA7). Following work assessing these sites and with consideration to the SA/SEA and other evidence these site allocations have been expanded to include additional land and capacities proposed increased. The increases in the areas of land to be included within these are not significant and do not result in any material changes to the requirements and/or the key considerations in the Housing Site Allocation Proformas.
- 2.20 One site allocation has been amended in response to the Regulation 18 consultation representations made. The first change relates to site HA11, land west of Windsor, north and south of the A308, where land is no longer being made available by landowners, thereby reducing the site area available to be allocated. As a result, the capacity of the site has been reduced from 650 units to 450 units, using the pattern book density approach taking account of the representations made by the developer/landowners of the parcels remaining within the allocation.
- 2.21 The second change to proposed site allocations relate to the Triangle Site (HA9). The site was allocated for mixed-use in the Regulation 18 consultation draft and the representations made by the landowner supported that approach or, alternatively, for employment development. Following further work on employment needs due to the representations made by neighbouring authorities in response to the Regulation 18, the Triangle Site no longer is proposed as a

site allocation; rather, it is protected for potential future long-term Employment Uses, and will remain within the Green Belt. The Regulation 18 plan was based on using past trends as a scenario for provision of employment floorspace, an approach which neighbouring authorities within the Functional Economic Market Area did not support. Further work indicates that a labour supply scenario is supported by evidence, upon which a jobs-based target and a minimum floorspace target have been identified. The draft BLP acknowledges that an early review of employment needs and the employment policies is likely.

- 2.22 As regards housing site allocations, the key sites from responses from individuals were Maidenhead Golf Course and land to the south (HA6, HA7 & HA8); Ascot Centre (HA10), land west of Windsor (HA11); and sites in the south of the Borough (HA30 to HA37).
- 2.23 Representations were made using three standard letter templates by 26 individuals, which objected to the collective allocation of BLP sites HA6, HA7, HA8 and HA9 on grounds of highways capacity. The respondents consider that alternative sites to the north of Maidenhead, where they assert highways networks could be improved, offer a more appropriate direction of expansion for the town, and that better use of town centre sites could be made through high density and high-rise development. The level of development proposed for Ascot Centre in the form of the HA10 site allocation drew a higher level of responses from an online petition. A total of 1,374 people signed a petition objecting to the proposed site allocation, which can be viewed online at <http://petitions.rbwm.gov.uk/AscotCentreGB/>. A further petition (which is not available on line) objecting to the allocation of land to the west of Windsor in the form of the HA11 elicited 40 signatures.
- 2.24 A total of 282 individuals supported the proposal for the designation of Poundfield, Cookham as a Local Green Space.

Theme - Infrastructure: Policies IF3 and IF4

- 2.25 The Regulation 19 Publication BLP must be accompanied by an Infrastructure Delivery Plan (IDP), setting out the existing infrastructure capacity and future requirements for infrastructure provision to support the development identified in the Plan. Although the IDP is produced at Regulation 19 stage, it forms part of the BLP evidence base supporting the draft BLP but is not a document upon which formal Regulation 20 representations are invited. Response to Regulation 18 highlighted the necessity and importance of ensuring that new development proposed in BLP policies and site allocations is supported by a comprehensive and realistic strategy to ensure that the infrastructure necessary to serve that development is delivered and when it is required.
- 2.26 Individual respondents, some parish councils, and local organisations commented that, in their view, existing infrastructure for highways; education; and health would be insufficient to serve the level of new development proposed. Notable examples included highways capacity, community infrastructure, health care and education provision. However, it should be noted that healthcare provision is beyond the remit of the Council; but discussions

with the Clinical Commissioning Group will continue in order to facilitate the delivery of infrastructure to deliver appropriate healthcare solutions.

- 2.27 A few respondents are concerned that the strategic infrastructure requirements required to support the BLP should be secured at the allocation stage, rather than incrementally at the planning application stage. A few Parish Council respondents did welcome the use of CIL collected at implementation stage or through a Section 106 agreement at the decision-making stage on a planning application.
- 2.28 The Council has been working with internal and external stakeholders through the process of identifying existing capacity and future infrastructure needs to support the new development planned in the BLP. The IDP is a 'living document', which means that it continues to evolve through the Regulation 19 pre-submission stage and beyond. On that basis, the IDP published in support of the Regulation 19 BLP is in draft form and will be reviewed having regard to duly made Regulation 20 representations before it is submitted to the Secretary of State with the BLP. It is the Council's intention to work towards an infrastructure investment strategy which will link with governance arrangements for the Community Infrastructure Levy and spending on any monies received through section 106.

Sustainability appraisal

- 2.29 The BLP is informed and accompanied by a Sustainability Appraisal (SA) which is required to be undertaken at each key stage of its preparation. This systematically allows the potential environmental, economic and social impacts of the proposals to be taken into account, and has played a key role throughout the plan-making process.
- 2.30 The SA of the Regulation 19 draft BLP plays an important part in demonstrating that the plan reflects sustainability objectives and incorporates a Strategic Environmental Assessment (SEA) informing the preparation of the draft Plan by identifying and assessing reasonable plan-making alternatives. A Non-Technical Summary SA Report, incorporating the SEA, is attached as Appendix B and the full SA Report is available as a Background Paper.
- 2.31 A Habitats Regulation Assessment (HRA), prepared in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended) is required when it is considered that the planned development in the BLP, either alone or in combination with other plans or projects, is likely to have significant effects on the integrity of a designated European site, in this case, the Thames Basin Heaths Special Protection Area. The HRA is appended at Appendix C.

Evidence base for the BLP

- 2.32 To be considered sound, the Borough Local Plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence (NPPF, paragraph 182). Paragraphs 158 to 177 of the NPPF set out the type of evidence that may be required, subject to local circumstances.

2.33 In accordance with Planning Practice Guidance (PPG), as they have been completed, the Council has published the documents which form the BLP evidence base. The evidence base has informed the preparation and content of the BLP and key documents are identified as Background Documents (see Section 11 below). The complete suite of documents which make up the evidence base for the BLP are available on the Council website.

Housing

2.34 A crucially important component of the BLP evidence base, is the evidence which identifies the Borough's full objectively assessed need for housing, including affordable housing. The principal source of evidence is the Strategic Housing Market Assessment (February 2016) (SHMA), which was prepared by expert consultants commissioned by the Thames Valley Berkshire LEP on behalf of the Berkshire local authorities and South Bucks District Council.

2.35 The Borough sits within the Eastern Berkshire Housing Market Area (one of two areas within the wider Berkshire Strategic Housing Market Area), comprising this Council's administrative area, Slough Borough Council and South Bucks District Council. The SHMA identified the objectively assessed need (OAN) for housing in the Borough as 712 dwellings per annum, which requires land to be supplied throughout the plan period.

2.36 Using the evidence in the SA/SEA, the Housing and Economic Land Availability Assessment (HELAA), and the Edge of Settlement Study, together with other evidence base, a supply of sites has been identified which would meet 100% of the OAN for housing for the Plan period. These sites are shown on the draft Policies Map and included as allocations in the Borough Local Plan which accompanies this report.

2.37 The BLP includes the significant contribution made to meeting OAN through completions, commitments, small sites (of less than ten units) and windfall sites. It also includes urban sites, sites on the edge of settlements and sites currently within the Green Belt

Employment

2.38 It is important to achieve a balance between sustainable housing and employment growth in the Borough to ensure that there are enough houses to accommodate the economically active workforce required to fill new jobs. There is a substantial evidence base to support the identification of economic development needs, and the Thames Valley Berkshire LEP, in conjunction with the six Berkshire authorities, has jointly commissioned an Economic Development Needs Assessment (EDNA).

2.39 Three separate Functional Economic Market Areas (FEMA) have been identified with the Borough split between the Central Berkshire FEMA which includes Bracknell Forest, Reading and Wokingham and the Eastern Berkshire FEMA comprising Slough and South Bucks. Studies have then been carried out in accordance with the Planning Practice Guidance to provide an assessment of future business needs and requirements for employment land

and floor space within each FEMA, focusing on the group of B class uses which broadly cover office and industrial land uses.

- 2.40 The need for employment floorspace in the Borough has been assessed. The need for employment floorspace in the Regulation 18 draft BLP was based on past trends; however, consultation responses have provided further evidence that future labour supply estimates provide a more appropriate basis for future projections.
- 2.41 Work is continuing to refine the estimates of future employment needs, with both consultants and neighbouring authorities, and a supply of sites for new employment development in constantly changing circumstances. Consequently, policies within the BLP will provide a firm foundation for the provision of employment in the future.

Infrastructure to support the BLP

- 2.42 Whilst the BLP is an opportunity to set out a positive vision for the area, national planning policy and practice guidance is clear that the development proposed in the plan must be supported by appropriate infrastructure. This means that as well as paying careful attention to providing an adequate supply and distribution of land, it is important to identify what infrastructure is required and how it can be funded and brought on stream at the appropriate time.
- 2.43 The timely provision of suitable and appropriate infrastructure is crucial to the wellbeing of the Borough's resident population, those who visit, provide services and those who invest and work in the Borough. Infrastructure has not always historically kept pace with development and there are some parts of the Borough where infrastructure demands are currently near to or at full capacity.
- 2.44 Fundamental to delivering the spatial strategy is ensuring that the necessary social, physical and green infrastructure is put in place to support the level of growth proposed and to serve the changes in the Borough's demographic make-up that is expected to take place over the Plan period. Infrastructure provision is identified in the Infrastructure Delivery Plan ("IDP") (see Background Paper)
- 2.45 In the plan-making context, the term 'infrastructure' is broadly defined and includes a range of services and facilities provided by both public and private bodies. For the purpose of the BLP, the definition of infrastructure comprises:
- Social infrastructure:
 - Education; early years, primary, secondary, SEN;
 - Health; hospitals, medical centres;
 - Community infrastructure; social and community facilities, sports and leisure facilities, libraries;

- Transport:
 - Local and major schemes, junction improvements, sustainable transport;

- Utilities and hard infrastructure:
 - Utilities; electricity, gas, water supply, sewerage;
 - Waste;
 - Telecommunications;
 - Flood defences;

- Environmental infrastructure:
 - Public open space, play space;
 - Sustainable Alternative Green Space (SANG).

2.46 The Draft IDP constitutes an assessment of infrastructure need, indicates the infrastructure requirements of planned development and provides schedules of when and where infrastructure should be provided. It is a 'living document' which will be subject to constant review and updating: The Council has sought to identify an estimate of costs for infrastructure projects and the sources of funds where these are known, it should be noted that information on most of these elements is provided by external agencies.

Compliance with the Duty to Co-operate

2.47 A key element of the Local Plan process is the legal requirement on plan-making authorities to co-operate with neighbouring local authorities and prescribed bodies on issues of strategic importance which cross boundaries. The NPPF (paragraphs 178-181) advises that local planning authorities should work collaboratively to meet development requirements that cannot be wholly met within their own areas, for instance, because of a lack of physical capacity or because to do so would cause significant harm to the principles and policies of the NPPF.

2.48 This collaboration is additional to all other forms of statutory consultation and the Duty to Co-operate Compliance Statement (Background Paper) details the extensive work undertaken by the Borough since 2012 to ensure that the requirements have been met during the local plan preparation process. An extensive programme of meetings and consultations has taken place to ensure that the Duty has been complied with, and these are itemised in the Compliance Statement as noted above.

2.49 It is appropriate at this stage to acknowledge that substantial efforts have been made over the last two years to address several challenging issues raised by the Council's Duty to Co-operate partners. The Duty to Co-operate is a legal

duty that, in respect of the preparation of the BLP, continues to apply until the Plan is submitted to the Secretary of State for independent examination.

- 2.50 Issues concerning the Council's compliance with the Duty to Co-operate were raised by local organisations in their responses to the Regulation 18 consultation; but not by the Council's Duty to Co-operate partners. Since that consultation process in December 2016, the Council has continued to engage constructively, actively and on an ongoing basis with its Duty to Co-operate partners when preparing the pre-submission Publication draft of the BLP and will continue to do so beyond the Regulation 19 stage.
- 2.51 Notwithstanding the Borough's intention to allocate sites in the BLP to meet fully the objectively assessed needs for housing and employment floor space, the NPPF anticipates that neighbouring authorities will ask that the Borough considers the possibility of allocating sites for their needs where they cannot be met within their own boundaries. Recently a request has been received from Bracknell Forest in relation to employment land and one from Surrey Heath with regard to housing. The Publication Local Plan does not make provision to accommodate the unmet needs of neighbouring boroughs or districts; this could only be done through a future review of the plan.
- 2.52 It is often reiterated that the Duty to Co-operate is not a 'duty to agree' and local planning authorities may adopt differing positions on issues due to their specific circumstances and conditions. In some cases, agreement can be reached with regard to joint actions and, in respect of those issues where differing positions are taken, it is important to demonstrate that meaningful discussions have taken place on a regular basis. However, any such failure to agree does not release local planning authorities from their duty to engage constructively, actively and on an ongoing basis to maximise the effectiveness of preparing their local plans as they relate to strategic matters. The planning inspector appointed to examine the BLP will not recommend its adoption (with or without modifications) unless, having the regard to the BLP and the adopted and emerging local plan of neighbouring authorities, it will ensure the effective delivery of sustainable development in respect of strategic matters.
- 2.53 Specifically, Memoranda of Understanding (MoU) are currently being concluded with the nine contiguous and Berkshire authorities, namely: Bracknell Forest, Chiltern/South Bucks (acting together for Local Plan purposes), Reading, Runnymede, Slough, Spelthorne, West Berkshire, Wokingham and Wycombe. These identify the relevant issues and positions adopted by the authorities concerned.
- 2.54 To date, a MoU has been concluded with Wycombe District Council and Surrey Heath Borough Council has indicated that agreement can be reached by the exchange of correspondence rather than a MoU. Agreement is imminent with Spelthorne and Runnymede Councils and discussions are continuing with the Berkshire authorities with a view to concluding agreements before submission to the Secretary of State in October.

- 2.55 The remaining unresolved matters between the Council and some Duty to Co-operate partners will likely be limited to issues relating to the housing and economic market areas; this is largely due to the changing position of South Bucks District Council, which is now preparing a joint Local Plan with Chiltern District Council.
- 2.56 The Berkshire local authorities continue to work together constructively in a wide range of areas in the preparation of evidence to support planning policy in housing, employment, infrastructure provision, minerals and waste and environmental issues. In addition, major stakeholders are consulted on strategic issues which affect more than one council area and in some cases, joint committees and boards have been established, for example, the Thames Basin Heaths Joint Strategic Planning Board.

Table 1: Options

Option	Comments
<p>Approve the Borough Local Plan and associated Sustainability Appraisal (including Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA)) for publication under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and subsequent submission to the Secretary of State for independent examination under section 20 of the Planning and Compulsory Purchase Act 2004</p> <p>The recommended option</p>	<p>This will help to ensure the early adoption of an up-to-date, sound and legally compliant BLP – to ensure the appropriate planning of the area to guide future development management decision-making and to provide the necessary information and links for Neighbourhood Plans.</p>
<p>Seek amendments to the BLP before proceeding to consultation</p> <p>Not recommended</p>	<p>The plan would not then be based on the evidence prepared which would impact on soundness and legal and technical compliance. A further Regulation 18 consultation would likely be required. There would be cost implications in further stages of plan preparation.</p>
<p>Do not continue to prepare a new Borough Local Plan</p> <p>Not recommended</p>	<p>Progress will not be made towards the adoption of a sound and compliant BLP and there is a very significant risk of Government intervention in the local plan-making process. This would be at cost to the Council. There would be an impact on development management decisions and potential for costs award at appeal.</p>

3. KEY IMPLICATIONS

Table 2: Key Implications

Defined Outcomes	Unmet	Met		Significantly Exceeded	Date they should be delivered by
Borough Local Plan published according to Regulation 19 in June 2017	BLP published in July 2017	BLP published on 30 June 2017	N/A	N/A	30 June 2017

4. FINANCIAL DETAILS / VALUE FOR MONEY

- 4.1 Additional budget for specialist assistance for the work to strengthen the BLP has already been agreed and work to prepare the plan and its evidence base will be funded from that allocation. In addition, a capital bid for the monies to fund the Local Plan Examination in 2017 has been progressed separately to this report through the capital programme process for 2017/18. There are no additional financial implications.

5. LEGAL IMPLICATIONS

- 5.1 The BLP must be prepared and adopted in accordance with the provisions within Part 2 (Local Planning) of the 2004 Act (as amended) and the related Town and Country (Local Planning) (England) Regulations 2012 (as amended). In preparing the BLP, the Council must have regard to national policies and advice contained in guidance issued by the Secretary of State. To be sound, the BLP must be consistent with national policy, which means that the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.
- 5.2 The Council must also demonstrate that it has complied with the Duty to Co-operate with other local planning authorities and other prescribed bodies in the preparation of the BLP in accordance section 33A of the 2004 Act. The Duty to Co-operate is a legal duty that relates to the preparation of local plans only, which comes to an end when a plan is submitted to the Secretary of State for independent examination. Any failure to comply with the Duty to Co-operate cannot be remedied during the examination process.

6. RISK MANAGEMENT

- 6.1 The risks set out in Table 3 have been identified as the key risks that relate to the next stage of the programme. A risk register to support the project is being maintained.

Table 3: Risk

Risks	Uncontrolled Risk	Controls	Controlled Risk
A decision to submit the draft BLP for independent examination without further consultation would be unlawful	Very high	Actions set out in recommendation	Low
Inspector appointed to carry out the Independent Examination of the BLP concluding that the Council has failed to comply with the Duty to Cooperate necessitating withdrawal of submitted BLP	Very high	Actions set out in recommendation	Low
Inspector appointed to carry out the Independent Examination of the BLP concluding that the submitted BLP is not sound and/or not legally compliant	Very high	Actions set out in recommendation	Low
The Government intervenes in the plan-making process	High	Actions set out in recommendation	Low

7. POTENTIAL IMPACTS

Sustainability Appraisal

- 7.1 A Sustainability Appraisal (SA) of the draft BLP must be undertaken at each key stage of its preparation. The SA incorporates a Strategic Environmental Assessment (SEA) informing the preparation of the draft BLP by identifying and assessing reasonable plan-making alternatives. A Habitats Regulations Assessment (HRA) has also been prepared.

7.2 The Non-Technical Summary of the SA/SEA Report and the HRA are attached as Appendices C and D. The full SA/SEA comprises a Background Paper.

8. CONSULTATION

8.1 In addition to the Regulation 18 consultation, there will be continuing the work involved to comply with the Duty to Co-operate. The Council's Statement of Community Involvement includes requirements for public consultation on draft Development Plan Documents; all consultation to date and as proposed complies with the adopted Statement of Community Involvement.

8.2 Extensive public and stakeholder consultation has taken place throughout the plan-making process, as required by planning legislation. Further discussion of the consultations and their results and implications are presented in the Consultation Statement which forms a Background Paper.

9. TIMETABLE FOR IMPLEMENTATION

Table 4: Timetable

Date	Details
3 December – 14 April 2017	Process and consider all Regulation 18 consultation responses including developing written responses to inform the preparation of the draft Regulation 19 Publication version of the BLP. Make any proposed modifications to the Local Plan arising from consultation responses.
19 June 2017	Council approves Regulation 19 Publication version of the BLP.
30 June – 25 August 2017	Regulation 19 Publication and eight-week period for making representations under Regulation 20.
26 August - 1 October 2017	Collate Regulation 20 representations. Regulation 22(1)(c)(v) requires the Council to prepare and submit with the BLP a statement which, inter alia, sets out the number of regulation 20 representations made and a summary of the main issues raised in those representations.
October 2017	Submission of the draft BLP and supporting documents to the Secretary of State for Examination, together with Regulation 20 representations and any proposed changes to the BLP.
2018	Examination hearings Receipt of Inspector's report Adoption of BLP

10. APPENDICES

- A. Borough Local Plan Submission Version
- B. Table of Changes between Regulation 18 and 19 versions
- C. Non-Technical Summary Regulation 19 SA/SEA Report
- D. Habitat Regulations Assessment
- E. Infrastructure Delivery Plan
- F. Duty to Co-operate Compliance Statement
- G. Statement on Consultation Regulation 18 – to follow
- H. Equalities Impact Assessment
- I. Policies Map

11. BACKGROUND DOCUMENTS

11.1 The following documents provide evidence and supporting documents as background to this report:

- Full SA/SEA Report of Regulation 19 BLP (2017) – to follow
- Consultation Statement (2017)
- Housing and Employment Land Availability Assessment (2017)
- Viability Report (2017)
- Draft Strategic Flood Risk Assessment (Levels 1 & 2) (2017) –
- Transport Model Reports (2017)

11.2 The evidence base and supporting documents for the Borough Local Plan can be found on the Council's [website](#):

- [Document downloads – RBWM website - A](#)
- [Document downloads – RBWM website - B](#)

BLP Regulation 18 December 2016
Berkshire (including South Bucks) SHMA (2016).pdf
Berkshire FEMA (2016).pdf
Central Berkshire EDNA (2016).pdf
Draft Policies Map - East.pdf
Draft Policies Map - Maidenhead Town Centre.pdf
Draft Policies Map - West.pdf
Draft Policies Map - Windsor Town Centre.pdf

BLP Regulation 18 December 2016
Eastern Berkshire EDNA (2016).pdf
Edge of Settlement Analysis Part 1 (2016).pdf
Edge of Settlement Analysis Part 2 (2016).pdf
Frequently Asked Questions.pdf
Green Belt Purpose Analysis (2013).pdf
HRA Appendix (2016).pdf
HRA Screening Report (2016).pdf (
Indoor Sport and Leisure Facility Strategy (2016).pdf
Infrastructure Delivery and the Draft Borough Local Plan.pdf
Neighbourhood Plans and the Draft Borough Local Plan.pdf
Open Spaces Study (2009).pdf
Playing Pitch Strategy and Action Plan (2016).pdf
Retail & Town Centre Study (2015) Annex A-B.pdf (
Retail & Town Centre Study (2015) Appendix A-J.pdf
Retail & Town Centre Study (2015).pdf
Sustainability Appraisal (2016).PDF
Wind Mapping - Medium and Large.pdf
Wind Mapping - Small.pdf
BLP Local Plan Preferred Options Consultation January 2014
Architects Design Study - Capacity Assessment June 2013.pdf
Architects Design Study - Design Solutions Sample Sites June 2013.pdf
Employment Site Assessments Dec 2013.pdf
Green Belt Boundary Study Dec 2013.pdf
Green Belt Purpose Analysis Nov 2013.pdf
Highway Modelling Evidence Base - Scenario Testing Jan 2014.pdf
Housing Site Assessments Jan 2014.pdf
Housing Small Site Analysis Nov 2013.pdf
Housing Summary Paper Dec 2013.pdf
Retail Capacity Update Nov 2009.pdf
Strategic Flood Risk Assessment - Increased Scope and Sequential Testing of Sites .pdf
Strategic Flood Risk Assessment - Level 1 SFRA Jan 2014 (Part 1).pdf
Strategic Flood Risk Assessment - Level 1 SFRA Jan 2014 (Part 2).pdf
Strategic Flood Risk Assessment - Level 1 SFRA Jan 2014 (Part 3).pdf
Strategic Housing Land Availability Assessment Jan 2014.pdf
Traffic Model - Local Model Validation Report March 2010.pdf

12. CONSULTATION (MANDATORY)

Name of consultee	Post held	Date sent	Commented & returned
Cllr D Wilson	Lead Member	7/6/17	7/6/17
Alison Alexander	Managing Director	7/6/17	9/6/17
Russell O'Keefe	Executive Director	6/6/17	7/6/17
Andy Jeffs	Executive Director (interim)	7/6/17	For information
Rob Stubbs	Section 151 Officer	7/6/17	7/6/17
Mary Kilner	Head of Law and Governance	7/6/17	For information

REPORT HISTORY

Decision type: Key decision	Urgency item? No
Report Author: Jenifer Jackson, Head of Planning, 01628 796042	

Borough Local Plan 2013 - 2033 Submission version

www.rbwm.gov.uk



Foreword

Foreword by Leader of the Council and the Lead Member for Planning

We are delighted to present the Borough Local Plan for the Royal Borough of Windsor and Maidenhead. The Borough Local Plan promotes a sustainable pattern of development for the Borough until 2033. The new development that is proposed in this plan aims to provide for new housing and affordable housing to fulfil the needs of all of our residents, whilst at the same time protecting our valued natural and built historic environment and assets.

The plan aims to protect and enhance those elements that make our Borough special in the eyes of not only our residents but all those who choose to visit, work and invest in the Royal Borough of Windsor and Maidenhead. We are privileged to be home to one of the most recognisable and valued historic assets in the country, Windsor Castle and the Windsor Great Park which the Borough Local Plan seeks to protect not only for our own benefit but also for future generations.

The Borough Local Plan is based on a substantial and robust evidence base and on the results of the consultation exercises we have carried out in the past, as guided by national policy and legislation. We have worked with partners including our neighbouring local authorities, statutory bodies and local communities and agencies, as well as considering the many emerging and adopted Neighbourhood Development Plans being prepared by parishes and neighbourhood forums.

Planning often presents difficult choices and requires a balance of national policy and local wishes. Your Council believes this plan sets out the right framework for the future development of the Royal Borough with policies to protect our most valued landscapes and open spaces whilst also delivering the required level of housing and employment opportunities to meet our growing needs.

Cllr Simon Dudley, Leader of the Council and Cllr Derek Wilson, Lead Member for Planning



Cllr Simon Dudley, Leader of the Council



Cllr Derek Wilson, Lead Member for Planning

Making Representations

The Borough Local Plan Proposed Submission Document represents the Councils chosen strategy for the Borough having considered other alternatives and all relevant matters. Should you wish to make representations on the legal compliance or soundness of this document you must do so within the eight week consultation period which runs from Friday 30th June 2017 to 12 noon Monday 26th August 2017.

Please submit your representations using the on-line forms which can be found on the Borough Local Plan pages at www3.rbwm.gov.uk/blp

Alternatively completed representation forms can be emailed to: blp@rbwm.gov.uk

Or hard copies can be sent to: FREEPOST RBWM PLANNING POLICY

NO LATE REPRESENTATIONS WILL BE ACCEPTED.

Your representations will need to focus on the following:

- Whether or not the plan is legally compliant (Duty to Cooperate);
- Whether it has met the tests of soundness:
 - Positively prepared - being based on a strategy that aims to meet objectively assessed needs for development and infrastructure
 - Justified - being the most appropriate strategy
 - Effective - being deliverable over the plan period based on effective joint working
 - Consistent with national policy - enabling the delivery of sustainable development in accordance with the NPPF.

Representations should be supported by evidence if possible, and when making representations, please clearly indicate which policy, paragraph or page number you are referring to.

Following the consultation period any submitted representations will be collated and sent with the Proposed Submission Borough Local Plan and supporting evidence to the Planning Inspectorate for independent examination. Respondents will not receive individual responses from the Council.

It is intended to submit the Plan to the Inspectorate in October 2017.

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Introduction to the Pre-submission Borough Local Plan

Introduction to the Pre-submission Borough Local Plan

1.1 Introduction

1.1.1 The Borough Local Plan (BLP) is the key document that provides the framework to guide the future development of the Royal Borough of Windsor and Maidenhead. It sets out a spatial strategy and policies for managing development and infrastructure to meet the environmental, social and economic opportunities and challenges facing the area up to 2033. The Plan not only looks at the scale and distribution of development, but also explains how the Council and its partners will deliver it in a sustainable manner that maintains and enhances the quality of the places that make up the Royal Borough of Windsor and Maidenhead.

1.1.2 Ultimately, the BLP will be used to make decisions on planning applications. It will also form the strategic framework for Neighbourhood Plans with more detailed guidance to be provided in the form of Supplementary Planning Documents.

1.2 Preparation of the Borough Local Plan

1.2.1 The Planning and Compulsory Purchase Act 2004 (and amendments in Subsequent Acts) sets out the requirements and consultation processes needed to produce a Local Plan. The Council is also required to have followed the processes outlined within the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.2.2 The new BLP must also be consistent with the National Planning Policy Framework (NPPF). The NPPF requires that the presumption in favour of sustainable development should be seen as a golden thread running through the BLP. In particular the BLP should be seeking positively to meet the development needs of the Borough, encourage sustainable growth and development, and maintain and enhance the natural and built environments. The Planning Practice Guidance (PPG) provides further clarity about national policy and its implementation.

1.2.3 This pre-submission document follows a process of plan-making which commenced with the preparation of Issues and Options in 2009, 'Planning for the Future' in 2012, the publication of Preferred Options in 2014 and Regulation 18 draft BLP in 2016 and a series of public consultations which are described in the Consultation Statement. It is informed by national policy, the Council's strategic vision as set out in the Corporate Plan, and a collection of research and information documents called the Evidence Base and on-going engagement with specific consultation bodies, organisations and our local community.

1.3 Evidence base

1.3.1 Local plans are required to be based on adequate, up to date and relevant evidence about the social, economic and environmental characteristics and prospects of the area. A comprehensive evidence base has been developed alongside the BLP to support the policies within it. The evidence base for the BLP is available for reference on the Council website at:

https://www3.rbwm.gov.uk/downloads/download/158/borough_local_plan_documents

1.3.2 The BLP must be accompanied by a Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) that considers the impact of the policies on the community, the economy and the environment. The Council has also undertaken a Habitat Regulation Assessment (HRA) which assesses the likely impacts of BLP policies on the integrity of internationally designated nature sites.

1.4 Policy context

1.4.1 The BLP must take account of relevant national guidance, policy and legislation. The BLP does not repeat national policy but aims to explain how the policy has been applied in the local context.

1.4.2 The current statutory development plan for the Royal Borough comprises:

- Policy NRM6 of the partially revoked South East Plan which is concerned with the Thames Basin Heaths Special Protection Area
- Saved policies of the Adopted Royal Borough of Windsor and Maidenhead Local Plan 1999
- Maidenhead Town Centre Area Action Plan 2011

Introduction to the Pre-submission Borough Local Plan

- Replacement Minerals Local Plan (incorporating alterations adopted in December 1997 and May 2000)
- Waste Local Plan December 1998
- Made Ascot, Sunninghill and Sunningdale Neighbourhood Plan 2014.

1.4.3 Once adopted, the BLP will supersede the saved policies of the 1999 Local Plan and several policies in the Maidenhead Town Centre Area Action Plan. Appendix A sets out the policies which will be replaced by the policies of this document and will cease to have effect following the adoption of the BLP.

1.5 Neighbourhood Plans

1.5.1 The Local Plan sets out an up-to-date framework for local communities who are preparing Neighbourhood Plans. A Neighbourhood Plan is a community-led development framework, which in combination with a Local Plan will help guide the future development of local places. Neighbourhood planning offers a formal opportunity to add real value to the planning process by setting out community aspirations for a specific area in the Borough.

1.5.2 Neighbourhood Plans must be consistent with national policies and the strategic policies of the Local Plan. The strategic policies in this BLP are clearly marked in the List of Policies in Section 2. In general, 'strategic policies' are those that have an impact across the Borough as a whole or that deal with the amount of development that the BLP is prescribing. It is these policies that will specifically guide the production of Neighbourhood Plans across the Borough.

1.5.3 Other policies in the BLP are not considered to be strategic, but it is expected that Neighbourhood Plans would also have general regard to these non-strategic policies in helping to formulate their plans.

1.6 Duty to Cooperate

1.6.1 Section 110 of the Localism Act 2011 sets out the 'Duty to Cooperate' which is a legal duty under a new Section 33A in the Planning and Compulsory Purchase Act 2014 requiring local planning authorities to cooperate on strategic cross boundary matters. The Duty applies to all local planning authorities in England and informs the plan making process.

1.6.2 The Duty relates to sustainable development or use of land that would have a significant impact on at least two local planning areas and requires:

- that councils set out planning policies to address such issues
- that councils and public bodies 'engage constructively, actively and on an ongoing basis' to develop strategic policies
- councils to consider joint approaches to plan making.

1.6.3 The Duty to Cooperate is an on going task involving collaborative joint working with other bodies on areas of common interest. The C is actively engaged in contributing to the Duty to Cooperate process which has included initiatives such as joint working on the Strategic Housing Market Area (SHMA) for Berkshire, Functional Economic Market Areas (FEMA), retail study work, the Thames Basin Heaths Special Protection Area joint working, work with Thames Water and other statutory undertakers, major highway schemes such as on the M4, and other transport issues such as Elizabeth Line (Crossrail). This process has helped steer and inform policy development and to help develop an appropriate evidence base for the emerging BLP.

1.6.4 It is important to recognise that Duty to Cooperate is a continuous process of reviewing policy and accompanying justification and the potential impacts of policy on neighbouring authorities and agencies. The Duty continues throughout all stages of the plan making process.

1.6.5 A Duty to Cooperate Compliance Statement accompanies the pre-submission document and will be updated before it is submitted to the Secretary of State with the BLP and other supporting documents. The Statement sets out the bodies engaged under the Duty during the preparation of the BLP, the strategic issues that have been given consideration, and the outcomes that have affected policy preparation.

Introduction to the Pre-submission Borough Local Plan

Monitoring

1.6.6 It is important to assess whether the BLP is meeting its aims and objectives. It is also important to have appropriate mechanisms in place to enable us to take action if the Plan is not meeting its aims and objectives. To help achieve this, we have included a series of monitoring indicators.

1.6.7 Where policies are failing to deliver the strategic objectives of this plan, necessary actions will be identified in the Council's Authority Monitoring Report (AMR). This may include an early review of the BLP.

List of Policies

List of Policies

Policy	Strategic?
SP1 Spatial Strategy	Yes
SP2 Sustainability and placemaking	Yes
SP3 Character and design of new development	No
SP4 River Thames Corridor	Yes
SP5 Development in the Green Belt	Yes
SP6 Local Green Space	No
HO1 Housing Development Sites	Yes
HO2 Housing Mix and Type	Yes
HO3 Affordable Housing	Yes
HO4 Gypsies and Travellers	Yes
HO5 Housing Density	Yes
HO6 Sub-division of Dwellings	No
ED1 Economic Development	Yes
ED2 Employment Sites	Yes
ED3 Other Sites and Loss of Employment Floorspace	Yes
ED4 Farm Diversification	No
TR1 Hierarchy of Centres	Yes
TR2 Windsor Town Centre	Yes
TR3 Maidenhead Town Centre	Yes
TR4 District Centres	No
TR5 Local Centres	No
TR6 Strengthening the Role of Centres	Yes
TR7 Shops and Parades Outside Defined Centres	No
TR8 Markets	No
VT1 Visitor Development	Yes
HE1 Historic Environment	No
HE2 Windsor Castle and Great Park	No
HE3 Local Heritage Assets	No
NR1 Managing Flood Risk and Waterways	No
NR2 Trees, Woodlands and Hedgerows	No
NR3 Nature Conservation	Yes

List of Policies

Policy	Strategic?
NR4 Thames Basin Heaths Special Protection Area	Yes
NR5 Renewable Energy Generation Schemes	No
EP1 Environmental Protection	No
EP2 Air Pollution	No
EP3 Artificial Light Pollution	No
EP4 Noise	No
EP5 Contaminated Land and Water	No
IF1 Infrastructure and Developer Contributions	Yes
IF2 Sustainable Transport	Yes
IF3 Green and Blue Infrastructure	Yes
IF4 Open Space	Yes
IF5 Rights of Way and Access to the Countryside	No
IF6 New Sports and Leisure Development at Braywick Park	No
IF7 Community Facilities	Yes
IF8 Utilities	No

Table 1 List of Policies

Spatial Portrait

3 Spatial Portrait

3.1 Context

3.1.1 The Borough lies to the west of London providing a predominantly countryside setting for the three main settlements of Maidenhead, Windsor and Ascot, and a number of neighbouring villages. Pressure for development comes from a number of sources including a changing and growing population with a shifting demand for different types of housing and infrastructure.

3.1.2 The presence of good transport links including closeness to Heathrow Airport, a successful urban and rural economy, a high quality environment that serves to attract new residents, businesses and visitors, and the Borough's relative proximity to London, provides a dynamic setting for future development. The population of the Borough is continuing to change with an ever increasing and ageing population and this shift in the demographic profile will bring with it particular challenges especially with regard to making appropriate provision for sustainable development to meet those needs.

3.2 Linkages to surrounding areas

3.2.1 Located in the heart of the Thames Valley, less than 30 miles to the west of Central London, the Borough borders several other administrative local authorities and has important inter-connections with employment and housing catchments, plus strategic transport links. The Borough benefits from having 10 railway stations, served by a combination of main line and branch line services.

3.2.2 Maidenhead is on the Great Western Main Line, which connects London Paddington with south west England and Wales, incorporating branch lines to Marlow and to Windsor and Eton Central. Windsor and Eton Riverside is the western terminus for Southern services from London Waterloo, while Ascot lies on the junction of the Waterloo to Reading and the Ascot to Guildford lines. Maidenhead will also be a significant stop for the Elizabeth Line, linking it to Reading, London and beyond.

3.2.3 The Borough is located only a short distance away from the UK's primary international airport, London Heathrow. This affects the surrounding area in terms of aircraft noise, road traffic, business and tourism. Aviation policy is set at the national level and the Borough actively engages in regular discussions at a strategic level with neighbouring local authorities and through government consultations to identify its impacts.

3.2.4 The Borough contributes to the workforce of nearby towns in the Thames Valley region, with residents commuting to Slough, Reading and London for employment. More than one in ten of East Berkshire's jobs are located in the Slough Trading Estate. Reading is another major town that provides jobs as well as a major shopping attraction. In turn, the Borough provides some of the main tourist and visitor attractions in the surrounding area, with historic Windsor Castle and its Great Park, Eton College, Legoland Windsor and Windsor and Ascot Racecourses.

3.2.5 The River Thames forms much of the northern boundary of the Borough, which continues to work with the Environment Agency and other bodies to consider fluvial impacts on settlements and neighbours further downstream. The Borough also provides several crucial River Thames crossing points, enabling movement north and south of the river. These are located at Bisham, Cookham, Maidenhead, Windsor, Datchet and Old Windsor.

3.2.6 Additional planned development in the surrounding areas (through other Development Plans) could increase pressure on the Borough's infrastructure, demand for housing, or on open spaces and access to the countryside. The planned redevelopments of both Slough and Bracknell town centres will impact upon the Borough, and its settlements will need to focus on their unique distinctiveness to maintain their vibrancy and vitality.

3.3 Natural and built environments

3.3.1 Approximately 83% of the Borough's area is Metropolitan Green Belt. There are 27 Conservation Areas, over 950 Listed Buildings, a number of Scheduled Monuments including Windsor Castle and 12 registered historic parks and gardens including six which form part of the Royal Windsor Estate. Trees, woodlands and open space play an important role in defining the area as a 'Green Borough'.

3.3.2 A number of areas in the Borough are internationally designated as Special Areas of Conservation (SAC), the Thames Basin Heaths Special Protection Areas (SPA), and Ramsar Sites designated under the Natura 2000 Convention. The Borough also has a number of nationally designated sites including Sites of Special Scientific Interest (SSSI) that cover 1,663 hectares or 8.41% of the Borough's area and one adjoining National Nature Reserve (NNR) at Chobham Common. These designations are, in isolation and in combination, likely to act as constraints on development in line with the National Planning Policy Framework (NPPF).

3.3.3 A key feature of the Borough is the vast number of trees and open space that residents and businesses alike can enjoy. Trees and woodlands play an important role in defining the character of a 'Green Borough', helping to shape the environment for residents and tourists that appreciate the special characteristics of the Royal Borough of Windsor and Maidenhead.

3.3.4 Within the Borough there are a number of larger sites such as Windsor Great Park, Ashley Hill near Burchetts Green and other open space containing trees and woodlands which are important for nature conservation. The River Thames and its associated tree lined and wooded banks also provide distinctive features and a wildlife corridor.

3.3.5 The Borough's landscape provides opportunity for conservation, enhancement, restoration and creation, to strengthen distinctive character through design and management. The landscapes that border urban areas, or are attractive tourist destinations (such as Windsor Great Park) are deemed to be particularly at threat from change, although overall the landscapes of the Borough are deemed to have low capacity for change.

3.4 Community

Population

3.4.1 The 2011 Census indicated that the Borough has 144,560 residents, an 8.2% increase in the last ten years since the 2001 Census, when the population was 133,626. The population of the Borough is showing signs of ageing in line with national trends, seeing 16.7% of the population aged 65+; nationally this was 16.4%.

3.4.2 The Borough also has a slightly higher than national average percentage of young people aged 0 – 19 years at 24.3% of the population, compared to 24.0% nationally. A further trend in the Borough is fewer young adults (19 – 30 years of age) than nationally. This could in part be linked to few further education opportunities such as universities within the Borough, but also potentially the high cost of living and employment opportunities in the area.

Housing

3.4.3 The 2011 Census counted 58,349 households in the Borough. In 2008, 1.4% of the Borough's dwelling stock comprised second homes; nationally 0.9%. In April 2011, the tenure of dwellings across the Borough was 85.5% private rented or owner-occupied, and 13% Registered Social Landlord (RSL); nationally 82% and 10% respectively. The 2011 Census counted 3,495 people living in communal establishments (for example, care homes, boarding schools) in the Borough.

3.4.4 In the last ten years, the dwelling stock of the Borough has remained relatively unchanged, seeing only a slight shift to smaller dwellings. For example, in 2001 Band C properties made up 14.4% of the dwelling stock, but by 2011 this was 14.7%, and similarly B and G accounted for 15.4% in 2001, down to 15.0% in 2011.

3.4.5 At April 2013, the average property price in the Borough was £341,890 compared to £209,750 for the South East. This is more than double the national average and makes the Borough one of the most expensive places to live in the country outside London.

Health

3.4.6 Access to doctors and hospitals is often cited as a cause for concern in public consultations. The Borough has four hospitals (St Marks, Maidenhead; Heatherwood Hospital, Ascot; King Edward, Windsor; Princess Margaret, Windsor) but no accident and emergency services, and the Borough is reliant on Wexham Park Hospital in Slough, the Royal Berkshire in Reading, Frimley Park in Frimley and St Peters in Chertsey.

3 Spatial Portrait

3.4.7 Modelling undertaken in October 2011 suggests that 87% of households are within fifteen minutes of a GP surgery using public transport and walking (99% are within 30 minutes). For hospitals, 90% of households can access services within 30 minutes; although only 1% can access Wexham Park Hospital emergency services within this time (71% could access it within an hour).

Education

3.4.8 There are 66 state schools in the Borough; 3 nursery schools, 46 primary schools or first schools, 14 secondary, middle and upper schools, 2 special schools and 1 pupil referral unit and of these, 22 are currently academies. Demand for primary school places in the Borough has been rising in recent years as a result of a rising birth rate and new housing and a significant number of new primary school places have already been provided in both Windsor and Maidenhead, and more are likely to be needed in the early part of the plan period. There is only a small amount of movement across boundaries into and out of primary schools.

3.4.9 Demand for secondary schools places in the Borough has remained relatively steady in recent years, but it is expected that significant numbers of new secondary school places will be required from 2017 onwards. Substantial numbers of children and young people living in the Borough attend secondary schools in Slough and Buckinghamshire. There is also significant movement into the Borough's secondary sector from neighbouring areas and independent schools educate approximately 15% of the Borough's children and young people.

Recreation

3.4.10 The Borough manages and maintains 68 parks, open spaces and play areas, providing opportunities for sports activities, informal play, or gentle strolls in pleasant surroundings – covering a total area of around 237 hectares. Any intensification or infilling development in the urban area could result in access to open space for recreation becoming an increasingly important local issue. There are also several indoor and outdoor sports facilities, including leisure centres and sports pitches.

Arts and culture

3.4.11 Both the Firestation Centre for Arts and Culture in Windsor, and the Norden Farm Centre for Arts in Maidenhead provide events such as film, live music, theatre, comedy, workshops, dance and exhibitions. There is also Sir Stanley Spencer museum in Cookham, a heritage centre in Maidenhead, a museum in Windsor and a number of community halls that host arts and cultural activities.

3.5 Economic prosperity

3.5.1 The Borough has a highly qualified workforce with 96% holding qualifications, and 48% qualified to degree level or higher. The majority of employee jobs are in the service sector (88%) followed by construction (7%) and manufacturing (5%). The number of people who are self employed has increased in the last decade to 11.5% in 2012 from 10.5% in 2001 (nationally 8.3% in 2001, and 9.4% in 2012). The rise in the self-employed workforce has resulted in an increase in demand for better access to broadband services, particularly in rural areas.

3.5.2 The economically active workforce, aged between 16 and 64 years, is 81% which is higher than the national average (76.9%). The unemployment rate is low compared to the national average (3.4% in 2016 compared with 4.8% nationally).

Retail

3.5.3 The Borough has two sub-regional shopping centres (Windsor and Maidenhead), two district centres (Ascot and Sunningdale) and several local centres which provide vital services for residents in the wider urban areas, or villages outside the main urban settlements. Overall, the larger centres provide predominantly comparison goods and services retail functions, with local centres providing more convenience goods and service shops. A similar trend is seen with regard to whether the shops are independents or large national multiple chains; main town centres tend to see a large proportion of the latter, with local centres seeing an increased variety of occupiers.

Visitors and tourism

3.5.4 Tourism is crucial to the local economy, with over seven million people visiting the Borough each year. Windsor itself is home to two of the UK's top visitor attractions, Legoland and Windsor Castle.

Spatial Portrait

3.5.5 The Borough is also home to other attractions and world class events including Ascot Racecourse with Royal Ascot, Windsor Racecourse, the Windsor Royal Tattoo, Eton College, Windsor Great Park, and historic villages. The Borough contains one of the oldest and best known airfields in the country; White Waltham Airfield, reputedly the largest grass airfield in Britain.

3.5.6 An estimated 743,000 staying trips were spent in the Borough in 2015, of which around 73% were made by domestic visitors and 27% by overseas visitors. It is estimated that 57% of overseas trips to Windsor and Maidenhead were holiday related, 29% were business related and 11% were primarily for visiting friends and relatives.

3.5.7 Whilst not offering the same variety of visitor attractions as Windsor, Maidenhead nevertheless saw 59% of all visitors indicate that the River Thames was the main reason they had chosen to visit Maidenhead. A high proportion of visitors to the town gave the reason that they were visiting friends or family, that is, not a holiday visit. Tourism-related expenditure is estimated to have supported 7,157 full time equivalent jobs in the Borough; an actual total of 9,721 if part time and seasonal work is accounted for (Economic Impact Study, 2015).

3.6 Climate change

Flooding

3.6.1 The most pressing implication of climate change is likely to be flooding as a result of increased rainfall and hard surfaces due to construction in the future. The Strategic Flood Risk Assessment and the Environment Agency flood maps set out which parts of the borough are located within which flood zones. Guidance in relation to climate change allowances for flood risk assessment is contained in the National Planning Practice Guidance with further information on the Environment Agency's website.

3.6.2 Research in other areas suggests that the future 1:100 year floodzone could extend to the current 1:1000 year floodzone and it is important to take into consideration that property and areas currently at risk of flooding may be more susceptible to more frequent and severe flooding in future years. Climate change could also potentially increase the frequency and intensity of localised storms over the Borough, exacerbating localised drainage problems which may be increased by the use of non-porous materials in construction.

Efficient use of energy and resources

3.6.3 The Borough actively encourages residents and businesses to recycle as much as possible, with recycling, reusing or composting accounting for over 40% of waste in 2010/11. This is in line with the national average for the same period.

3.6.4 Energy consumption is currently mostly from fossil fuels and not renewable sources, although the Borough is increasingly seeing developments incorporating sustainable aspects, and has seen hydro-electric turbines built at Romney Weir and the retrofitting of homes. Many schools, householders and businesses are retrofitting solar panels to their properties to become more energy efficient.

3 Spatial Portrait

3.6.5 Water usage is a key consideration for the future of the Borough, with alterations in climate patterns having the scope to impact water resources. If spring and autumn become drier and warmer seasons, then the recharge season may be shorter resulting in overall less groundwater recharge. There are already several areas across the Borough covered by Source Protection Zones (SPZ), but the most significant are in SPZ1 where development could have greatest risk to groundwater supplies, including the following locations: Cookham Rise, Hurley, Maidenhead, Bray and north Datchet.

Sustainable transport

3.6.6 The Borough has high car usage and ownership, partially due to the rural nature of some settlements where regular public transport services are not viable, and also as a result of the area being relatively affluent. Car ownership was 86.7% at the 2011 Census, which has increased since the 2001 Census when it was 85.7%. The population is therefore very mobile, increasing the amount of commuting and social journeys undertaken.

3.6.7 The Borough has five Air Quality Management Areas (AQMAs) to monitor and seek to improve air quality in urban areas that experience high levels of traffic pollution. These are Maidenhead town centre, Royal Windsor Way in Windsor, Bray/M4/A308, Wraysbury Road/M25 and St Leonards/Imperial Road junction, Windsor.

3.7 Key spatial issues

3.7.1 Considering the nature of the Borough as described above leads to the identification of a series of key issues for the BLP to address. The challenge for the BLP is to manage the potential impacts of future growth to ensure that development takes place in a sustainable manner that supports the local economy, whilst safeguarding and enhancing, where possible, the valuable natural and built assets of the Borough.

Key spatial issues

- How can the Borough promote the development it needs without adversely impacting on the existing built character and natural and historic environment which makes the Borough the successful place it is?
- How can the Borough provide the necessary amount of decent and affordable housing for all its communities in the right locations, given land values and property prices in the area?
- How can the Borough respond to the needs of an ageing population?
- How and where could the Borough enable provision of the services and facilities needed for existing and future residents, including necessary infrastructure?
- How can the Borough improve and maintain the natural environment and countryside which makes the area an attractive place to live, work and visit?
- How can the Borough plan to meet the development needs of business and support an economy fit for the 21st century, whilst maintaining the balance between residential and commercial development needs in both urban and rural locations?
- How can the Borough support and improve the tourism and visitor economy, particularly around the towns of Windsor and Maidenhead?
- How should the Borough contribute to national climate change targets, and ensure the community are not put at risk of the effects of climate change?
- How can the Borough conserve and enhance its unique heritage and built environment for current and future residents and visitors to enjoy?
- How can the Borough best accommodate the needs of people to use their car for some journeys and also encourage more use of alternatives?
- How can the Borough support rural areas to improve their sustainability, whilst maintaining the factors that make the countryside a desirable place to live, work and play?

Spatial Vision and Objectives

Spatial Vision and Objectives

4.1 Context

4.1.1 The corporate vision for the Borough is set out in the Borough's Strategic Plan (RBWM 2016) which had its roots in the Sustainable Community Strategy (RBWM 2010) and seeks a prosperous and vibrant future for both urban and rural communities whilst retaining and enhancing the Borough's distinctive heritage, landscape and character. The BLP is the spatial expression of the Council's vision for the future of the Borough and therefore built on the four main themes of the Strategic Plan as follows:

- Residents first
- Value for money
- Delivering together
- Equip ourselves for the future.

Spatial Vision and Objectives

4.2 Spatial vision

Spatial Vision

The spatial vision for the BLP sets out what the Borough will look like following the implementation of the plan. The Royal Borough of Windsor and Maidenhead will remain a place where everyone can thrive in a safe, healthy and sustainable environment.

The varied characteristics of the Borough are recognised and the distinct and different values of Windsor and Maidenhead are valued both separately in their own right and collectively in terms of the contribution they make to the continuing success of the Borough. The particular and special characteristics in terms of the countryside and open spaces, Green Belt, historic environment, River Thames, woodland and parkland, remain part of the heritage that continues to be valued, enhanced and protected.

Development will be expected to promote sustainability and add to the special qualities of the Borough through high quality design, effective and efficient use of land and protection for those valued heritage, natural and other assets. Development will aim to protect the open countryside from unnecessary development and promote the inclusion of open and green space wherever possible. Particular consideration will be given to flooding and traffic implications arising from development with regard paid to the capacity of existing infrastructure.

Additional infrastructure including education, healthcare, highways, social infrastructure and telecommunications will be provided alongside development to ensure that people, goods and communications can freely connect and travel across the Borough. Transport infrastructure in particular will be maintained to ensure that interdependencies between places within the Borough and outside are maintained.

Development will be located sustainably within and around the urban area of Maidenhead as the major service centre of the Borough. Sustainable development will also be focused in and around Windsor and other centres that already provide services.

The wider Thames Valley region will continue to be a focus for economic development with Maidenhead playing a vital role. Maidenhead Town Centre will continue its programme of regeneration to enable the town to continue to provide a focus for economic development and employment and together with Windsor and Ascot will continue to meet the aspirations of residents at the heart of the community. Windsor and Eton will continue to be promoted and enhanced as thriving visitor destinations for both the domestic and international tourist market.

The Borough will continue to prosper and provide a good range of jobs and homes for all of our residents close to where people choose to live with Maidenhead as a particular focus for sustainable residential development. Smaller villages and settlements within the Green Belt will be protected from pressure arising from additional housing development whilst still allowing for an appropriate level of growth supported by suitable infrastructure. The Borough will continue to provide an excellent education through our schools and colleges relevant to the needs of our existing business community whilst also helping to attract and retain new business opportunities.

The Green Belt will be protected to ensure that the setting of our towns and villages remain protected from inappropriate development. Access to the countryside will be promoted to take advantage of the benefits offered by the rural setting of the Borough.

Spatial Vision and Objectives

4.3 Objectives

Objective 1

Special qualities

To conserve and enhance the special qualities of the Borough's built and natural environments:

- i. Protect the openness of the Green Belt.
- ii. Retain the character of existing settlements through guiding development to appropriate locations and ensuring high quality design of new development.
- iii. Protect the special qualities of the built environment including heritage assets.
- iv. Protect and enhance biodiversity within the Borough.
- v. Protect and enhance the River Thames and other watercourses and their associated riparian corridors.

*This objective meets the following Strategic Plan themes: **Residents first, Value for money***

Objective 2

Meeting housing needs

To meet the varied housing needs of residents in an appropriate way whilst steering development to the most sustainable locations:

- i. Provide sufficient new housing to meet the Borough's needs.
- ii. Make the most of previously developed land.
- iii. Provide housing that meets the needs of all sections of community including a sufficient level of affordable housing.

*This objective meets the following Strategic Plan themes: **Residents first, Value for money***

Objective 3

Visitor economy

To enable the continued success and evolution of the Borough's distinct visitor economy:

- i. Reinforce the role of key tourism centres such as Windsor, Ascot and the River Thames.
- ii. Provide sufficient accommodation and facilities for tourists.
- iii. Identify and promote opportunities for additional tourism related development.

*This objective meets the following Strategic Plan themes: **Residents first, Value for money, Equip ourselves for the Future***

Spatial Vision and Objectives

Objective 4

Local business economy

Enable the evolution and growth of the local business economy:

- i. Maintain a buoyant and broad-based economy.
- ii. Support the reuse and redevelopment of existing employment-generating sites and premises in order to maintain a sustainable balance between jobs and local labour.

*This objective meets the following Strategic Plan themes: **Residents first, Delivering together, Equip ourselves for the future***

Objective 5

Town, district and local centres

To promote the vitality and viability of town centres so that they are at the heart of their communities:

- i. Promote the town centres of Windsor and Maidenhead as the principal locations for office, retail, tourism and leisure development.
- ii. Support the delivery of the adopted Maidenhead Area Action Plan Development Plan Document as amended.

*This objective meets the following Strategic Plan themes: **Residents first, Delivering together, Value for money, Equip ourselves for the future***

Objective 6

Infrastructure

To retain, improve and provide new facilities and other infrastructure to support new development and ensure a high quality of life for residents of all ages:

- i. Secure the provision of utilities, services and facilities to enable planned development in a coordinated and timely manner
- ii. Ensure that new development makes an appropriate contribution towards infrastructure needs arising from such development.

*This objective meets the following Strategic Plan themes: **Residents first, Delivering together, Value for money, Equip ourselves for the future***

Spatial Vision and Objectives

Objective 7

Sustainable transport

To promote sustainable transport and alternatives to the use of private vehicles:

- i. Encourage the provision of facilities for pedestrians and cyclists in new development
- ii. Locate development to minimise the need for travel
- iii. Promote the use of public transport.

*This objective meets the following Strategic Plan themes: **Residents first, Delivering together, Equip ourselves for the future.***

Objective 8

Heritage

To seek to maintain and enhance the rich heritage of the Borough:

- i. Protection of designated areas and developments, such as scheduled monuments, Listed Buildings and Conservation Areas
- ii. Promotion of high quality development and design in sensitive heritage areas.

*This objective meets the following Strategic Plan themes: **Residents first, Delivering together, Equip ourselves for the future.***

Objective 9

Environmental protection

To maintain, protect and enhance the natural environment of the Borough, including the water environment:

- i. Ensure that new development contributes to environmental improvement
- ii. Protect designated areas and features.

*This objective meets the following Strategic Plan themes: **Residents first, Delivering together, Equip ourselves for the future.***

Objective 10

Open space and leisure

To provide adequate open space for planned development and appropriate leisure and recreation facilities:

- i. Ensure that new development contributes to providing open space within new development
- ii. Maintain and enhance leisure and recreation facilities.

*This objective meets the following Strategic Plan themes: **Residents first, Delivering together, Equip ourselves for the future.***

Spatial Vision and Objectives

Objective 11

Climate change and biodiversity

To ensure that new development takes account of the need to mitigate the impacts of climate change and on biodiversity:

- i. Promote sustainable design and construction.
- ii. Promote the use of renewable energy.
- iii. Manage flood risk through the location and design of development.

*This objective meets the following Strategic Plan themes: **Residents first, Delivering together, Equip ourselves for the future.***

Spatial Strategy

Spatial Strategy

5.1 Spatial Strategy context

5.1.1 The spatial strategy is outlined in Policy SP1, and the Key Diagram at the end of the chapter. It seeks to provide a sustainable spatial response which balances the need for growth in a constrained, high quality environment with the essential requirement to protect and enhance the Borough's highly valued assets, character and identity.

5.1.2 The Council is pursuing a growth strategy in line with Government requirements for councils to meet their housing and employment needs and to take advantage of the opportunities of the Elizabeth Line project (Crossrail). In line with its growth ambitions the Council has committed to meeting the full employment and housing needs arising from within the Borough for the period 2013 – 2033.

5.1.3 The Borough has a wealth of natural, cultural, landscape and heritage assets that create a unique and high quality identity. Throughout are physical examples of the area's long association with the Crown, with many exceptional buildings and places. Distinct towns and villages, each with its own identity and character but all related by an attractive countryside setting which includes royal parkland, River Thames valley and farmland create a high quality environment which is one of the Borough's defining characteristics. Many of the assets (for example Windsor Castle and Windsor Great Park, River Thames and the Thames Basin Heaths SPA) have national and international significance but there is also a rich depth of assets of local significance which are deeply valued by the communities in which they are located. The Council is fully committed to protecting and enhancing these assets as it recognises they are fundamental in creating the character of the Borough and maintaining its success.

5.1.4 The Council recognises that its growth strategy has to take place in a heavily constrained environment. The majority of the Borough is in the Green Belt, and significant areas are affected by severe flood risk. Natural assets such as the Thames Basin Heaths SPA and London Reservoirs SAC impact on large areas of the Borough and there is a need to protect the landscape and heritage assets on which the internationally important visitor economy is built.

5.1.5 Providing high quality design and adequate supporting infrastructure (including green infrastructure) in all new development will be of major importance and part of the means of achieving a sustainable balance between delivering growth and protecting the Borough's environment.

5.1.6 A key element of the spatial strategy is the identification of three sustainable growth areas. These are focused on the existing urban areas of Maidenhead, Windsor and Ascot which together contain the largest concentration of housing and employment opportunities in the Borough. The growth areas are well serviced by transport links, lie outside of locations subject to severe flooding (functional floodplain) and avoid nationally significant natural and heritage resources.

5.1.7 Maidenhead acts as the main centre in the Borough and has excellent rail links to London and the west of England. Its role as an employment, service and commuter location in the wider Thames Valley is anticipated to increase in response to the identification of Maidenhead as one of the Elizabeth Line stations. The Elizabeth Line project is expected to transform travel in the south east by facilitating faster access into and across London, boosting the economy by billions of pounds and supporting intensified development in the form of new jobs and homes in the vicinity of the Elizabeth Line stations.

5.1.8 To take advantage of this major infrastructure facility, and its main service centre role, Maidenhead has been identified as a strategic growth location. Over the plan period it is expected to accommodate a large proportion of the Borough's future housing, employment and mix use growth within the town centre and on other sites in the wider Maidenhead locality. Higher intensities of development, including taller buildings, will be particularly encouraged within, and near to Maidenhead town centre, along with sustainable walking and cycling routes to access the station and wider town centre environment. A strategy for the rejuvenation of Maidenhead town centre is already in place which envisages new shops, homes and employment opportunities, alongside a raft of environmental improvements. Land adjacent to the southern built edge of Maidenhead (Maidenhead Golf course and associated sites) has good sustainable transport links to the town centre and rail station and is expected to provide for much of the Borough's future housing growth needs.

5.1.9 Windsor is identified as a smaller growth area than Maidenhead. As a key visitor destination and local service centre, Windsor town centre is an appropriate location to receive limited higher intensity mixed use development although particular attention will need to be given to maintaining and enhancing the character and design of the centre and its heritage and environmental assets. A small extension to the west of Windsor will provide additional housing in a town constrained by internationally recognised heritage assets.

5 Spatial Strategy

5.1.10 Ascot Centre is also identified as a growth area. The rejuvenation of Ascot High Street is an opportunity to create a community hub through mixed development, including new shopping and housing. The Ascot, Sunninghill and Sunningdale Neighbourhood Plan which was made in 2014, recognised the opportunity to regenerate Ascot High Street through the creation of a community hub supported by new retail and housing. Taking this approach forward, housing growth in Ascot will be provided via a number of small sites within and on the edge of the Ascot settlement area. Outside the growth locations limited growth will be accommodated within, and on the edges of, those existing settlements inset from the Green Belt.

5.1.11 Employment will continue to be focused in the town centres and in existing employment areas although some expansion of employment space to meet future needs will be accommodated in the development site north of Churchmead school in Datchet. The Triangle site (land bounded by the A380, M4 and west of Ascot Road) will be protected to accommodate potential employment needs in the latter part of the BLP period and, perhaps, beyond the end of the current plan period.

5.1.12 The Borough entirely lies within the extent of the Metropolitan Green Belt. The vast majority (83%) is covered by the Green Belt designation with only the towns of Maidenhead, Windsor and Ascot, along with a number of smaller settlements (including Sunningdale, Sunninghill, Datchet and Cookham), being excluded from it. The Council is committed to protecting the Green Belt but the limited supply of suitable brownfield sites has led to a recognition that not all of the needed growth can be accommodated in settlement locations. A series of studies (including an Edge of Settlement Study undertaken by the Council in 2016), identified and assessed parcels of land around the Borough's towns and settlements in relation to the purposes of the Green Belt set out in the NPPF. The majority of the release is concentrated around the strategic growth location of Maidenhead, with smaller releases around the edges of Windsor, Ascot, Datchet, Cookham, Sunningdale and Sunninghill.

5.1.13 The remainder of the document sets out the detail of this spatial strategy and how it will be applied and delivered.

5.2 Policy SP1 Spatial Strategy

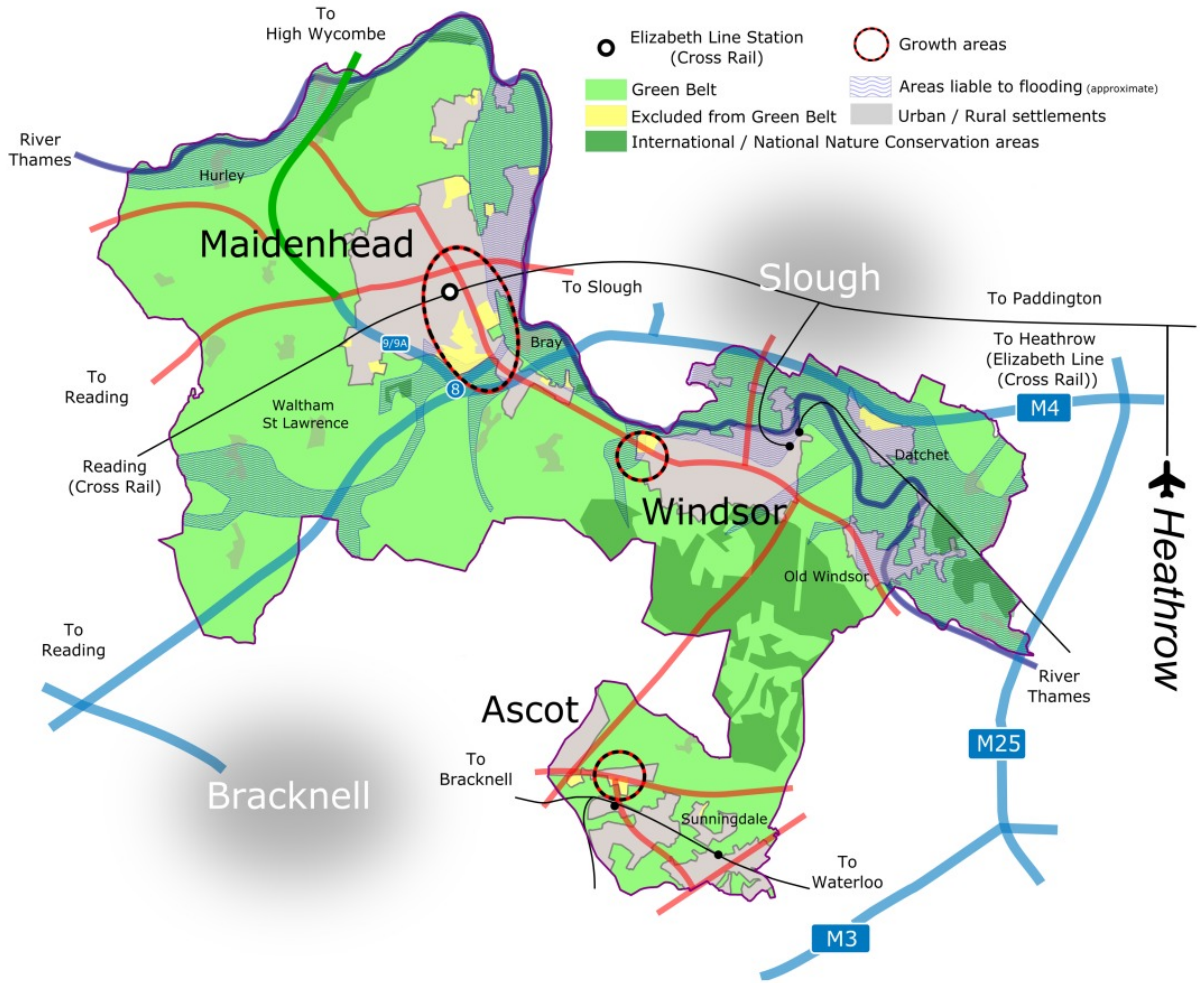
Policy SP 1

Spatial Strategy for the Royal Borough of Windsor and Maidenhead

1. The Council's overarching spatial strategy for the Borough is to focus the majority of development in three growth areas (Maidenhead, Windsor and Ascot) to make best use of infrastructure and services, in addition to providing a sustainable approach to growth.
2. New development will largely be focused on the strategic growth location of Maidenhead. Maidenhead town centre will be a major focus of sustainable growth to support its important role within the wider Thames Valley. Higher intensity development will be encouraged within and near to Maidenhead town centre to make the most of the town's transport links, and to take advantage of the Elizabeth Line connections.
3. A large proportion of the Borough's new housing development is to be built as an extension of the town with approximately 2,500 homes focused on a cluster of sites near to Maidenhead railway station (Maidenhead Golf Course, Land south of Harvest Hill Road and Land south of Manor Lane). Growth in Maidenhead will be focused on existing urban sites wherever possible, with some limited release of Green Belt.
4. Windsor is identified as a growth area accommodating limited growth in the town centre and on its western edge. Windsor town centre has national and international significance as a major focus of visitor and tourist activity based on Windsor Castle and the River Thames. The conservation of existing heritage assets is particularly important, meaning limited development will only be permitted where it seeks to enhance the quality of the built environment and does not compromise its character and appearance. Limited Green Belt release will accommodate additional housing growth on the western edge of the urban area.
5. Development in the Ascot growth location will be largely based on Ascot Centre. The coordinated development of several sites related to Ascot High Street will provide the opportunity to strengthen its role as a significant centre in the Borough providing a wide range of uses and activities, and include the provision of public open space. This will be achieved through the redevelopment of existing sites as well as limited Green Belt release.
6. The villages excluded from the Green Belt will continue in their roles as local centres as well as providing limited opportunity to accommodate new development. This will largely be achieved through the redevelopment of existing brownfield sites within the villages alongside limited Green Belt release.
7. Employment needs will largely be met in existing settlements.
8. The Green Belt will be protected from inappropriate development in line with Government policy.

5 Spatial Strategy

5.3 Key Diagram



Key Diagram

Quality of Place

6 Quality of Place

6.1 Context

6.1.1 A key objective of planning is to maintain and where possible enhance the quality of a place. This quality is not only about how an area looks, but also about how it feels and is used. The quality of an area is important to the social, economic and environmental vitality of its community, and is often important beyond the immediate vicinity. These factors make it important to ensure that the qualities of our towns, villages, hamlets, spaces, and countryside are maintained and enhanced, and that new development contributes to these values.

6.1.2 Development can help build community cohesion, define local distinctiveness, and foster a sense of place, or conversely it can harm these assets by not considering fully the impacts or opportunities within a scheme or proposal. Development should be a long-lasting feature within an area, so it is important to get it right.

6.2 Sustainability and Placemaking

6.2.1 The Government has identified in the NPPF that the main purpose of planning is to contribute to the achievement of sustainable development by:

- Helping to build a strong, responsive and competitive economy
- Supporting strong, vibrant and healthy communities, and
- Contributing to protecting and enhancing the natural, built and historic environment.

6.2.2 The Council is committed to supporting in full, the growth anticipated to occur in the Borough over the 20 year plan period to 2033. It is also committed to achieving a sustainable balance between meeting growth needs and the creation of high quality, well functioning places with distinctive local identities. Delivering this balance is at the heart of placemaking.

6.2.3 As a place the Royal Borough is defined by its varied mix of towns and villages set in an attractive rural landscape of pasture, forests, Royal parkland and water bodies. The unique and long association with the Crown has left the Borough with many exceptional buildings and places and a rich portfolio of heritage assets, whilst the River Thames and the large number of trees and open spaces create a green character to the Borough as a whole. Together these features create a unique identity for the Borough based on its Royal connections, heritage legacy and attractive, high quality and green places.

6.2.4 Within this wider place context are a series of smaller communities and places, each with its own distinctive character and unique identity. Work undertaken by communities through Neighbourhood planning processes has helped to refine understanding of some of the areas of the borough and the qualities that make these smaller places unique and distinct. This work can further inform site development briefs through Neighbourhood Plans, to support local aspirations for future development proposals.

6.2.5 The driving principle for placemaking in the RBWM is to plan for the Borough as a whole place whilst also supporting placeshaping by local communities for the smaller places which together make up the entity of the Royal Borough.

6.2.6 As part of the placemaking process the Council will expect new growth to:

- Conform to the vision for the place (set out in the BLP or subsequent supporting documents, including Neighbourhood Plans)
- Achieve high quality design
- Contribute to the creation/maintenance of strong local distinctiveness
- Deliver enhanced and supporting infrastructure
- Provide for a mix of uses
- Contribute to the green character of the Borough through delivery of generous green infrastructure
- Develop and enhance the importance of the existing blue character of the Borough (including the River Thames and associated waterways)
- Maintain the depth and richness of the heritage assets in the Borough
- Support the delivery of vibrant and healthy communities
- Provide sustainable environments.

6.2.7 The broad approach to sustainability and placemaking at the local level is set out in the vision, objectives and spatial strategy of the BLP, with detail in subsequent policies.

Quality of Place

6.2.8 In addition to the broad framework set out by the BLP, the Council will continue its sustainable placemaking through further work in the form of neighbourhood plans, the on-going Infrastructure Delivery Plan, and Supplementary Planning Documents.

6.3 SP2 Sustainability and Placemaking

Policy SP 2

Sustainability and Placemaking

1. All new developments should positively contribute to the places in which they are located.
2. Larger developments⁽¹⁾ in particular will be expected to:
 - a. Provide a harmonious, integrated mix of uses, where appropriate, that foster a sense of community, vibrancy and activity
 - b. Contribute to the provision of social, natural, transport and utility infrastructure to support communities
 - c. Be designed to facilitate and promote community interaction through the provision of
 - i. walkable neighbourhoods and
 - ii. attractive public spaces and facilities and routes which encourage walking and cycling
 - d. Create places that foster active healthy lifestyles
 - e. Be of high quality design that fosters a sense of place and contributes to a positive place identity.

6.4 Design

6.4.1 One of the Core planning principles of the NPPF is to always seek to secure high quality development and a good standard of amenity for all existing and future occupants of land and buildings. Design is not just about how a development looks, but is also about how well it works and meets the needs of users. It plays an essential role in the functioning of places. Well designed buildings, places and spaces help to create attractive environments that set a positive context for the development of successful places and sustainable healthy communities.

6.4.2 All development, redevelopment and conversion should demonstrate design excellence and respond positively to its context. Development in the Borough should create safe, secure and pleasant environments both inside and outside of buildings, with careful consideration to the way people use spaces and places. These factors will not only improve quality of life, but will also attract business and visitors to the Borough.

6.4.3 The Council is committed to achieving high quality design that responds to the distinctive character of the Borough. Delivering good design is a key element of this plan. There are many different principles that go into delivering good design including visual factors, functionality, sustainability and local distinctiveness.

6.4.4 Individual places within the Borough have their own distinctive characters which have evolved over time. They are valued by local communities as part of the heritage of the area. The Council has carried out a detailed review of the character of its rural and urban areas in the form of a Townscape Assessment (2010) and a Landscape Character Assessment (2004). Both documents provide a starting point for considering local character attributes. These documents (and any updating successors) will be one of the factors taken into

6 Quality of Place

account when the Council is assessing the design quality of development proposals. The Council will produce a Borough Wide Design Guide Supplementary Planning Document to illustrate in detail what it considers to be high quality design for the Borough as a whole.

6.4.5 The NPPF encourages the empowering of local people to shape their surroundings through local and neighbourhood planning processes. The local importance of design and the need to respond to an area is something that is very important to residents as demonstrated in the Cookham Village Design Statement, the Ascot Sunninghill and Sunningdale Neighbourhood Plan and emerging neighbourhood plans. Neighbourhoods may wish to set detailed or specific design guidance for their local areas through Neighbourhood plans or village design statements. The Borough will view favourably those proposals that have actively sought, and incorporated the views of the local community throughout their design.

6.4.6 The Council recognises that in some locations the scale of development will be such that it will create its own identity and character. In such locations, innovative and creative solutions may need to be applied to provide acceptable sustainable design solutions in terms of character, amenity, and supporting infrastructure. Such locations will include Maidenhead Town Centre (as defined on the Policies Map) and the cluster of sites to the south of Maidenhead Town Centre based around Maidenhead Golf Course. Opportunities exist to use more dynamic variations in building heights, although exemplar design will be expected. Tall buildings will be supported where they demonstrate exceptional high quality design and do not cause unacceptable impacts such as overshadowing, solar glare and wind tunnel effects. Advice provided by Historic England or similar bodies on tall buildings should inform development proposals.

6.5 Policy SP3 Character and Design of New Development

Policy SP 3

Character and design of new development

1. New development will be expected to contribute towards achieving sustainable high quality design in the Borough. A development proposal will be considered high quality design and acceptable where it achieves the following design principles:
 - a. Respects and enhances the local, natural or historic character of the environment, paying particular regard to urban grain, layouts, rhythm, density, scale, bulk, massing, proportions, trees, water features, enclosure and materials;
 - b. Provides layouts that are well connected, permeable and legible and which encourage walking and cycling;
 - c. Delivers easy and safe access and movement for pedestrians, cyclists, cars and service vehicles, maximising the use of sustainable modes of transport where possible;
 - d. Respects and retains high quality townscapes and landscapes and helps create attractive new townscapes and landscapes;
 - e. Retains important local views of historic buildings or features and makes the most of opportunities to improve views wherever possible (including views of key landmarks such as Windsor Castle, Eton College and the River Thames);
 - f. Creates safe, accessible places that discourage crime and disorder. Well connected, attractive, legible places with strong active frontages will be expected;
 - g. Incorporates interesting frontages and design details to provide visual interest, particularly at pedestrian level;
 - h. Designed to minimise the visual impact of traffic and parking;
 - i. Protects trees and vegetation worthy of retention and includes comprehensive green and blue infrastructure schemes that are integrated into proposals;
 - j. Provides high quality soft and hard landscaping where appropriate;
 - k. Provides sufficient levels of high quality private and public amenity space;
 - l. Has no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties in terms of privacy, light, disturbance, vibration, pollution, dust, smell and access to sunlight and daylight;
 - m. Is accessible to all and capable of adaption to meet future needs;
 - n. Provides adequate measures for the storage of waste, including recycling waste bins, in a manner that is integrated into the scheme to minimise visual impact;
 - o. Minimises energy demand and maximises energy efficiency;
 - p. Fronts onto, rather than turns its back on waterways and other water bodies.

2. Within, and near to, Maidenhead town centre, greater flexibility on building heights will be permitted. Tall buildings will be supported where they demonstrate exceptional high quality design and do not cause unacceptable impacts. Advice provided by Historic England or similar bodies on tall buildings should inform development proposals.

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6.6 River Thames Corridor

6.6.1 The River Thames is one of the Borough's most important natural and cultural assets, providing extensive leisure, ecological, environmental, landscape and economic benefits. It is essential to ensure that this importance and attraction is preserved whilst welcoming the opportunities the river brings for positive change.

6.6.2 The NPPF states that 'the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes'. High quality development proposals within the River Thames Corridor can make a positive contribution to the character and setting of this important landscape.

6.6.3 Policy should support and promote the key heritage attractions associated with the River Thames. This applies to development of all uses and scales with an impact on the River Thames and its setting, including the valley sides and crests which form a distinctive topographical feature, and the flat open floodplain where change could have a significant impact on views from the river.

6.6.4 In built-up areas the setting may, in places, be defined simply by the line of buildings closest to the river, but in other places could comprise a wider area including entire villages such as Bisham, Temple and Hurley due to their relationship to the river and the nature of the valley topography. Similarly, historic buildings and their settings that have a visual or historic link with the river, for example Windsor Castle and Eton College, would also form part of the river setting.

6.6.5 The River Thames flows through the Borough for 25 miles making a unique contribution to the environment and forming one of the Borough's most significant landscape features. It includes stretches of great scenic character, for example steep wooded slopes between Bisham and Maidenhead, and extensive floodplain valleys such as around Hurley. It also has stretches with deep historic associations, often with national importance, such as in Windsor, Eton and Ankerwycke.

6.6.6 The quality of the building and spaces alongside the river makes an important contribution to the Borough's environment and enjoyment of the river. Every stretch of waterway has its own character and this needs to be reflected in the design of new development.

6.6.7 The principles of high quality design are set out in 6.5 'Policy SP3 Character and Design of New Development'. Particular care will be taken to ensure developments within the setting of the Thames complement the distinctive character of the water frontage and important views. The extent of the setting of the Thames is defined on the Policies Map.

6.6.8 In addition to the scenic and cultural benefits, the River Thames Corridor provides many opportunities for sport and leisure. Some of these opportunities are active, some involving the water, and others simply benefiting from the calm and reflective feeling of being near water. Both active and passive activities can contribute towards improving the health of residents and visitors and should be protected. There is public access to much of the River Thames including the Thames Path National Trail.

6.6.9 River-related services, businesses and infrastructure, make an important functional contribution to the character and use of the River Thames. This is especially the case for those involving the construction, repair and servicing of river craft; make a vital contribution to the continuation of the historic traditions and function of the River Thames. The Council endorses the principle of supporting sites associated with river-related activities and employment. Opportunities for generating renewable energy will also be supported in principle, provided that they do not adversely impact on the River Thames Corridor.

6.6.10 The variety of wildlife related to the river, its tributaries and islands adds to the enjoyment of the river. 6.7 'Policy SP4 River Thames Corridor' seeks to maintain the ecological value of the river and in appropriate circumstances, restore and enhance natural elements of the riparian environment.

6.6.11 In 2015, the River Thames Alliance published the Thames Waterway Plan, an integrated strategy for the river to 2021. Furthermore, the Environment Agency has produced a River Basin Management Plan, Thames River Basin District in 2009, which seeks to manage the pressures facing the water environment of the river basin.

6.6.12 Policy SP4 seeks to promote the healthy growth in the use of the River Thames for communities, wildlife, leisure and business in ways that are compatible with its character, setting and ecology, and is in line with the objectives of these plans. The Borough will work with adjoining authorities and other partner organisations where needed to prepare wider strategies and projects.

6.7 Policy SP4 River Thames Corridor

Policy SP 4

River Thames Corridor

1. The special character and setting of the River Thames as defined on the Policies Map will be conserved and enhanced, and appropriate development proposals associated with river related activities and employment will be supported.
2. Particular care will be taken to ensure developments within the setting of the Thames complement the distinctive character of the water frontage and important views. Existing riverside access will be maintained and opportunities to extend access to the River Thames and adjoining sites examined.
3. Where appropriate, development proposals within the River Thames Corridor will be required to:
 - a. protect, and where possible enhance, views to and from the river
 - b. meet the principles of high quality design set out in this plan, having special regard to the riverside setting and water frontage character, and considering views of proposals from all public vantage points, including from the river
 - c. protect and conserve landscape features, buildings, structures, bridges, archaeological remains that are associated with the Thames and its history and heritage
 - d. maintain, and where possible enhance, public access for riverside walking, river corridor cycling, and fishing and boating
 - e. maintain tree cover, conserve and enhance natural river banks and their associated bankside and marginal vegetation and the ecological value of the area including its role as a wildlife network. There may be opportunities for the restoration and enhancement of natural elements of the river environment that should be incorporated within the design of new developments
 - f. retain or provide an undeveloped 8 metres buffer zone on both sides of a main river measured from the top of the river bank at the point at which the bank meets the level of the surrounding land.
4. Appropriate proposals for sport, leisure and river-related employment, infrastructure and renewable energy generation will be supported where they meet the above criteria and where they will not obstruct access along or to the river for any users, or harm its ecological value.
5. The principle of supporting sites associated with river-related activities and employment will be supported. Opportunities for generating renewable energy will also be supported in principle, provided that they do not adversely impact on the River Thames Corridor.
6. The ecological value of the river will be maintained and in appropriate circumstances restored and enhanced together with natural elements of the riparian environment, and proposals should seek to promote the healthy growth in the use of the River Thames for communities, wildlife, leisure and business in ways that are compatible with its character, setting and ecology, and in line with the objectives of the River Thames Waterways Plan and the Environment Agency's River Basin Management Plan.

6.8 Green Belt

6.8.1 The whole of the Borough lies within the extent of the Metropolitan Green Belt which surrounds London and only a number of settlements are excluded from it. The Green Belt is used for agriculture, forestry, open land and recreational uses and also includes a number of small villages and hamlets, educational establishments

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and other institutional uses, employment premises and mineral workings. The Green Belt is valued not only for the open countryside it provides in the Borough, but also for its natural beauty, wildlife and historical and cultural associations.

6.8.2 The main aim of Green Belt is to prevent urban sprawl by keeping land permanently open. Green Belt also provides opportunities for people to access the countryside, to protect land for agriculture, forestry and similar land uses, and for nature conservation.

Villages and large developed sites in the Green Belt

6.8.3 The Green Belt contains a large number of villages. The larger villages ⁽²⁾ are inset from the Green Belt whilst the remainder ⁽³⁾ are washed over by the Green Belt designation. Whilst not villages, large previously developed sites such as Windsor Racecourse, Ascot Racecourse and Legoland are also washed over by the Green Belt designation.

Development in the Green Belt

6.8.4 The BLP seeks to manage development pressures so as to protect and enhance the quality and distinctive character and heritage of its settlements and the countryside that surrounds them. Development in the Green Belt will be restricted as set out in national policy. Inappropriate development is considered by definition to be harmful to the Green Belt and will not be approved by this Council, except in very special circumstances. A very special circumstances case to justify development will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

6.8.5 Whilst most forms of development are considered inappropriate in the Green Belt, national planning policy lists certain exceptions which are not inappropriate. These are set out in paragraphs 89 and 90 of the NPPF.

6.8.6 Further clarification is provided below on several of the key forms of Green Belt development in the Royal Borough which are not automatically defined as being inappropriate:

Agricultural and forestry workers dwellings

6.8.7 Applications for new dwellings in the Green Belt for a worker engaged in farming or forestry will be judged on a case by case basis. Any such dwelling should be:

1. responding to an essential and permanent agricultural/forestry need on a holding that cannot be met elsewhere,
2. proportionate to the holding or other enterprise it is intended to serve, not the personal preference of the occupier.

6.8.8 Consideration may be given to the removal of some permitted development rights for the extension of dwellings so approved to ensure that the dwelling remains proportionate and available to the agricultural holding in the long term. The Council will look to use temporary planning permissions where a new agricultural or forestry enterprise is being established and viability is not yet proven. The forthcoming Green Belt SPD will provide further detailed guidance on the assessment of these matters.

Extensions, alterations and replacement buildings

6.8.9 When assessing whether an extension or alteration is disproportionate, or a replacement dwelling materially larger, account will be taken of the forthcoming Green Belt SPD which will be prepared to support this policy. This will set out guidelines on the scale of development that the Council is likely to consider appropriate and how this will be calculated.

6.8.10 For the purposes of the policy, the original building is defined as the building that existed on 1 July 1948 or, if constructed after 1 July 1948, as it was originally built. For the avoidance of doubt, if no building existed on 1 July 1948, then the original building is considered to be the first building as it was originally built after this date.

2 Broomhall, Cookham, Cookham Rise Datchet, Eton, Eton Wick, Old Windsor, Sunningdale, Wraysbury

3 Bisham, Bray, Burchetts Green, Cheapside, Eton, Fifield, Holyport, Horton, Hurley, Hythe End, Knowl Hill, Littlewick Green, Shurlock Row, Warren Row, Waltham St Lawrence, White Waltham, Woodside

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6.8.11 Replacement buildings are expected to be sited on or close to the position of the original building, unless it can be clearly demonstrated that an alternative position would reduce the overall impact on the openness of the Green Belt.

Limited infilling

6.8.12 Development within villages in the Green Belt is limited to small scale infilling. For the purposes of this policy, limited infilling is considered to be the development of a small gap in an otherwise continuous frontage, or the small scale redevelopment of existing properties within such a frontage. It also includes infilling of small gaps within built development. It should be appropriate to the scale of the locality and not have an adverse impact on the character of the locality.

6.8.13 Case law has now established that the infilling in villages exception is not restricted to sites that fall within identified settlement boundaries in local plans. This impacts on villages with defined boundaries shown on the policies map and small villages that do not have defined boundaries.

6.8.14 Where the built form of a village extends wider than the settlement boundary the Council will need to assess whether or not the proposal site could be understood as falling within the wider understanding of the village extent and thus able to benefit from the limited infilling exception. Proposal sites for villages where no boundary has been defined will need to be assessed on a case by case basis.

Facilities for outdoor sport, outdoor recreation and cemeteries

6.8.15 There are many existing sport and recreation facilities in the Borough's Green Belt, including football pitches, golf courses, and cricket grounds. The Green Belt in the Borough also contains a number of cemeteries and for their continued proper functioning, the need for new associated buildings occasionally arises.

6.8.16 As the principal objective of Green Belt policy is to maintain an open character it follows that any new building, as well as the treatment of associated outside space, including for access and car parking, should be no more than is genuinely required to enable that use to be carried on. Even then, the consequent impact on the Green Belt may render a proposal unacceptable and in accordance with core planning principles it will be preferable if an existing building can be converted to provide the accommodation required.

6.8.17 Any development, including any new access, car parking areas, floodlighting or additional curtilage, should be unobtrusive and will not be acceptable where it would create a significant and essentially urban element in the landscape to the detriment of its Green Belt setting. Consideration will be given as to whether the new facility proposed would lead to the expansion of the existing use to the extent that it would become unacceptable in its location because the noise and other disturbance it would generate, both on site and on the road network leading to the site, would be harmful to the amenity of local residents or people visiting the area for recreation. In these cases permission should not be forthcoming.

Equestrian facilities

6.8.18 As a consequence of changes to agricultural practices and a decline in agriculture generally, the fragmentation of former agricultural holdings often results in individual land parcels being used for the keeping and grazing of horses, where a need for new stabling, including associated buildings for the storage of feed and tack, can arise. Usually the proposal will be for ready-made stables and these are generally acceptable where they are of timber construction and can be appropriately and unobtrusively sited.

6.8.19 The use of more permanent materials should be resisted as this can result in a proliferation of permanent structures to the detriment of the open character of the landscape should the use as a stable cease. Stables should where possible be sited where access already exists, as the impact of any new access will be taken into account in assessing impact. In all cases the local authority will ensure that regard has been made of latest guidelines on the welfare of horses to ensure that the scale of the proposal is proportionate to the amount of land associated with it and proposals deemed excessive will not be acceptable.

6.8.20 Facilities for the exercising of horses, (usually referred to as a manege), riding arenas, training facilities and horse walkers may be acceptable in the Green Belt as they are associated with an open land use, provided that they can be unobtrusively located and designed and do not detrimentally impact on residential amenity, highway safety and landscape quality. They are structures that require a large, flat surface and in many cases this cannot be achieved without a significant degree of engineering involving the realignment of slopes and erection of retaining structures. This can have a significant impact on the character and appearance of the

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local landscape and any proposal that would result in a detrimental impact will not be acceptable. Where the degree of engineering and impact can be accepted, it will be expected to be mitigated through the use of appropriate hard and soft landscaping. This will include consideration of the type of surfacing and boundary treatment proposed which should be appropriate to the character of the surrounding landscape.

6.8.21 Floodlighting for a manege will not be accepted as this is deemed to have an undesirable urbanising effect and can lead to unacceptable light pollution in the countryside.

6.8.22 Encouragement will be given to off road riding facilities such as headlands or bridleways within farm units.

Conditions

6.8.23 The Borough will impose such conditions as may be appropriate to ensure that the openness of the Green Belt and the purposes of including land within it are maintained and identification of the extent of any residential curtilage. This may include withdrawal of permitted development rights, limiting use and/or duration, creating personal permissions and using occupancy conditions.

Amendment of Green Belt boundaries

6.8.24 National planning policy requires that Green Belt boundaries are only amended in exceptional circumstances and that this must be undertaken as part of the Local Plan process. We consider that exceptional circumstances exist to justify a small amendment of Green Belt boundaries in order to facilitate the growth that is needed in the Borough and promote sustainable patterns of development. Whilst the general extent of the Green Belt has been retained, a very small amount of land will be removed during the plan period in order to enable development around the Maidenhead urban area, and the edges of selected villages. The amount of Green Belt in the Royal Borough will thus remain well over 81%. Details of the specific areas to be released from the Green Belt, and their resulting new designations, are set out in Appendix B.

6.8.25 Paragraph 85 of the NPPF sets out a series of points for local planning authorities when defining Green Belt boundaries. To ensure Green Belt boundaries are readily recognisable and use permanent durable boundaries in some cases areas not included in the site boundary have been realised from the Green Belt. These areas will form part of the relevant settlement, and development proposals determined through the application process.

6.8.26 The general extent of the Green Belt to remain during the Plan period is shown on the Policies Map. The Green Belt will be maintained and supported through the BLP strategic and non strategic policies.

6.8.27 There are opportunities for local communities to develop detailed site development briefs for those areas removed from the Green Belt through Neighbourhood Plans. This can further support sustainable, high quality design and placemaking, by ensuring new development positively contributes to local places and which accurately reflect the aspirations of the local community.

6.9 Policy SP5 Development in the Green Belt

Policy SP 5

Development in the Green Belt

1. The Metropolitan Green Belt will continue to be protected as designated on the Policies Map, against inappropriate development. Permission will not be given for inappropriate development (as defined by the NPPF), unless very special circumstances are demonstrated.
2. Certain forms of development are not considered inappropriate. Proposals will be permitted where they are consistent with the exceptions listed in national planning policy, are of high quality design and protect, conserve and, where feasible, enhance areas of ecological value. Where relevant, proposals should also meet the following criteria:

New agricultural and forestry workers dwellings

- a. There is a demonstrable essential and permanent need for the new dwelling based on the functional requirements of the enterprise it is intended to serve that cannot be met elsewhere.
- b. The dwelling is proportionate in scale and size to the needs of the holding it is intended to serve.

Extensions or alterations

- c. The extension or alteration proposed would not result in a disproportionate addition over and above the size of the original building.
- d. The building is of permanent and substantial construction and would not require extensive reconstruction.

Replacement buildings.

The replacement building would be:

- e. In the same use
- f. Not materially larger than the one it replaces; and
- g. Is sited on or close to the position of the existing building.

Limited infilling

Limited infilling within the identified village settlement boundaries as designated on the Policies Map.

- h. Limited infilling may also be appropriate outside these identified settlement boundaries where it can be demonstrated that the site can be considered as falling within the village envelope as assessed on the ground. In assessing the village envelope consideration will be given to the concentration, scale, massing, extent and density of built form on either side of the settlement boundary and the physical proximity of the proposal site to the defined settlement boundary.

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Equestrian development

- i. New equestrian development (including lighting and means of enclosure) is unobtrusively located and designed so that it does not have a significant adverse effect on the character of the locality, residential amenity, highway safety and landscape quality.
- j. Proposals do not result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a) or it can be demonstrated to the satisfaction of the local planning authority that there are no suitable alternative sites on lower grade land.
- k. Existing buildings are re-used where appropriate and any new buildings should be located in or adjacent to an existing group of buildings and have minimal visual impact within the landscape.
- l. Sufficient land is available for grazing and exercise where necessary.
- m. Proposals include a satisfactory scheme for the disposal of waste.

Re-use of buildings

- n. The building is of permanent and substantial construction and its form is in keeping with its surroundings and would not require extensive reconstruction or a material change in size or scale.
- o. The proposed use would not have a materially greater impact than the present or last approved lawful use on the openness of the Green Belt and the purposes of including land in it.
- p. The reuse of a building for business and industrial uses should be appropriate in size and viability to agricultural units or buildings on the farm. Appropriateness should be tested against the context of the locality as justified in a farm management plan.

Facilities for Outdoor sport, outdoor recreation or cemeteries

- q. The scale of the building is no more than is genuinely required for the proper functioning of the enterprise or the use of the land to which it is associated.
- r. Buildings are unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas.
- s. There is no detrimental effect on landscape quality, residential amenity or highway safety.

6.10 Local Green Space

6.10.1 Paragraph 76 of the National Planning Policy Framework introduced the ability for Local Plans to designate Local Green Space. In accordance with Paragraph 77 of the NPPF Local Green Space should meet the criteria listed below:

- The Local Green Space should be in reasonably close proximity to the community it serves, usually within easy walking distance.
- The Local Green Space should be local in character and not an extensive tract of land. Blanket designation of open countryside adjacent to settlements is not appropriate.

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6.10.2 In addition, a Local Green Space must be demonstrably special and hold a particular local significance. Local Green Spaces should therefore also meet at **least one** of the following criteria and be of a particular local significance because of its:

- beauty – the site makes a significant visual contribution to the street scene or visual attractiveness of the area
- historic significance – the site includes or provides a setting for a locally valued landmark or is of cultural value
- recreational value – the site is used for sport or recreation activities or used by the local community for informal recreation
- tranquillity – the site provides a peaceful and tranquil space within a settlement
- richness of wildlife – this site is recognisable as a priority habitat with a reasonable species diversity or harbours priority species (listed in the UK priority habitats and species list) and is managed to benefit the ecological interests
- community or other value where the site is used by the wider community.

6.10.3 Sites already subject to statutory designation, such as Historic Parks & Gardens or Scheduled Ancient Monuments, have high levels of protection and would not benefit from an additional local designation. Similarly, sites within the curtilage of a listed building or conservation area or subject to a tree preservation order do not necessarily need additional protection as Local Green Space as their importance and contribution to the area must be considered if a planning application is submitted within or near these sites.

6.10.4 On the basis of the above methodology the Council has identified one area of Local Green Space worthy of designation: at Poundfield, Cookham.

6.10.5 The Cookham Village Design Statement (VDS) identifies green space as being a key characteristic of all three settlements that the VDS covers. The fields to the north and west of The Pound in Cookham are known as 'Poundfield'.

6.10.6 The VDS sets out that Poundfield's importance derives from a unique combination of ecological, rural, and heritage factors; it is also a tranquil space in the heart of the village. Poundfield's undeveloped frontage faces Maidenhead Road, and the glimpse of its more distant slope rising to the north are signals of the rural character of Cookham.

6.10.7 Poundfield forms a green wedge at the heart of Cookham, dividing the picturesque narrow roadway of The Pound (the edge of Cookham village) from Cookham's more commercial areas (the Station Hill area and Cookham Rise). It is an intrinsic part of the character of the village and in very close proximity to the community that it serves being surrounded by houses.

6.10.8 It is also visible in views from the Moor and from the eastern end of the Causeway. Poundfield is the subject of several Stanley Spencer paintings, including a series of scenes at Englefield and a panoramic view stretching towards The Pound. This is considered in greater detail in the context of the Cookham High Street Conservation Area within the accompanying appraisal reviewed in 2016.

6 Quality of Place

6.11 Policy SP6 Local Green Space

Policy SP 6

Local Green Space

1. The Council will give special protection to Poundfield, which is designated as Local Green Space and is shown on the Policies Map.
2. Inappropriate development within designated Local Green Spaces identified in the BLP and Neighbourhood Plans will not be permitted other than in very special circumstances, except:
 - a. new buildings for appropriate facilities for outdoor sport, outdoor recreation and cemeteries, provided they do not conflict with the purpose of the Local Green Space
 - b. the extension or alteration of a building provided that it does not result in disproportionate addition over and above the size of the original building
 - c. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

Housing

7.1 Context

7.1.1 Good quality housing is a fundamental need that plays a significant role in shaping our lives and our communities. A home is a vital part of people's lives and contributes to creating a safe, healthy and prosperous society. The planning system can play a positive and supporting role in the delivery of homes to meet the full range of housing needs of society, within the wider framework of sustainable development. The BLP is a vital tool in addressing the scale, distribution and type of new homes that need to be provided up to 2033.

7.2 Amount and distribution

7.2.1 The NPPF states that Local planning authorities should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs and work with neighbouring authorities where housing market areas cross administrative boundaries. This assessment should identify the scale and mix of housing that meets the household and population projections, taking account of migration and demographic change.

7.2.2 The Borough forms part of a wider Strategic Housing Market Area and has close links with neighbouring Housing Market Areas. The Council has worked collaboratively with the other Berkshire authorities and the Thames Valley Berkshire LEP to produce a joint Strategic Housing Market Assessment (SHMA.) The SHMA defined two separate housing market areas, namely a western housing market area (WHMA) comprising Bracknell Forest, Reading, West Berkshire, and Wokingham; and an eastern housing market area (EHMA) comprising Windsor and Maidenhead, Slough, and South Bucks. The Berkshire wide SHMA has identified a level of objectively assessed need for the EHMA as 2,015 dwellings per annum. For the Borough an OAHN of 712 dwellings per annum, or 14,240 new dwellings over the plan period from 1st April 2013 to 1st April 2033, has been identified.

7.2.3 Paragraph 14 of the NPPF states local authorities should meet the full objectively assessed need for housing unless the impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or specific policies indicate that development should be restricted.

7.2.4 The BLP aims to accommodate a significant increase in housing provision over the plan period. This includes continued work to identify emerging windfall sites and working with other agencies such as central government, to ensure the optimum use of surplus land and facilities to accommodate need, and working with Neighbourhood Plan groups to identify further sites for housing. This is placed against the background of positively seeking opportunities to meet housing need and the BLP takes a proactive approach to providing for the identified level of need across the Borough as noted in the spatial strategy. The spatial strategy proposes the provision of new homes within the Borough. This growth will be focused in growth locations identified in the Spatial Strategy and particularly in the strategic growth location of Maidenhead. Additional development is proposed in existing settlements, and on previously developed sites in the Green Belt. A limited number of sites will be released from the Green Belt. The spatial strategy pursues with vigour the more intensive use of urban land, particularly in town centre locations.

Housing Provision

7.2.5 The BLP makes provision for at least 14,240 new dwellings over the plan period from 2013 to 2033 as set out in Table 2 and identifies sites for specific or mixed uses and activities across the borough. The Council does not need to allocate land in the BLP to meet the total housing need identified because sites have already been developed since the start of the plan period, some sites have planning permission, and small unidentified sites will become available. A significant contribution of 3,772 new dwellings towards meeting this target has already been made by sites which have either been developed or are committed.

7.2.6 The Council will be supportive of new residential development on the number of small sites that unexpectedly become available during the plan period but are impractical to identify in advance providing that the sites are suitable and appropriate for residential development. This source of land recycling is expected to provide for at least an additional 1,840 new dwellings over the plan period based on recent trends.

7.2.7 Development in and adjacent to Maidenhead town centre is anticipated to provide a large number of new dwellings, including the redevelopment of existing sites for higher intensity development. The result of the step change in the level of housing provision within Maidenhead town centre will result in higher urban intensity development through mixed use sites, thereby increasing the number of residents and enhancing the vitality and vibrancy of the town centre particularly into the evenings and weekends. This also ensures the use of previously developed land in sustainable locations is maximised.

7.2.8 A number of smaller brownfield sites are also being allocated elsewhere that will make a valuable contribution towards meeting the identified need for housing. Relying on sites located in existing excluded settlements does not provide enough land to meet the identified housing need without compromising the character and appearance of existing towns and villages. It is proposed to allocate a limited number of sites in the Green Belt to help meet the identified housing need, and to provide a greater mix of housing types in addition to the higher density development proposed in Maidenhead. The Council is satisfied that the exceptional circumstances required for the limited release of the Green Belt can be demonstrated.

7.2.9 In addition, a number of sites which have been assessed, and classified in the HELAA (2016) as 'potentially developable' have been included in the housing supply, with a 50% non delivery buffer applied. This takes into consideration issues relating to the suitability or availability of these sites. A small number of sites which are below the 10 unit threshold for allocation in the BLP also contribute to housing supply.

7.2.10 It is important to note that the BLP housing requirement does not represent the only source of new dwellings that can be accommodated. Ancillary accommodation created through the extension of properties and some forms of shared accommodation do not require planning permission but will still make an important contribution to meeting housing needs. Contributions will also arise from changes to permitted development rights, which in the case of office to residential conversions have been made permanent.⁽⁴⁾

7.2.11 The housing supply position set out in Table 2 is marginally higher than the identified need set out in the Berkshire (including South Bucks) SHMA (2016) which allows a degree of flexibility in housing delivery.

Category	Amount
Completions since 1st April 2013	1,476
Commitments (sites with planning permission)	2,296
Small sites allowance/windfall (unidentified sites)	1,840
Sites identified in the HELAA ⁽⁵⁾	362
Allocations (defined in 7.4 'Policy HO1 Housing Development Sites')	8,286
Total	14,260

Table 2 : Housing supply

Housing delivery and targets

7.2.12 Government policy requires the Council to set out the expected rate of housing delivery through a housing trajectory for the plan period and to identify a supply of deliverable sites to provide five years of housing against its housing requirements. Housing delivery in the first three years of the plan period was as follows:

Time period	2013/2014	2014/2015	2015/2016
South East Plan ⁽⁶⁾ housing target	346	346	346
Emerging Borough Local Plan housing target	420	420	420
No of new dwellings completed	360	514	602

Table 3 : Historic Housing Delivery

4 The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016

5 Sites that have been identified as being deliverable/developable in the HELAA but are below 10 units, plus a number of sites classified as 'potentially developable and potentially developable - other' which may come forward and where a 50% anticipated delivery rate has been applied. These sites may come forward for development through the planning application process.

6 The South East Plan was the Regional Spatial strategy for the south east. It was revoked by government on 25 March 2013

Housing

7.2.13 The PPG recommends that the assessment of a local delivery record is likely to be more robust if a longer term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle. Housing delivery within the Borough has historically been above the Berkshire Structure Plan housing target, and South East Plan housing target of 346 with the exception of 2010/11 to 2012/13, due to the effects of the economic recession.

7.2.14 Delivery rates have since recovered and are currently rising above past trends. The Council will publish annually, via the Monitoring Report, details of the five year housing land supply targets for the delivery of housing for each year over the plan period. Targets for the delivery of housing for each year over the plan period are presented below and indicate the implications of achieving the objectively assessed need over the first five year period. The projected housing delivery over the plan period is set out in Appendix C.

7.2.15 The five year housing land supply figure comprises sites considered to meet as closely as possible the criteria for deliverability as required by Paragraph 47 of the NPPF in that they are available, suitable and achievable within five years. Paragraph 48 of the NPPF permits an allowance for small sites in the five year supply, based on previous historical patterns of delivery within the Borough, with sites with planning permission, and site allocations as identified in Policy HO1 Housing Development Sites also contributing. Further detail is set out in the supporting evidence. Housing delivery from past trends to the levels required to meet the need identified during the plan period will require a market adjustment and delivery of significant infrastructure, particularly for larger sites.

Year	2013/14	2014/15	2015/16	2016/17	2017/18
Units	420	420	420	420	420
Year	2018/19	2019/20	2020/21	2021/22	2022/23
Units	730	730	730	730	730
Year	2023/24	2024/25	2025/26	2026/27	2027/28
Units	850	850	850	850	850
Year	2028/29	2029/30	2030/31	2031/32	2032/33
Units	850	850	850	850	850

Table 4 : Housing Delivery Targets

7.3 Housing development sites

7.3.1 Sites are allocated for housing through a process that takes into account a large amount of information from technical studies, developers and landowners, consultation responses and many others. Allocated sites in 7.4 'Policy HO1 Housing Development Sites' are in the following five categories:

- Growth locations for development
- Maidenhead
- Windsor
- Ascot, Sunningdale and Sunninghill
- Other areas.

7.4 Policy HO1 Housing Development Sites

Policy HO 1

Housing Development Sites

- The Borough Local Plan will provide for at least 14,240 new dwellings in the plan period up to 2033. The Spatial Strategy sets out that development will be focussed on existing urban areas, primarily Maidenhead, but also Windsor and Ascot.

The following sites are allocated for housing development and defined on the Policies Map. Further information on the site allocations is presented on the site proformas. The proformas indicate the key requirements and considerations that need to be taken into account as sites come forward for development.⁽⁷⁾

Site reference	Site	Estimated Capacity (Net)
	Growth locations	
	Maidenhead town centre	
HA1*	Maidenhead Railway Station	150
HA2*	Reform Road	150
HA3	Saint-Cloud Way	600
HA4*	West Street	240
HA5*	York Road	320
*	Broadway, Maidenhead ⁽⁸⁾	Included in housing commitments
*	High Street East/York Stream, Maidenhead	
	Maidenhead Golf Course and associated sites	
HA6	Maidenhead Golf Course	2000
HA7	Land south of Harvest Hill Road, Maidenhead	380
HA8	Land south of Manor Lane, Maidenhead	220
HA10*	Ascot Centre	300
HA11	Land west of Windsor, north and south of the A308, Windsor	450
	Maidenhead	
HA12	Boyn Valley Industrial Estate, Maidenhead	240
HA13	Exclusive House, Oldfield Road, Maidenhead	40
HA14	Land south of Ray Mill Road East, Maidenhead	60
HA15	Middlehurst, 90-103 Boyn Valley Road, Maidenhead	45
HA16	Osbornes Garage, 55 St Marks Road, Maidenhead	20

Housing

Site reference	Site	Estimated Capacity (Net)
HA17	Tectonic Place, Holyport Road, Maidenhead	25
HA18	Land between Windsor Road and Bray Lake, south of Maidenhead	100
HA19	Whitebrook Park, including land east of Whitebrook Park, Lower Cookham Road, Maidenhead	175
HA20	Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead	300
HA21	Land known as Spencer's Farm, north of Lutman Lane, Maidenhead	300
HA22	Land north of Breadcroft Lane and south of the railway line, Maidenhead	100
HA23	Land west of Monkey Island Lane, Maidenhead	100
HA24	Summerleaze, Summerleaze Road, Maidenhead	130
Windsor		
HA25*	Minton Place, Victoria Street, Windsor	100
HA26*	Shirley Avenue (Vale Road Industrial Estate), Windsor	80
HA28	Windsor and Eton Riverside Station Car Park	30
HA29	Windsor Police Station, Alma Road, Windsor	35
Ascot, Sunninghill and Sunningdale		
HA30	Ascot Station Car Park	35
HA31	Englemere Lodge, London Road, Ascot	10
HA32	Heatherwood Hospital, Ascot	250
HA33	Silwood Park, Sunningdale	75
HA34	Sunningdale Park, Sunningdale	230
HA35	Gas holder site, Bridge Road, Sunninghill	53
HA36	Broomhall Car Park, Sunningdale	28
HA37	White House, London Road, Ascot	10
Other Areas		
HA38	Cookham Gas holder, Whyteladyes Lane, Cookham	40
HA39	Land east of Strande Park, Cookham	20
HA40	Land north of Lower Mount Farm, Long Lane, Cookham	200
HA41*	Land north and east of Churchmead Secondary School, Priory Road, Datchet	175

7 Site reference numbers are not sequential due to changes made since the consultation on the Draft Borough Local Plan (2016), but have been retained for clarity and consistency.

8 Outline permission granted for up to 225 units as part of a mixed use scheme in October 2015

Site reference	Site	Estimated Capacity (Net)
HA42	Land at Slough Road/Riding Court Road, Datchet	150
HA43	Land north of Eton Road adjacent to St Augustine's Church, Datchet	35
HA44	Land east of Queen Mother Reservoir, Horton	100
HA45	Land adjacent to Coppermill Road, Horton	27
HA46	Straight Works, Old Windsor	20
HA47	95 Straight Road, Old Windsor	11
HA48	Tithe Farm, Tithe Lane, Wraysbury	30
HA49*	DTC Research. Belmont Road, Maidenhead	31
HA50*	Grove Business Park, White Waltham	66
TOTAL		8,286
Sites marked with an asterisk (*) are allocated for mixed use development.		

7.5 Meeting housing need

7.5.1 The NPPF states that Local Planning Authorities should plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community. It also says that they should identify the size, type, tenure and range of housing that is required in particular locations reflecting local demand.

7.5.2 The Borough seeks to deliver a wide variety of high quality homes that will provide the tenures, types and sizes of housing to meet the needs and demands of different people in the community. This will include housing for older people, people with disabilities, the travelling community and others in the community with specialist housing needs. The provision of new dwellings will take account of local need to allow for a genuine choice of housing options and the creation of sustainable, balanced and mixed communities.

Housing Size and Mix

7.5.3 The 2016 Berkshire SHMA identified a need for a focus on 2 and 3 bedroom properties in the market housing sector with an emphasis on 1 bedroom units in the affordable sector.

7.5.4 Table 5 shows the mix of housing recommended across the whole housing market area in the 2016 SHMA. The policy for a mix of homes should be able to react to changing circumstances and ensure that it contributes to the mix of both the wider area as well as the development site itself. Therefore, the policy for a mix of homes does not prescribe the size of homes. Developers will be expected to have regard to the Borough-wide housing mix target set out in the 2016 SHMA (and subsequent successors) as a starting point when bringing forward proposals for individual sites.

	1 bed	2 bed	3 bed	4+ bed
Market	5-10%	25-30%	40-45%	20-25%
Affordable	35-40%	25-30%	25-30%	5-10%
All dwellings	15%	30%	35%	20%

Table 5 Housing Size Mix by tenure set out in 2016 SHMA for Eastern Berks & South Bucks HMA

Housing

Specialist needs

7.5.5 The NPPG identifies a number of groups which may have housing needs which differ from those of the wider population. From the SHMA 2016 we know that in the Royal Borough over the period 2013 - 2036:

- We have an ageing population with a significant projected growth in the over 65 year olds. The rate of increase in the 65+ population is expected to be 62%. This however, is the lowest rate of increase across the Berkshire SHMA area.
- There is a projected increase of 9,622 people living with long term health problems or disability.
- The population aged 15 or under is expected to increase by 10%.
- The number of households headed up by someone aged under 35 is expected to increase by 12%. This age group have a high reliance on the private rented sector.

We want a flexible housing stock that will help meet the wide range of accommodation needs so we will expect all new homes to be flexible, accessible, adaptable and age friendly. New homes should support the changing needs of individuals and families at different stages of life. Therefore we will expect that a proportion of new housing should meet the higher accessibility standards of Requirement M4(2) of the Building Regulations. Housing built to this standard will make reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with limited mobility and some wheelchair users. The features of this enhanced accessibility housing mean that it is not suitable to be located on all sites or in all situations (such as steep slopes or flooding vulnerability). Therefore it is only required to be provided on sites of more than 20 units where the overall scale can reasonably accommodate the additional requirements having regard to townscape, design and amenity. Provision to meet the higher wheelchair user standard M4(3) will be encouraged where this is practicable given site considerations and financially viable to do so.

Self and Custom build

7.5.6 The Government is actively supporting the self and custom-build sectors for people who wish to design and build their own home. The Self Build and Custom Housebuilding Act 2015 requires relevant authorities to keep a register of people and interested associations that are seeking land to construct self build or custom build housing.⁽⁹⁾

7.5.7 Self-build and custom housebuilding registers provide valuable information on the demand for self-build and custom housebuilding in a relevant authority's area and provide evidence base of demand for this type of housing. Future demand for such plots will be kept under review. Early interest in the register indicates that there is demand for the allocation of self build and custom housebuilding plots in the Borough. The site allocation proformas identify possible locations for self build and custom housebuilding plots to help meet this indicative demand.

7.6 Policy HO2 Housing Mix and Type

Policy HO 2

Housing Mix and Type

1. The provision of new homes should contribute to meeting the needs of current and projected households by having regard to the following principles:
 - a. provide an appropriate mix of dwelling types and sizes, reflecting the most up to date evidence as set out in the Berkshire SHMA 2016, or successor documents
 - b. be adaptable to changing life circumstances
 - c. for proposals of 20 or more dwellings, 5% of the dwellings should be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2) unless evidence can be provided to demonstrate that the impact on project viability, or of physical or environmental impact would make such provision unsuitable.
2. Development proposals for residential care will be permitted only where they meet local commissioning priorities or a demonstrable local community need has been established.
3. Development proposals should demonstrate that housing type and mix have been taken into account and demonstrate how dwellings have been designed to be adaptable.
4. Proposals for custom or self build housing on appropriate sites will be supported. Where the site proformas (Appendix D) identify a need for custom or self build plots on an allocated housing site, the Council will expect these to be delivered and serviced at the earliest stage possible in the development and respond to the size needs identified in the Council's Self Build Register.

7.7 Affordable housing

7.7.1 The Borough is considered to be one of the most prosperous areas in the country with very high house prices and lack of supply, particularly with regard to affordable housing. The Borough enjoys a close proximity to London with excellent transport links, a great number of employment and leisure opportunities and a vibrant local economy, and this serves to increase demand for housing which in turn leads to increased house prices.

7.7.2 Affordability is a measure of whether housing can be afforded by certain groups of households and is defined by the relationship between local incomes and the local general housing market. Therefore, the ability of a household to satisfy its own housing requirement is fundamentally a factor of the relationship between local house prices and household income.

7.7.3 The high cost of home ownership in the Borough has always presented an issue of affordability for many of the Borough's residents and leaves many people unable to afford market housing. In addition the high cost of renting on the open market leaves many local people unable to afford this tenure and can lead to increasing dependency on benefits. This increases the demand for the provision of affordable housing. The SHMA shows that there is a need for an additional 434 new affordable homes in the Borough every year.

7.7.4 Affordability is a major concern to those on the lowest earnings, who are generally first time buyers. The Borough's affordability ratio of median house price to median gross annual residence based earnings is 12.02 which means that houses cost, on average, over twelve times the average salary.⁽¹⁰⁾ Due to the high price of housing many lower paid and lower skilled jobs are filled by people who cannot afford to live in the Borough and this has led to an increase in commuting.

Housing

7.7.5 The Council has a corporate policy to encourage affordable housing, including key worker housing. The Council seeks to encourage more residents to invest in securing their own housing in the Borough and thus the provision of a broader range of affordable housing products to meet the demand across the whole of the local housing market.

Hierarchy of provision - alternative sites

7.7.6 The Council will expect new affordable housing to be provided on site in the first instance. If, in accordance with the policy, a case is advanced justifying provision on an alternative site, it will be the responsibility of the applicant to identify a suitable alternative or donor site. To ensure no overall loss of affordable units, the alternative site will be expected to deliver those units foregone on the original site plus any affordable units that would be required should the alternative site in itself also trigger the requirement to provide affordable housing. In such circumstances the Council will require an amount of affordable housing commensurate with that which could have been secured had the site come forward in its own right in addition to the quantum of affordable housing to be provided to secure compliance with obligations for the original site.

7.7.7 The delivery of affordable housing will be provided in accordance with the following order of priority:

- a. on-site as part of the development and distributed across the development as much as is reasonable and practical to create a sustainable, balanced community
- b. on an alternative site, only if provision would result in a more effective use of available resources or would meet an identified housing need, such as providing a better social mix and wider housing choice
- c. financial payment to be utilised in providing affordable housing on an alternative site.

7.7.8 Planning conditions and/or obligations will be used to ensure that the affordable housing will remain at an affordable price for future eligible households, or for the subsidy to be recycled to alternative affordable housing provision.

Viability

7.7.9 In exceptional circumstances, where the provision of affordable housing in accordance with this policy is not economically viable, the Council will expect the submission of open book financial appraisal information alongside the planning application. Applicants will be expected to pay for an independent review of the information submitted.

7.7.10 If the Council is satisfied that affordable housing cannot be provided in accordance with this policy, it will seek to negotiate alternative provision. Reference may be made to the economic viability analysis provided for the Community Infrastructure Levy (CIL) which is now implemented.

Affordable Housing Delivery

7.7.11 On the basis of the results of the SHMA and the HELAA, it is clear that the Council will not be able to deliver sufficient affordable housing to meet the level of identified need. The Council will therefore explore opportunities to deliver affordable housing from other sources of sites. The details will be determined on a site-by-site basis through negotiation.

7.7.12 The proportion of affordable housing should not prejudice the provision of other planning elements necessary and reasonably related to the scheme. This will not override the objective of achieving sustainable development in the Borough.

7.7.13 This policy applies to all sites where new residential development is proposed, including mixed use schemes and proposals where there is a net increase in the number of units on a site. This will include sheltered and extra care accommodation and other forms of residential accommodation where relevant.

7.7.14 Financial contributions collected by the Council in lieu of on site provision will be used to fund new affordable homes through the following mechanisms:

- the provision of grant funding to Registered Providers

- the provision of grant funding directly to a developer
- a local housing company, providing it is a Registered Provider.

7.7.15 The Council will prepare and keep under review an Affordable Housing Delivery SPD which will provide detailed information regarding the implementation and delivery of this policy. Specifically, the SPD will include:

- a formula for calculating financial contributions in lieu of on site provision
- details of the size and type of units that the Council will expect to be delivered on site
- details of the distribution of affordable housing across developments (e.g. approach to 'pepper potting' and 'clustering')
- the Council's approach to rounding
- details of any exceptional circumstances
- advice on the open book approach to viability assessments
- details on the requirement for affordable units to be secured in affordable tenure in perpetuity through the use of Section 106 agreements.

Rural exception sites

7.7.16 The countryside areas of the Borough have high house prices and a very limited supply of affordable homes. This acts to restrict the ability for residents to live in a home in which they have an element of equity. There is a considerable component within the community across the Borough, particularly in the countryside areas who cannot afford the homes that are available on the open market. There is justification therefore for an exception to be made against normally restrictive policy such as Green Belt, to allow for affordable housing to be provided on sites that would not normally be considered for housing use.

7.7.17 There are few opportunities to build in the countryside due to the Green Belt. Certain parts of the Borough are designated as 'Rural Areas' under current guidance and legislation and there are provisions within legislation that allow for the provision of affordable housing provided on an exception basis and which will remain affordable in perpetuity, secured as appropriate by planning obligations. The Borough will continue to work with a variety of housing providers including Registered Landlords and other developers to understand the needs of the local community for affordable housing and to explore the means to provide it on such rural exceptions sites.

7.7.18 The provisions of the legislation that allows for rural exceptions housing sites also allows for an element of market housing on the site in order to enable the scheme to be viable. In these circumstances it will be expected that a development appraisal will need to accompany any planning application. The inclusion of any element of open market housing must serve to benefit the provision of rural affordable housing and must not inflate the 'threshold land value', that is, the minimum land value likely to trigger an owner to sell the land.

Housing

7.8 Policy HO3 Affordable Housing

Policy HO 3

Affordable Housing

1. A minimum requirement of 30% affordable housing units will be sought on sites proposing over 10 net additional dwellings or which have a combined gross internal floor area over 1000m². The tenure, size and type will be negotiated on a site by site basis, having regard to housing needs, site specifics and the following factors:
 - a. development proposals that provide for a wide range of affordable housing products in line with government initiatives
 - b. constraints on the development of the site imposed by other planning objectives
 - c. the need to achieve a successful housing development in terms of the location and mix of affordable homes
 - d. the costs relating to the development; in particular the financial viability of developing the site (using an approved viability model) in which instance the Council will consider off site contributions in lieu of on site provision.
2. If a site allocated or identified for housing is sub-divided to create two or more separate development schemes, one or more of which falls below the threshold of 10 units or 1000m² floor area, the Council will seek an appropriate level of affordable housing to reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme for the allocated or identified site.
3. The delivery of affordable housing will be provided in accordance with the following order of priority:
 - a. on-site as part of the development and distributed across the development to create a sustainable, balanced community
 - b. on an alternative site, only if provision would result in a more effective use of available resources or would meet an identified housing need, such as providing a better social mix and wider housing choice.
4. Planning obligations will be used to ensure that the affordable housing will remain at an affordable price for future eligible households, or for the subsidy to be recycled to alternative affordable housing provision.

Rural exception sites

5. Development proposals for limited affordable housing within the Green Belt, to meet local needs only, will be permitted as an exception where all of the following criteria are met:
 - a. a demonstrable local community need for affordable housing has been established;
 - b. the number, size and tenure of the dwellings are suitable to meet the identified need;

- c. the site and the development proposal are well related to an existing settlement and not located in the open countryside;
- d. the proposal is designed to respect the characteristics of the local area including the countryside setting and
- e. schools with capacity, health, shops and other community facilities are within reasonable travelling distance.

7.9 Gypsies and Travellers

7.9.1 Gypsies and Travellers form part of the community within the Borough with particular housing needs. To plan positively and manage development to meet the needs of this group, a separate Local Plan is being developed. This will be informed by a Gypsy and Traveller Accommodation Assessment study which is being undertaken in 2017. In the meantime there is a need to provide guidance for consideration of applications that may come about before the Gypsy and Traveller Local Plan is adopted. Best practice set out in the national Planning Policy for Traveller Sites 2015, states that locally specific criteria should be used to guide both the allocation of sites in plans, and form the policy used to assess applications which come forward on unallocated sites.

7.10 Policy HO4 Gypsies and Travellers

Policy HO 4

Gypsies and Travellers

1. The need for Gypsy and Traveller Accommodation will be addressed through the proposed Gypsy and Traveller Local Plan.⁽¹¹⁾ The current Gypsy and Traveller Accommodation Assessment will identify need for transit and permanent pitches to meet needs in the area. Meanwhile applications for planning permission will be considered positively in the light of national planning policy and the criteria listed below.
2. Planning permission for Gypsy and Traveller and Travelling Showpeople accommodation will be granted providing all of the following criteria are met:
 - a. the site is suitably connected by sustainable modes of transport to a settlement with health care, retail, and school facilities with capacity
 - b. the impact of development including in combination with existing pitches would not harm the landscape, heritage assets, biodiversity or visual character and amenity of the area, in particular the Green Belt
 - c. the site can be safely accessed by pedestrians, vehicles and caravans to and from the highway
 - d. the site is not located in an area at high risk of flooding as defined by the Council's strategic flood risk assessment and shown on the Policies Map
 - e. adequate on-site utilities, including water resources and supply, waste disposal and treatment, are provided for the benefit of residents and also in order to avoid adverse impacts on the natural environment.

Housing

3. In addition to the above, the following criterion applies to Travelling Showpeople accommodation only: the site should be suitable for the storage and maintenance of show equipment and associated vehicles without causing harm through conflict with other policies in the Plan.
4. Due to the nature of this housing need, there will be continuing cooperation with neighbouring local planning authorities to ensure that the appropriate demand is identified and provision made.

7.11 Housing Density

7.11.1 It is important to ensure that developments make the most effective and efficient use of land. It is considered that the minimum net density of 30dph would be appropriate across the district. The Spatial Strategy sets out how high intensity development will make the most efficient use of previously developed sites in sustainable locations. The Maidenhead town centre Area Action Plan (2011) supported tall buildings across the Opportunity Areas to capitalise on the transport links, services and facilities available. The efficient use of each site will ensure less land is needed in total. Higher density development is therefore supported on the allocated sites in Maidenhead town centre, and to a lesser extent sites on the edge of the town centre. All allocated sites will have regard to the approximate densities proposed on individual site proformas. Net densities of sites allocated may vary should more detailed information become available.

7.11.2 Lower density schemes below 30dph will only be acceptable where the character or amenity of the locality would be clearly harmed or where site constraints, for example, heritage or access problems result in a reduced developable area or capacity. Higher density development does not apply to plots for self and custom housebuilding.

7.12 Policy HO5 Housing Density

Policy HO 5

Housing Density

1. All new housing will be developed at a density that is consistent with achieving good design, including making the most efficient use of the land available and having regard to the character and location of the area.
2. Proposals for higher density residential schemes in sustainable locations in and around town centres will be permitted, particularly those with good access to transport nodes and interchanges. The density of development will be informed by:
 - a. the layout of the proposal compared to the prevailing character of the surrounding area
 - b. the need to ensure satisfactory residential amenity for both the proposed accommodation and nearby residential properties
 - c. the accessibility of the location and the availability of existing and proposed services, facilities and infrastructure.

7.13 Loss and Sub-division of Dwellings

7.13.1 The sub-division of dwellings can provide additional residential accommodation that makes more efficient use of existing properties, particularly due to the limited number of suitable development sites available in the Borough. This also provides access to existing services and facilities available in settlements. However,

it is important to consider the individual and cumulative impact such changes can have on the character of properties and residential areas. Residential developments will be expected to provide a high quality of amenity for their occupants, including sufficient internal space and external amenity space.

7.13.2 Given the pressure on existing housing stock the Borough wishes to offer protection to land that benefits either from a planning permission that allows for residential development or that comprises part of the extant housing stock. This will also help towards creating a balanced and mixed community in line with national guidance. Offering protection to existing housing stock will also help to reduce the need to travel by providing accommodation within the Borough and going some way to reducing the pressure on the Green Belt to provide housing land. Proposals that result in the net loss of housing will ordinarily be resisted, unless there is clear justification for such a loss.

7.13.3 There may be circumstances where development proposals would result in the partial loss of residential accommodation to non residential use. Such proposals will be carefully considered in relation to the impact on remaining residential accommodation.

7.14 Policy HO6 Sub-division of Dwellings

Policy HO 6

Sub-division of Dwellings

1. Development proposals for the sub-division of dwellings to form additional dwellings or housing in multiple occupation in areas excluded from the Green Belt will be permitted where the proposal can demonstrate it meets all of the following criteria:
 - a. no loss of small family accommodation
 - b. respect for the character and appearance of the original property
 - c. be compatible with the character and appearance of the area
 - d. provide satisfactory levels of residential amenity for future occupiers and would not unacceptably affect the residential amenities of nearby properties
 - e. provide a satisfactory standard of accommodation, including adequate living space, appropriate noise insulation, layout of rooms between units of accommodation and a quality external and internal environment
 - f. provide usable outdoor amenity space
 - g. provide suitable space for refuse and recycling storage and drying space
 - h. provide satisfactory access, car parking and secure cycle parking.

2. Development proposals should not result in a net loss of existing dwellings or land that provides for residential uses unless such a loss is justified by specific circumstances. The Council will only support development proposals that would result in the net loss of residential accommodation where one or more of the following criteria are met:
 - a. retention of the residential use would be undesirable due to proven environmental constraints
 - b. the development proposal would provide an essential community service or another form of residential accommodation.

Housing

3. Development proposals that would result in the partial loss of an existing unit of residential accommodation to non residential use will only be permitted where one or more of the following criteria are met:
 - a. the nature and intensity of the non residential use would not detract from the occupation of the retained residential accommodation, or
 - b. the retained residential accommodation would be of a satisfactory standard including living space and residential amenity.

Economy

8.1 Context

8.1.1 The Borough is a key driver of economic activity in the prosperous Thames Valley. The BLP seeks to meet the changing development needs of business and support a borough economy fit for the twenty first century. Planning supports sustainable economic development and policies are intended to guide and support economic development which ensures that local residents will benefit from a thriving and healthy economy.

8.1.2 The Borough has a strong local economy, with good representation in the service sector, knowledge-based firms and other professional occupations. There is a smaller but important manufacturing base. Within the Borough, employment has historically been concentrated in the principal towns: Windsor and Maidenhead. However the East Berkshire Local Economic Assessment suggests that employment in both of these towns has decreased over recent years, flagging this as a concern.

8.1.3 The financial and business services sector is particularly strong accounting for around a third of jobs in the Borough. The information and communication, and wholesale and retail sectors provide significant employment. Another very important sector for the Borough is tourism, including international business tourism. The Borough has several attractions of international importance including Windsor Castle (and Windsor Great Park); Legoland; and Ascot Racecourse. There is a smaller but important manufacturing base.

8.1.4 While the local economy has restructured in recent decades to become more business and service oriented, and this trend is likely to continue, a healthy economy still needs a broad and diverse base with many different types of business sectors represented. This helps insulate the Borough from structural economic changes and any future economic downturn, and ensures that residents have access to as wide a range of employment opportunities as possible.

8.1.5 Unemployment in the Borough has historically been below regional and national rates. In common with other areas, the claimant count rose in the late 2000s/early 2010s but remains low compared to other areas. The labour market is tight with high rates of economic activity, and the workforce is well skilled and educated. The Borough is one of the most buoyant parts of the Thames Valley and has intrinsic growth potential but this may be limited by the considerable land constraints. Currently, many of its highly qualified residents are commuting out of the Borough to work. This plan seeks where possible to align local jobs with residents aspirations and to encourage and sustain high levels of enterprise, particularly focused around the Thames Valley Berkshire Sector Propositions of Digital Technologies, Life Science & Healthcare and Energy & Environment.

8.2 Economic development

8.2.1 The economic strengths of the Borough influence its ability to support new businesses and employment floorspace in future. These strengths include:

- good transport accessibility
- a location within the economically buoyant M4 corridor and close to London and Heathrow
- high rates of new business formation and entrepreneurship
- a workforce with high level job skills
- high proportions of knowledge-based businesses
- good quality of life factors
- attractiveness to inward investment.

8.2.2 Alongside these strengths, challenges exist which may act to limit the growth of the local economy and these include high housing costs and wage levels, high levels of out-commuting to London and a highly constrained development land supply. A long term trend has been apparent of a restructuring of the local economy which has seen a move away from traditional industrial uses and towards higher value, office-based employment uses.

8.2.3 Economic growth in Berkshire is influenced by the Thames Valley Berkshire Local Enterprise Partnership (TVBLEP). RBWM is working closely with the LEP and the other Berkshire authorities to ensure that the aspirations of the TVBLEP's Strategic Economic Plan for Berkshire (SEP) can be accommodated in a way that recognises the Borough's very special character and the considerable land supply constraints it faces. The Berkshire SEP articulates how the LEP will achieve the ambition of creating 20,000 new jobs across Berkshire by 2021.

8.2.4 Employment floor space will be managed and appropriate development and redevelopment supported including the promotion of appropriate infrastructure to support home and flexible working patterns. This will be supported by the Borough's Economic Development Strategy.

8.2.5 TVBLEP and the six Berkshire authorities jointly commissioned Nathaniel Lichfield and Partners (NLP) to undertake identification of the functional economic market areas (FEMAs) that they operate within and also to analyse the land requirements necessary to accommodate jobs in the main "B Class" sectors which together broadly cover office, manufacturing and warehousing land uses. These studies form a key part of the detailed analysis for the implementation of the SEP and are an essential element of the plan making process.

8.2.6 The evidence base to support the identification of economic development needs for RBWM draws on these Economic Development Needs Assessments (EDNAs) produced by NLP. The studies have been carried out by NLP in accordance with the Planning Practice Guidance to provide an assessment of future business needs and requirements for employment land and floorspace within each FEMA, focusing on the group of 'B Class' sectors. However, RBWM recognises that not all jobs fall within these use classes; growth in the service industry, retail, leisure and tourism is also expected to provide further economic growth.

8.2.7 Two core FEMAs operate across the Borough which reflect the varied characteristics and economic roles associated with different parts of it. The Borough's position within two FEMAs illustrates the equally strong relationships that RBWM exhibits with more central parts of Berkshire as well as areas to the north and east. In labour market terms, eastern parts of the Borough share a Travel to Work Area (TTWA) with Slough and Heathrow, while northern and western parts of the Borough have stronger functional economic relationships with western M4 corridor locations such as Reading and Wokingham.

8.2.8 Three separate FEMAs were identified as follows: Western Berkshire FEMA comprising West Berkshire, a Central Berkshire FEMA comprising Bracknell Forest, Reading, Windsor and Maidenhead and Wokingham and an Eastern Berkshire FEMA comprising Slough, Windsor and Maidenhead and South Bucks.

8.2.9 The evidence from the studies help to inform the economic policies for the BLP. The outputs of the EDNAs include jobs forecasts and projections, and B Class floorspace requirements for the need arising from RBWM. The analysis used three scenarios for future economic growth to 2036 based on labour demand, past trends of completion of employment space and labour supply.

8.2.10 The derivation of floorspace requirements from forecast growth is highly sensitive to the assumptions made during the analysis. The conversion of jobs change to floorspace requirement by type of property that the EDNA has made provide an approximation on the macro-economic scale of sub-regional planning, but may not be the most appropriate to the specific circumstances and markets within individual districts.

8.2.11 For RBWM the assessment for B8, B2, and B1(c) figures appears at odds with market trends. To check the validity of the findings in the local context, RBWM undertook an assessment of the appropriateness of the broad sector classifications used in the Berkshire EDNAs to the local circumstances in RBWM. This sensitivity analysis has identified a higher net need for B1 floorspace and a lower requirement for B8 warehousing; which would be analogous to market trends.

8.2.12 The sensitivity analysis made use of the Office of National Statistics Inter Departmental Business Register (IDBR) to study the property requirements of businesses currently operating within the borough. The analysis suggested the change in jobs and resulting net employment floorspace needs by use class for the scenarios tested are:

Economy

Uses	IDBR informed Labour Supply Jobs Growth for Plan Period (20 years)
Offices B1	5,908
Manufacturing B2	519
Warehousing B8	349
TOTAL B CLASS JOBS GROWTH	6,776
TOTAL JOBS GROWTH IN ALL SECTORS	11,291

Table 6 Labour Supply Jobs Growth for the borough for the Plan Period (20 years)

Uses	IDBR informed Labour Supply Net Floorspace Need for Plan Period (20 years)
Offices B1	81,233
Manufacturing B2	24,543
Warehousing B8	24,921
TOTAL B CLASS FLOORSPACE	130,697

Table 7 Net Employment Space Requirements (sqm) for RBWM for Plan Period (20 years)

8.2.13 Earlier Local Plan consultations suggested a jobs target based on past completion trends. However latest evidence suggests there have been significant changes within the property industry and economy more generally and employment density is increasingly more closely aligned to the nature of the business or sector which they accommodate than the property use class. Therefore a jobs and floorspace target based on the forecast Labour Supply scenario is now deemed more appropriate.

8.2.14 The EDNA forecasts indicate that there will continue to be a strong demand for office space within the Borough accompanied by continued demand for industrial and warehousing floorspace, driven by the need for premises suited to modern business needs. In response, policies within the BLP aim to protect existing employment floorspace and support the creation of further employment floorspace both through the policy approach and allocation of specific sites.

8.2.15 Sustainable economic development provides local employment opportunities, attracts people to spend time and money in the Borough and can enhance daytime activity. It generates wealth and can help establish town centres and employment areas as the vibrant and successful hearts of their communities.

8.2.16 Policies within this chapter set out how the availability of employment land and premises will be managed flexibly, to ensure the efficient future use of sites, and encourage and enable the provision of a sufficient supply to meet identified needs. Offices will be focused in town centres and business areas.

8.2.17 Given the challenges of meeting new floorspace supply by intensification and modernisation of existing employment areas, the need to understand more fully, future floorspace requirements for modern business and the many recent changes in working practices, it is proposed to protect the Land south of the A308(M), west of Ascot Road and North of the M4 (known as the Triangle Site) for future employment development in the longer term, potentially beyond the BLP plan period. The employment policies of the plan would be reviewed after 5 years to establish whether there was a need to allocate the site for employment development and release it from the Green Belt.

8.3 Policy ED1 Economic Development

Policy ED 1

Economic Development

1. A range of different types and sizes of employment land and premises will be encouraged to maintain a portfolio of sites to meet the diverse needs of the local economy. Appropriate intensification, redevelopment and upgrading of existing sites and premises will be encouraged and supported to make their use more efficient and to help meet the forecast demand over the plan period and to respond to modern business needs.
2. The Royal Borough will seek to make provision for at least 11,200 net new jobs across a range of floorspaces including at least 130,700m² of B Class use floorspace comprising 81,300m² of B1 uses, 24,500m² of B2 uses and 24,900m² of B8 uses, in the period up to 2033. It will do this by ensuring a flexible supply of high quality employment floorspace making some new allocations, utilising existing employment areas and promoting a more intensive use of these sites through the recycling, refurbishment and regeneration of existing older or vacant stock and promotion of flexible working practices.

8.4 Growth and skills

8.4.1 The general approach towards economic development is to make the best use of existing employment land and to aim for a diverse and knowledge-based economy based around higher value, lower impact activities including high-tech employment uses. Economic growth that does not require the importing of extra labour or the use of extra land is encouraged. This is often referred to as smart growth, and is seen as an essential element of the Borough's future economic success.

8.4.2 Smart growth can achieve higher prosperity without increasing the ecological or physical footprint of business. This reflects wider changes in society that are seeing a move away from traditional, rigid workplace-based working patterns and towards a more flexible and responsive way of working, including in particular much greater use of home-working.

8.4.3 The EDNA identifies there will also be a rise in smarter and more flexible forms of working, this is supported by our sensitivity analysis. This reflects national trends and is likely to become a more important factor in the local economy in future. To reflect the need for flexibility and support smart growth in the economy, the BLP aims to support home-working and other forms of flexible working, including the provision of the infrastructure necessary to support this.

8.4.4 The Borough will continue to work with key stakeholders and infrastructure providers to improve broadband coverage and enable the provision of new infrastructure, in particular the implementation of the Superfast Berkshire project.

8.4.5 Besides allowing economic growth without a commensurate increase in employment floorspace, this type of working also facilitates a greater number of people to be economically active or increase their level of economic activity. This in turn aids the development of the Borough's economy and the principle of flexible working and the infrastructure necessary to support this forms a central part of this strategy and is strongly encouraged.

8.4.6 Home working will be supported owing to its economic value to the Borough, and this will be applied within the context of determining whether its impact on the local area is acceptable. Neighbourhood Plans may offer further detail and guidance on the assessment of such proposals.

Economy

8.5 Range of uses

8.5.1 The presence of a range of types of businesses provides a number of benefits for Borough residents. These include the opportunity to access a sustainable choice of local employment opportunities and useful services. In addition, the availability of suitable business premises means that residents who wish to set up their own business will find it easier to do so.

8.5.2 Nationally, permitted development rights to convert offices and light industrial units to housing will inevitably reduce the supply of employment floorspace in the Borough. Any changes arising will be monitored during the plan period and the supply of floorspace will be managed to ensure that an appropriate supply of premises continues to be made available to support the needs of the local economy. The Royal Borough may consider the use of available planning powers, to ensure that this supply remains to ensure a vibrant and adaptive local economic base can thrive and prosper.

8.6 Small businesses

8.6.1 The Borough has a high level of new business formation, and the small business sector is vital to the social and economic well-being of the borough. Enabling small businesses to develop and thrive can strengthen the local economy and increase business vibrancy, as well as leading to greater employment opportunities for local people. The Borough supports the development of small businesses in a flexible and sustainable way, through planning applications and the allocation of land.

8.6.2 Access to broadband is a high priority for many small businesses, and it is important that homes are broadband-enabled to allow for effective home-working. The Borough will continue to work with key stake holders and infrastructure providers to improve broadband coverage and enable the provision of new ICT infrastructure. In particular the Superfast Berkshire project and its necessary supporting infrastructure is supported.

8.7 Employment sites

8.7.1 It is considered likely that the need for new or replacement employment floorspace can be largely met through intensification and redevelopment leading to more efficient use of existing sites, alongside a small number of new allocations. The BLP responds to these pressures by enabling economic development and the intensification of economic activity in appropriate locations. These locations are mainly those where economic activity is already concentrated. The Triangle Site, Maidenhead, remains in the Green Belt but has been designated as protected land to meet potential longer term employment needs.

8.7.2 This policy approach helps to reinforce the current floorspace provision and enable the delivery of a flexible supply of floorspace that is responsive to the needs of local businesses. Sites are allocated for mixed use development comprising economic and residential uses, to further support the Borough's economy by helping to meet housing needs. Stafferton Way, Maidenhead is a mixed use area, containing a retail park, public car park and an employment area at the western end. It is intended that the employment area will remain in employment use as a Business Area.

8.8 Policy ED2 Employment Sites

Policy ED 2

Employment Sites

1. The BLP will retain sites for economic use and employment as defined on the Policies Map.
2. The following sites, forming part of the strategic growth location in Maidenhead and the growth location in Ascot as identified in 5.2 'Policy SP1 Spatial Strategy', are allocated for mixed uses:
 - a. Maidenhead town centre:
 - i. Railway station
 - ii. Reform Road, Maidenhead
 - iii. West Street, Maidenhead
 - iv. York Road, Maidenhead
 - v. Broadway, Maidenhead
 - vi. High St/York Stream, Maidenhead
 - b. Ascot Centre
3. Employment sites listed below are defined on the Policies Map as Business Areas:
 - a. Vanwall Business Park, Maidenhead
 - b. Norreys Drive, Maidenhead
 - c. Foundation Park, Cox Green
 - d. Windsor Dials, Windsor
 - e. Centrica, Millstream Windsor
 - f. Alma Road, Windsor
 - g. Stafferton Way, Maidenhead, Employment Uses only
4. Employment sites listed below are defined on the Policies Map as Industrial Areas:
 - a. Furze Platt Industrial Area, Maidenhead
 - b. Woodlands Business Park, Maidenhead
 - c. Cordwallis Industrial Area, Maidenhead
 - d. Howarth Road, Off Stafferton Way, Maidenhead

Economy

- e. Prior's Way Industrial Estate, Maidenhead
 - f. Vansittart Road Industrial Area, Windsor
 - g. Fairacres Industrial Area, Windsor
 - h. Ascot Business Park, Ascot
 - i. Queens Road Industrial Estate, Sunninghill
 - j. Manor House Lane Employment Estate, Datchet
 - k. Baltic Wharf, Maidenhead
5. The sites listed below are defined on the Policies Map as Mixed Use Areas:
- a. Land north and east of Churchmead Secondary School, Priory Road, Datchet
 - b. DTC Research, Belmont Road, Maidenhead
 - c. Shirley Avenue (Vale Road Industrial Estate), Windsor
6. Established Employment sites in the Green Belt
- a. Maidenhead Office Park, For B1 and industrial Uses
 - b. Ashurst Manor, Sunninghill, For B1 use
 - c. Lower Mount Farm, Cookham, for Industrial Uses
 - d. Ditton Park, Riding Court Lane, for B1 uses
 - e. Horizon Building, Honey Lane, Maidenhead, for B1 Uses
 - f. Grove Park, Business Park, White Waltham, Mixed Uses
 - g. Silwood Park, Sunningdale, Technology Park Uses
7. Within industrial areas (as defined on the policies map) there will be a strong presumption in favour of retaining premises suitable for industrial, warehousing and similar types of uses, (including premises, suitable for medium, smaller and start-up businesses). Proposals for new premises suitable for these types of uses will be supported. Other uses will only be permitted if they are ancillary to industrial or warehousing uses, do not result in the loss of industrial or warehousing premises or demonstrate a sufficient benefit for the economy of the Borough.
8. Within business areas and mixed use areas, intensification of employment activity will be encouraged subject to the provision of appropriate infrastructure and safe access. An element of residential development may also be acceptable in mixed use areas but it must ensure that the overall quantum of employment floorspace within the mixed use area as a whole is not reduced, except where identified in the proforma in this plan.
9. Within industrial, business and mixed use areas, development proposals that improve and upgrade the facilities available to support businesses will be supported.

Protected Site

10. Land south of the A308(M), west of Ascot Road and North of the M4 (known as the Triangle Site), while still remaining in the Green Belt, is protected for potential future long term Employment Uses.

8.9 Other sites and loss of employment floorspace

8.9.1 The BLP takes a positive approach to ensuring that a suitable range of floorspace is provided to meet the needs of other businesses important to the Borough economy. This includes lower cost premises suitable for small and start-up businesses, together with premises for industrial and warehousing operations.

8.9.2 Existing employment sites have been assessed and those with the greatest ability to provide a range of types of accommodation suitable for the needs of a diverse range of local businesses have been identified as industrial areas. By ensuring that a sufficient portfolio of sites will remain available to service businesses in a variety of economic sectors the policies aim to support the needs of the local economy.

8.9.3 Proposals for economic development uses may come forward on sites that are not currently allocated for employment uses. Where the site is not already in employment use, an assessment will be made of the benefits arising from the proposal, and this will be compared with the benefits of retaining the existing use. Each case will need to be determined on its merits, according to local circumstances and where the site is already in employment use, the proposals will be supported in principle.

8.9.4 The policy approach gives general support to new economic development while ensuring that any loss of employment land is properly justified by evidence. It is important that existing and new businesses are supported by ensuring that a suitable supply of employment land and premises continues to be available. This policy therefore takes a cautious approach towards the loss of employment land and premises, to ensure that a sufficient supply of sites continues to exist to meet the needs of the local economy.

8.9.5 The requirement for marketing evidence in this policy applies when a proposal is made that would result in the loss of an economic use or a net reduction in the quantity of employment land or premises. In such instances this policy requires justification for the change and a demonstration that it would not cause unacceptable harm to the local economy. Other relevant information such as the quality and vacancy level of the premises and the appropriateness of the location for economic use may also be submitted.

8.9.6 Recent legislation on extensions to permitted development rights allows the conversion of offices and light industrial premises to residential uses. Changes arising from these rights will be monitored during the plan period and the supply of floorspace will be managed to ensure that an appropriate supply of premises and sites continue to be made available to support the needs of the local economy.

Economy

8.10 Policy ED3 Other Sites and Loss of Employment Floorspace

Policy ED 3

Other Sites and Loss of Employment Floorspace

Other Sites

1. Development proposals for employment on sites currently in employment use will be supported.
2. Development proposals for employment development on sites currently used for non-employment purposes will be considered on their merits. Where benefits arising from the proposed use would exceed the benefit of retaining the existing use, the development proposal will be supported.

Loss of Employment Floorspace

1. Where a change is proposed from an economic use to another use, development proposals must provide credible and robust evidence of an appropriate period of marketing for economic use and that the proposals would not cause unacceptable harm to the local economy. A further consideration to be taken into account will be the significance to the local economy of the use to be lost.
2. Marketing evidence should prove that both the land and the premises have been widely advertised and marketed for a wide range of economic uses for at least one continuous year immediately prior to submission of a relevant planning application. The exercise should be formally agreed with the Local Planning Authority prior to its commencement and demonstrate that the price and terms on which the land or premises were marketed were reasonable by comparison with similar examples in the local area. See Appendix E for marketing evidence details which will be used to assess the acceptability, or otherwise, of the information submitted and the marketing undertaken.
3. Information should be provided detailing any interest received from potential buyers or tenants since the marketing commence. Where interest has been received and that interest has not been pursued, this must be explained. The requirement for marketing evidence applies when a proposal is made that would result in the loss of an economic use or a net reduction in the quantity of employment land or premises.
4. Marketing evidence will be assessed within the context of:
 - a. the overall quality of the site as an employment location
 - b. the level of occupation/vacancy of the site
 - c. consideration of the suitability of conversion for start up and micro businesses
 - d. whether the employment use generates any adverse impacts on the adjoining area
 - e. possible benefits from relocating the economic use; possible benefits from using the site for alternative uses
 - f. the achievement of other plan objectives.

8.11 Farm Diversification

8.11.1 Agriculture and related industries have played an important part in the local economy in the area. However, farm businesses are under increasing pressure to respond to economic changes and trends within the farming industry. Farm diversification can help to sustain existing farm businesses to ensure long-term

viability and provide rural employment opportunities. Such activities should respect the character of their rural location and protect or enhance the area's countryside. Existing buildings should be re-used, where possible, to provide any accommodation needed in association with alternative uses.

8.11.2 Farm diversification is not a new phenomenon and farm businesses increasingly need to find ways to offset the long-term trend of falling prices for agricultural goods and reduced farm incomes. Farming has long played a key role in tourism and many other aspects of the rural economy and is promoted within the NPPF as a means to help maintain a prosperous rural economy.

8.11.3 The scale and character of the diversified activities will need to be sensitive to the character of their setting and must protect or enhance it. Existing buildings should be re-used where possible and any opportunity should be taken to seek environmental improvements and to improve the appearance of the holding as a whole through appropriate diversification schemes.

8.11.4 The Royal Borough is keen to ensure that agricultural businesses can be sustainable, efficient and competitive. Therefore the authorities will encourage well-conceived proposals relating to the diversification of farm businesses where it is required for the efficient operation of an existing farm enterprise, promotes economic activity, maintains or enhances the environment, and is in accordance with all other policies in this Plan.

8.12 Policy ED4 Farm Diversification

Policy ED 4

Farm Diversification

1. Proposals for farm diversification will be permitted providing they meet the following criteria:
 - a. the proposal is a subsidiary component of the farm enterprise and contributes to the continuing viability of the farm as a whole, retaining existing or providing new employment opportunities and services for the local community;
 - b. the scale and nature of the proposal must be appropriate within its rural location and where it is likely to create significant vehicular movements to and from the site it should be well located in relation to villages, settlements and towns;
 - c. the proposal should re-use or adapt any existing farm buildings which are suitable and where appropriate include the removal of any redundant buildings which are derelict or offer no opportunity for beneficial use;
 - d. In the Green Belt, very special circumstances will be needed for a new building. If a new building can be justified it should be sited in or adjacent to an existing group of buildings, be compatible in scale, design, siting and materials, must relate satisfactorily to the surrounding landscape and character, and must avoid where possible the loss of the best and most versatile agricultural land;
 - e. there would be no significant detriment to the amenity of nearby residents, the surrounding landscape, biodiversity or geodiversity, and no unacceptable effect on water quality or flooding on any watercourse in the vicinity of the site;
 - f. the proposal should have regard to the local road network and the associated traffic movement should not compromise highway safety or the free flow of traffic; and
 - g. where a retail use is proposed it must be directly related to the farm unit.
2. Proposals for retail development in the countryside, not related to a farm enterprise, will not be permitted and should be directed to villages, settlements and towns, in accordance with the Town Centres and Retail policies.

Town Centres and Retail

Town Centres and Retail

9.1 Context

9.1.1 Town centres offer an accessible focal point for a range of commercial premises, shops and leisure facilities for the surrounding communities. Attractive town centres can contribute to the image and character of an area, helping to attract business and investment.

9.1.2 Changes in the retail sector coupled with the continued growth of online shopping mean that the role of town centres is evolving. It is essential that the attractiveness of town centres is supported by planning policy in order to maintain their vitality and viability.

9.1.3 The Thames Valley has a complex network and hierarchy of town centres, with each fulfilling different but complementary roles. The retail offer in the Borough is dominated by the two town centres of Windsor and Maidenhead where a range of comparison goods shops, leisure services and services are provided.

9.1.4 Further district centres at Ascot and Sunningdale and a number of local centres provide for predominantly convenience based shopping and service needs in other locations across the Borough. A survey of visitors undertaken to support the 2015 Retail and Town Centre Study confirmed that the retail catchment of RBWM extends into neighbouring areas, with residents from settlements outside the Borough including Beaconsfield, Marlow, Staines and Slough, making use of the services on offer in the town centres of Windsor and Maidenhead. The nearby centres of Reading, Bracknell and central London offer the widest range of shops and services in locations that are easily accessible by both road and rail to local residents.

9.1.5 It is important that the BLP provides for customer choice and a diverse retail offer within town centres, as well as other uses that encourage people to visit town centres and enhance their experience of visiting. Securing a town centre as a desirable place to shop and spend time is fundamental to its future success and the improvement of local image and character.

9.1.6 The BLP strategy is to promote and maintain a range of uses within town centres, and define a hierarchy of centre including a strong, central core of retail and allied uses, to support their vitality and viability and promote customer choice. The BLP sets out a positive approach towards main town centre uses and defines a hierarchy of centres. It sets out the operation of the sequential test and impact assessment and provides a context within which to assess the appropriateness of development proposals.

9.2 Hierarchy of centres

9.2.1 The hierarchy of centres within the Borough is shown in this policy. It is important to note that centres do not operate in isolation and the Thames Valley has a complex network and hierarchy of town centres, with each fulfilling different but complementary roles.

9.2.2 Residents will use centres both within and outside the Borough to fulfil their diverse retail and leisure needs, with centres fulfilling a different function for different people. This pattern is replicated by residents across the region.

9.2.3 Many shopping parades and individual stores of purely neighbourhood significance are not classed as centres for the purposes of policy. Similarly, large free-standing stores or retail parks in out of centre locations are also not classed as centres.

9.2.4 Windsor is a highly attractive town centre which supplements the shopping and service needs of residents with stores catering to the needs of tourists. The town was 107th in the 2014 CACI Retail Footprint rankings having risen from 215th in 2010. There is a strong comparison retail offer in the town.

9.2.5 The majority of the town's retail stores are concentrated within the King Edward Court shopping precinct, the Windsor Royal Station development, which is also hosts an arts and crafts market, and the more traditional high street on Peascod Street. Together these areas comprise a relatively high quality environment.

9.2.6 Core shopping areas benefit from the proximity of Windsor Castle which generates high footfall. The cafes and restaurants around Windsor Royal Station help increase the footfall for a cluster of fashion retailers catering to the high end of the market which are located there. Businesses that serve the tourist market are concentrated to the north of Peascod Street and east of High Street.

Town Centres and Retail

9.2.7 The town centre of Maidenhead has been the subject of a programme of public realm improvements which is ongoing. While the attractiveness of the centre has been hampered in recent years by high vacancy rates, the level of vacancies is now declining. A range of major and multiple retailers are located within the town, focused within the Nicholsons Centre shopping precinct and along the pedestrianised section of the High Street. There is a wide range of land uses within the town centre including a range of offices, hotels, cinema, restaurants and residential developments, which together help to ensure that the centre enjoys high levels of footfall.

9.2.8 Ascot district centre has a variety of retail units which together cater for local convenience shopping and service needs. It is a pleasant centre with well maintained streets and shop units and enjoys a very low vacancy rate. Ascot has a high proportion of comparison goods shops and a high number of independent retailers which benefit from the footfall generated by retail anchor stores.

9.2.9 Visitors are attracted to Ascot because of the racecourse and their spend helps to support a number of retail outlets catering to the high-end of the market, and the many cafés in the High Street. A number of bars and pubs thrive from the patronage of race goers and the evening economy is supported by racecourse activities. However, traffic congestion and a lack of suitable parking is perceived to be a problem by users of Ascot centre.

9.2.10 Sunningdale district centre is attractive with well maintained streets enhanced by planters and shop canopies. The centre is fragmented with two distinct centres to the east and west separated by the railway line. Sunningdale has a variety of retail units with a very high proportion of comparison good retailers for a centre of this size and also a relatively high proportion of financial and business service units for a district centre, including a number of estate agents and a bank.

9.2.11 The centre has a low vacancy rate. A Waitrose supermarket is the main anchor and the majority of visitors to Sunningdale travel by private car. Traffic congestion and the high costs of car parking are perceived to be a problem by users of Sunningdale centre.

9.2.12 Local neighbourhood centres are located at Cookham; Cookham Rise; Datchet; Dedworth Road West, Windsor; Eton; Eton Wick; Old Windsor; Shifford Crescent, Maidenhead; Sunninghill; Vale Road, Windsor; Wessex Way, Cox Green; Wootton Way, Maidenhead and Wraysbury which provide for daily needs. The boundaries of these local centres are shown on the Policies Maps and in detail on maps in Appendix F.

Town Centres and Retail

9.3 Policy TR1 Hierarchy of Centres

Policy TR 1

Hierarchy of Centres

1. The area's centres will be supported and strengthened to ensure that they continue to be the focus of communities. Initiatives which safeguard and enhance their role and function will be supported.
2. The hierarchy of centres in the Borough is defined as follows:
 - Town Centres: Windsor; Maidenhead
 - District Centres: Ascot; Sunningdale
 - Local Centres: Cookham; Cookham Rise; Datchet; Dedworth Road West, Windsor; Eton; Eton Wick; Old Windsor; Shifford Crescent, Maidenhead; Sunninghill; Vale Road, Windsor; Wessex Way, Cox Green; Wootton Way, Maidenhead; Wraysbury. In addition, a new Local Centre will form part of the development of Maidenhead Golf Course.
3. Windsor and Maidenhead will be the preferred location for the development of main town centre uses, followed by the District and Local Centres. The extent of the centres is defined on the Policies Map.
4. Development proposals for main town centre uses including retail development, leisure, entertainment facilities, offices and arts, cultural and tourism development will be supported in accordance with the hierarchy, provided they are appropriate in terms of their scale and design, and are well-related to the centre.

9.4 Retail context

9.4.1 The retail studies undertaken to aid the development of the BLP, support the view that a successful retail sector is key to securing a vital and viable town centre. The most recent retail study produced by Cushman and Wakefield in 2015 (the Retail Study), supports the view that a key method of supporting the retail sector is through securing a mix of uses within town centres to maximise the likelihood of linked trips, which have the effect of increasing the amount of time spent in the centres and the likelihood of a higher spend per trip.

9.4.2 Borough residents are expected to continue to use centres both within and outside the Borough to fulfil their diverse retail and leisure needs, with centres fulfilling different functions for different people. The BLP aims to promote and maintain a range of uses within the defined centres, including a strong, central core of retail and allied uses, to support their vitality and viability and promote customer choice.

9.5 Frontages and diversity of use

9.5.1 Town centre frontages are defined as primary and secondary. Primary frontages are those which include a high proportion of retail uses. Secondary frontages are those where there is greater opportunity for diversity of uses.

9.5.2 Retail uses will be appropriate in both locations. While non-retail uses that support the town centre function such as restaurants, pubs and cinemas will be appropriate across a centre, there will be greater concentrations of these uses in secondary frontages. In Windsor, retail and service uses aimed at visitors will be appropriate in defined locations.

9.5.3 It is important that the vitality and viability of centres is maintained and enhanced. An appropriate amount of supporting uses in primary shopping areas and primary frontages, for example food and drink outlets, is necessary to complement the shops and functions of the area.

Town Centres and Retail

9.5.4 Secondary frontages comprise areas where a greater variety of uses is apparent and there is opportunity for a greater diversity of retail and non-retail uses, and the promotion of entertainment and a street café culture. The strategy, which complements the desire to maintain a strong, central core of retail and allied uses, is to permit the flexibility to allow secondary frontages to contain a good mix of different uses.

9.5.5 An appropriate mix of uses that would not cause unacceptable harm to the existing character, function, and vitality of the street or surrounding environment will be supported. The Maidenhead Waterways Restoration Project is a key driver for the rejuvenation of the town, and thus support is offered for proposals that would enhance the town's waterways in line with the Waterways Development Brief.

9.5.6 The BLP is not prescriptive about the proportion of retail and non-retail uses that would be appropriate in any given area as the role played by frontages varies across the town centres. Where a non-retail use is proposed in a frontage, the make-up of units in that area of frontage will be assessed in order to determine the likely impact of the proposed use and its acceptability.

9.5.7 Residential use is particularly helpful within town centres as it increases vitality, provides custom for town centre businesses and increases natural surveillance. Residential use at ground floor level would not be appropriate within retail frontages as it can create a dead space without visual interest or appeal. However, the residential use of upper floors forms a valuable part of the mix of uses that supports a successful town centre.

9.6 Windsor town centre

9.6.1 The retail function of any town centre is defined by its Class A1 shops whilst other uses play a valuable role in creating a balanced town centre and an attractive experience for visitors. In Windsor, there is a need to balance the needs of residents with the needs of visitors and tourists.

9.6.2 The forecasts for retail growth in Windsor are based on retaining the 2015 pattern of market shares over the forecast period. Under this assumption, it is expected that Windsor will have the capacity to accommodate a net tradable area of approximately 6,100m² comparison goods floorspace and 800m² convenience goods floorspace between 2016 and 2033.

9.6.3 Windsor town centre is highly constrained and it is considered that the modest capacity for additional retail floorspace over the plan period would be most appropriately accommodated through the intensification of the existing town centre, for example, through the reconfiguration of the existing layout of the King Edward Court shopping complex to provide additional retail floorspace, or the provision of mezzanine floors within existing units.

Town Centres and Retail

9.7 Policy TR2 Windsor Town Centre

Policy TR 2

Windsor Town Centre

1. Development proposals should promote and enhance the role of Windsor town centre and its vitality and viability. The retail role of Windsor town centre will be supported.
2. New development proposals within the primary shopping area, as defined on the Policies Map, should broaden the range of shopping opportunities and improve the image of the town as a sustainable and high quality shopping destination. In particular proposals to extend retail floorspace within existing stores and complexes and to extend department store provision within Windsor Town centre will be supported.
3. Development proposals for retail and service provision aimed particularly at visitors will be supported in a visitor development area that is appropriate to the character and function of the area, which includes Windsor Castle, Royal Windsor Shopping Centre, High Street and Thames Street.
4. Primary frontages, defined on the Policies Map, should include a high proportion of retail uses. Development proposals for non-retail uses within primary frontages will be permitted where they would enhance vitality and viability, be appropriate to the character and function of the area and retain prominent shop units within the primary frontage.
5. Development proposals in secondary frontages will be supported where they contribute to the existing character, function and vitality of the street or surrounding environment.
6. Development proposals for residential use on upper floors throughout Windsor town centre will be encouraged.
7. An allocation for a mixed use development comprising ground floor retail units with residential units is identified on the Policies Map at Minton Place.

9.8 Maidenhead town centre

9.8.1 The extent of Maidenhead Town Centre is set out on the Policies Map.

9.8.2 The adopted Maidenhead Town Centre Area Action Plan (MTCAAP) continues to form part of the development plan for the Borough. It sets out policies relating to Maidenhead town centre and allocates development sites to meet future needs for town centre activities. Certain policies within the MTCAAP are superseded by policies in this BLP. These are set out in Appendix A.

9.8.3 The forecasts for retail growth for Maidenhead are based on the 2015 pattern of market shares over the forecast period assuming development of an additional 2,300 dwellings within Maidenhead town centre to 2031. Under this assumption, the retail study forecasts that Maidenhead town centre will have the capacity to accommodate a net tradable area of approximately 3,250m² comparison goods floor space together with a net tradable area of approximately 1,750m² convenience goods floor space to 2031.

9.8.4 The MTCAAP proposed a total of 25,000m² of retail floor space within the Broadway Opportunity Area allocation which is one of seven Opportunity Areas identified in the MTCAAP. It is recognised that since the adoption of the MTCAAP, a wider range of uses, including retail and non retail floorspace may be more appropriate in the town centre. Consent for the development of the majority of the Broadway Opportunity Area has been granted through "The Landing" development for up to 4,700m² of retail, restaurants, cafés and bars.

Town Centres and Retail

9.8.5 A second retail led scheme as currently proposed by the MTCAAP for the rest of the Broadway Opportunity Area, known as 'Nicholson's Car Park,' provides further retail capacity, anticipated to be up to approximately 2,500m² of A1 retail floor space. With the implementation of these two permissions it is anticipated that the retail provision of the Broadway Opportunity Area will fall significantly short of the 25,000m² anticipated by the MTCAAP.

9.8.6 There are currently significant numbers of empty units within the town centre at Maidenhead, although the numbers are declining. The retail capacity forecasts take account of the empty units and the additional retail capacity provided by 'The Landing' together with proposals for the High Street/York Road Opportunity Area which are being implemented.

9.8.7 The Maidenhead Waterways Restoration Project is a key driver for the rejuvenation of the town, and support is offered for proposals that would enhance the town's waterways in line with the Waterways Development Brief.

9.8.8 The policy for Maidenhead town centre considers both the adopted MTCAAP and more recent retail forecasts which adjust the figures for anticipated retail floor space capacity. A review of the MTCAAP should seek to reflect the changing circumstances for retail provision while maintaining the requirements for high quality development to achieve a vibrant and vital town centre.

9.9 Policy TR3 Maidenhead Town Centre

Policy TR 3

Maidenhead Town Centre

1. Development proposals should promote and enhance the role of Maidenhead town centre and its vitality and viability. The retail role of Maidenhead will be supported and development proposals for the regeneration of sites for town centre uses and those that protect, enhance or diversify retail activity, within the primary shopping area will be supported.
2. Reference should be made to the adopted Maidenhead Town Centre Action Area Plan with regard to the most appropriate locations and requirements for town centre uses and activities. Subsequent revisions of retail floor space projections should be taken into account in development proposals.
3. Primary frontages, defined on the Policies Map, should include a high proportion of retail uses. Development proposals for non-retail uses within primary frontages will be permitted where they would enhance vitality and viability, be appropriate to the character and function of the area and retain prominent shop units within the primary frontage.
4. Development proposals in secondary frontages will be supported where they contribute to the existing character, function and vitality of the street or surrounding environment. In particular, proposals to expand the cultural, entertainment and food offer of Maidenhead will be encouraged.
5. Proposals that make more efficient use of sites through intensification, higher densities or innovative design will be encouraged, provided that it is of exemplar design, supported by adequate infrastructure and transport and environmental impacts are appropriately addressed.
6. Within the town centre, development for tall buildings which are of exemplar design will be encouraged providing they do not compromise the character and appearance of the centre and that of nearby conservation Areas.
7. Development proposals for residential use on upper floors throughout Maidenhead town centre, and proposals that would enhance the town's waterways, will be encouraged.

Town Centres and Retail

9.10 District centres

9.10.1 Ascot is a district centre serving the surrounding residential areas and providing a range of shops and services. Visitors are attracted to Ascot because of the racecourse and their spend helps to support a number of upmarket retail outlets and the many cafés in the High Street.

9.10.2 A number of bars and pubs thrive from the patronage of race goers and other racecourse activities. However, issues such as parking and the lack of a focus to Ascot prevent the High Street from meeting its full potential.

9.10.3 Sunningdale is a district centre whose main function is to provide a range of shops and services to the surrounding area. Both local and specialist functions are catered for and a superstore draws trade from further afield.

9.10.4 Both district centres serve their immediate settlement and its hinterland. They comprise groups of shops containing at least one supermarket or superstore and a range of non-retail services including banks, pubs and restaurants, as well as local public facilities such as libraries. The Borough's strategy is to maintain a broad mix of uses and the current function of these centres, so as to ensure the centres can continue to play a full role in the life of the area.

9.10.5 A diverse range of appropriate uses including retailing will be appropriate. Analysis of retail capacity in the Retail and Town Centre Study 2015 shows limited scope for new retail floorspace in either district centre. The Neighbourhood Plan for the area Ascot, Sunninghill and Sunningdale Neighbourhood Plan 2011-2026 supports the provision of small retail units on sites in both centres and this is consistent with the capacity analysis.

Town Centres and Retail

9.11 Policy TR4 District Centres

Policy TR 4

District Centres

1. Ascot and Sunningdale are district centres, defined on the Policies Map, whose main functions are to provide a range of shops and services to the surrounding areas. A broad mix of uses will be maintained within the centres to support their current functions and to help them meet their full potential.
2. Development proposals for retail use within district centres will be supported, particularly within the primary shopping areas as defined on the Policies Map.
3. Non-retail uses and services will also be supported provided the overall function of the centre and opportunities for customer choice are maintained.
4. The scale of development that will be appropriate in district centres will be smaller than that in town centres, and will be determined by reference to the scale and function of the centre in question. Development proposals should not be of such a scale that they would elevate the centre to a higher level in the retail hierarchy.
5. Development proposals for residential use on upper floors in district and local centres will be supported. Where there is a considerable proportion of vacant property in a centre, residential or other uses at ground floor level will also be considered by the Borough provided that they would not adversely affect the function of the centre within the retail hierarchy.
6. Special considerations will apply in situations of sustained high levels of vacancy, for example where more than 30% of the units in a centre have been vacant for more than a year. Where there is a sustained high level of vacancy, the Council will consider active town centre uses as a first resort with residential or other uses at ground floor level as a last resort.
7. A diverse range of appropriate uses including retailing will be appropriate and there is limited scope for new retail floorspace in either district centre. The Neighbourhood Plan for the area, Ascot, Sunninghill and Sunningdale Neighbourhood Plan 2011-2026, supports the provision of small retail units on sites in both centres.

9.12 Local centres

9.12.1 Local centres perform a more limited role, acting as the focus for convenience and service uses that serve their immediate community. The Borough's local centres are all different in terms of their size and the precise role they play in the life of their community, but in general they include a range of small shops serving a localised catchment. Typically they may include a convenience store, newsagent, sub-post office, pharmacy, hot-food takeaway or launderette, as well as various local services.

9.12.2 The local centres identified in 9.13 'Policy TR5 Local Centres' exclude small parades of shops of purely neighbourhood significance. The Borough's strategy is to ensure that local centres continue to provide a broad range of services for their local community, mainly serving specialist local needs or the immediate day to day needs of their local area.

Town Centres and Retail

9.13 Policy TR5 Local Centres

Policy TR 5

Local Centres

1. Development proposals for retail use within local centres will be supported, particularly within the primary shopping areas as defined on the Policies Map. Non-retail uses and services will also be supported provided the overall function of the centre and opportunities for customer choice are maintained.
2. The scale of development that will be appropriate in local centres will be determined by reference to the scale and function of the centre in question. Development proposals should not be of such a scale that they would elevate the centre to a higher level in the retail hierarchy.
3. Development proposals for residential use on upper floors in local centres will be supported. Where there is a considerable proportion of vacant property in a centre, residential or other uses at ground floor level will also be considered by the Borough provided that they would not adversely affect the function of the centre within the retail hierarchy.
4. Special considerations will apply in situations of sustained high levels of vacancy, for example where more than 30% of the units in a centre have been vacant for more than a year. Where there is a sustained high level of vacancy, preference will be given to active town centre uses. Residential or other uses at ground floor level will also be considered by the Borough provided they would not adversely affect the function of the centre within the retail hierarchy.
5. Local centres defined on the Policies Map will be supported to provide a broad range of services for their local community, mainly serving specialist local needs or the immediate day to day needs of their local area.

9.14 Impact and conditions

9.14.1 The scale of retail development that is appropriate within the Borough will be determined with reference to retail capacity work (Retail and Town Centre Study 2015 and subsequent updates). Applications for retail development will be considered against the policies in this section and the retail capacity identified for each centre. Where retail capacity work specifies a maximum floorspace figure for a particular centre in a particular period, permission will only be granted for retail development in excess of that figure if its impact on other centres within the development's catchment has been assessed and judged to not cause undue harm to those centres.

9.14.2 Retail capacity guidance and policy indicates that any new floorspace should be located in accordance with the sequential approach. It should also be noted that it is possible to sell all types of goods from a town centre location. The sequential test will be operated in such a manner as to ensure that development is located in the centre to which it is most appropriate, with preference being given to those centres higher up the hierarchy.

9.14.3 National policy allows local authorities to set a proportionate threshold at a local level, above which proposals for retail, leisure and office development must be accompanied by an impact assessment. The national threshold of 2,500m² (gross external area) is considered appropriate for leisure and office use within the Borough.

9.14.4 For retail uses, a threshold of 1,000m² (gross external area) is considered appropriate within the urban areas of Maidenhead and Windsor. This figure approximates to the size of a small retail warehouse and marks a perceptual cut off point between town centre type and out of centre type retail units.

9.14.5 While larger units than this would normally be acceptable in central locations such as within Maidenhead and Windsor town centres, their location out of centre would indicate that a different form of retailing was likely to occur from the unit in question. Such different formats can generate different shopping patterns and have detrimental effects on town centres.

Town Centres and Retail

9.14.6 A threshold of 500m² (gross external area) is considered appropriate for retail uses elsewhere. This approximates to a large convenience store or small supermarket, the establishment of which in an out of centre location has the potential to have a significant effect on the functioning of smaller centres in the locality. In the case of both thresholds as set out in policy, there is no bar to development occurring but it is appropriate to assess fully the impact of a proposed development to inform properly the decision made on any such planning application.

9.14.7 Where impact assessments indicate significant adverse impacts on the existing vitality and viability of the centre, development will be refused. What constitutes a significant adverse impact will be based on the circumstances of each case.

9.14.8 The cumulative impact of recent/committed proposals may also be relevant. Where the evidence shows there is no significant adverse impact the positive and negative effects of the proposal will be balanced, together with locational and other considerations, to reach an overall judgement.

9.14.9 Conditions will be used to ensure that the impacts of retail development are acceptable and will remain in line with good development management practice. Such conditions could include restricting the subdivision or amalgamation of units, the maximum gross floorspace and net sales area or the range of goods that may be sold.

9.14.10 Flexible unit sizes are preferred to cope with flexible future trends and appropriate conditions for use will vary for individual proposals. In general, fewer restrictions will be appropriate in town centres, while it will be appropriate to exercise a greater element of control over any retail developments in other locations.

Town Centres and Retail

9.15 Policy TR6 Strengthening the Role of Centres

Policy TR 6

Strengthening the Role of Centres

1. Main town centre uses must be located within the centres defined in the hierarchy of centres where sites are suitable, viable and available. Subject to operation of this sequential test and as set out elsewhere in policy, offices may also be located in defined business areas.
2. Unless a development proposal is intended to meet a particular local need that occurs only in a specific location or catchment area, development proposals must assess in-centre sites in the following order of preference:
 - a. sites in town centres (Maidenhead, Windsor)
 - b. sites in district centres (Ascot, Sunningdale)
 - c. sites in local centres.
3. Where suitable and viable in-centre sites are not available, edge of centre locations must be considered. If suitable and viable edges of centre sites are not available, out of centre sites should be considered. When considering edge of centre and out of centre proposals, preference will be given to accessible sites that are well-connected to the centre.
4. Flexibility should be demonstrated on issues such as the format and scale of development. All centres within each individual level of the hierarchy are of equal status for the purposes of this sequential test.
5. Outside the defined centres, retail development including subdivision of existing retail units or widening the range of goods allowed to be sold will be resisted unless the proposal passes the sequential test outlined above, or is intended to meet a particular local need that occurs only in a specific location.
6. Development proposals for retail, leisure and office development larger than the thresholds set out below, located outside defined centres must be accompanied by an assessment of their impact on the vitality and viability of and investment in defined centres within their catchment:
 - a. retail development: 1,000m² within Maidenhead and Windsor urban areas; 500m² elsewhere
 - b. leisure development: 2,500m²
 - c. office development: 2,500m²
7. Neighbourhood Plans may set different thresholds where local considerations, supported by evidence, indicate this is appropriate.

9.16 Shops and parades outside defined centres

9.16.1 Not all town centre uses can be accommodated within existing centres. In recognition of this a number of retail parks and large free-standing stores have been developed.

9.16.2 Individual shops and small parades, located outside centres, can play a vital role in their local community. They can provide convenient access to day to day requirements and may be the sole accessible store for less mobile residents.

Town Centres and Retail

9.16.3 It is important that the community function of shops is supported. The policy takes a cautious approach towards the loss of small parades and individual shops, to ensure that the needs of communities can continue to be met in the future, but allows for change of use when the use of the shop to the local community can no longer be demonstrated.

9.16.4 Where a centre is suffering from a significant proportion of vacant property, it is appropriate to plan flexibly and positively for the future of the area and facilitate alternative uses. With this in mind, special considerations will apply in situations of sustained high levels of vacancy, for example where more than 30% of the units in a centre have been vacant for more than a year. Where there is a sustained high level of vacancy, residential or other uses at ground floor level may be considered.

9.17 Policy TR7 Shops and Parades Outside Defined Centres

Policy TR 7

Shops and Parades Outside Defined Centres

1. Development proposals that enhance the community function of shops and parades located outside centres defined on the Policies Map will be supported.
2. Where it is proposed to change the use of a shop outside a centre, an assessment will be made of its value to the local community. If the shop fulfils a function of benefit to the local community, development proposals must provide credible and robust evidence of an appropriate period of marketing for retail use.
3. Where evidence suggests that a shop does not fulfil a function of benefit for the local community, or where a community benefit exists to changing to another use, marketing evidence will not be required.

9.18 Markets

9.18.1 Markets are part of the overall retail economy. In addition to providing consumers with a more varied shopping experience, they also have the benefit of supporting local producers and can enhance the overall experience of visiting a town centre.

9.18.2 Markets and similar community events can add distinctiveness and diversity to a town centre's overall shopping experience. They attract people into a town centre, helping to make it more lively, and can significantly enhance a town centre's overall image and identity.

9.19 Policy TR8 Markets

Policy TR 8

Markets

1. Existing and proposed markets within town, district and local centres will be supported. Development proposals that include the operation of events and markets within town, district and local centres and that incorporate suitable spaces and appropriate infrastructure for events and markets, such as electricity points and lighting, will be supported.
2. Development proposals should show how they are not creating an adverse impact on the residential amenity of nearby properties, especially with regard to noise.

Visitors and Tourism

Visitors and Tourism

10.1 Context

10.1.1 Visitors and tourism can contribute to enhancing quality of life through delivering rewarding experiences for visitors, and a greater variety of jobs and training opportunities. They can support urban renaissance and rejuvenation, and diversify and develop the rural economy.

10.1.2 The Borough's economy is supported by a vibrant visitor and tourism market. This is particularly important to Windsor and Eton, Ascot and Thames-side settlements. One of the objectives of the BLP is to enable the continued success and evolution of the Borough's distinct visitor economy.

10.1.3 Key objectives include:

- supporting and promoting the key heritage attractions of Windsor, Ascot and the River Thames
- providing sufficient visitor accommodation and facilities
- promoting opportunities for visitor related development.

10.1.4 To work towards these objectives, the Council will work with partner organisations through the Visitor Management Forum to support the tourist economy. An integrated approach will be taken to ensure that these objectives are reflected in local activities such as town centre management and regeneration, open space strategies, heritage enhancement initiatives, countryside management and environmental stewardship. Visitor and tourism policies encourage development which supports the sustainable growth of the tourism industry.

10.1.5 The National Planning Policy Framework (NPPF) includes tourism under a category with arts and culture, as a main town centre use. This definition can include theatres, museums, galleries and concert halls, hotels and conference facilities. The NPPF also identifies the need for Local and Neighbourhood Plans to support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, while respecting the character of the countryside.

10.2 Tourism in the Borough

10.2.1 Windsor is one of the major tourist attractions of south east England, experiencing very high levels of tourism and day visitor activity which make a major contribution to the local economy. Windsor Castle is the oldest and largest inhabited castle in the world and is an international tourist destination. The effects of high visitor numbers on traffic congestion and pressures on local services and residents require careful management.

10.2.2 The River Thames is also a major tourist attraction and of considerable importance to tourism and the visitor economy in the Borough. The river provides high quality landscapes along its length and is widely used for a range of informal leisure activities, bringing direct economic benefits to its surrounding area.

10.2.3 Legoland Windsor is one of Britain's most popular paid for tourist attractions, with over 2 million visitors per year in 2016, rising from 1.1 million when it first opened in 1996. In addition, of the many events that take place in the Borough each year, the Royal Ascot race meeting attracts the most visitors, with around 300,000 people travelling to the racecourse over the five days of racing each year.

10.2.4 There are many other visitor attractions and events in the Borough, including Windsor Race Course, the Royal Windsor Horse Show, Eton College, Cookham's Stanley Spencer Gallery, Windsor Great Park, golf in Sunningdale, Thames Valley Athletics Centre, River Thames' locks, Bisham Abbey and Windsor Festival. In many cases, tourism and visitors are important in helping to maintain key heritage assets.

10.3 Key challenges and issues

Key challenges and issues

10.3.1 The number of visitors received by the Borough is increasing annually, both from overseas and domestically. Between 2006 and 2014, visitor numbers increased from 6.7 million to just under 7.7 million trips per year.

10.3.2 The number of day visitors currently represents almost 91% of the total number of visitors received. Overall, an estimated 716,000 staying trips were spent in Borough in 2014, of which around 523,000 were made by domestic visitors (73%) and 193,000 by overseas visitors (27%); both figures representing an increase over 2013.

Visitors and Tourism

10.3.3 Staying trips in 2014 resulted in an estimated 1,930,000 visitor nights in the Borough, a growth of 3.8% compared to 2013. Total expenditure from overnight visitors in 2014 was £208 million, of which almost £93.3 million came from overseas and £114.7 million from domestic visitors.

10.3.4 Approximately 6,971,000 visitor day trips were made to the Borough in 2014 generating an additional £276.4 million in visitor trip expenditure. Compared to 2013, the volume of day trips increased by 1.6%, and trip expenditure also increased by 1.9%.

10.3.5 Direct expenditure generated by visitors and tourism in the Borough in 2014 was £465 million. Adding additional indirect and induced effects (which generate a further £158.2 million) translates to £623.2 million worth of income for local businesses. Compared to 2013, this represents an increase of 2.5% in total tourism value.

10.3.6 This visitor-related expenditure is estimated to have supported over 7,000 full time equivalent jobs in Windsor & Maidenhead. Many of these jobs are part-time or seasonal in nature and are spread across a wide range of service sectors from catering and retail to public service jobs such as in local government as well as tourism.

10.3.7 The visitor accommodation usage in the Royal Borough is different to many locations and there have been some recent new developments, but there may need to be a wider choice of accommodation, based on existing buildings, towns and villages to meet visitor demands and aspirations. This will be monitored throughout the plan period by the Tourism Development Forum, which is made up of local businesses, representatives from the tourism industry and Councillors.

10.3.8 The Borough's Local Transport Plan highlights the burden placed on local transport infrastructure by the fact that 51% of visitors arrive by car, with parking capacity and traffic congestion being particular issues for Windsor and Eton. Schemes are being prepared to help address these issues in the short to medium term, by aiming to provide a ring of small park and ride sites, together with improvements to local car parks, bus and cycle facilities and variable message signing.

Visitors and Tourism

10.4 Policy VT1 Visitor Development

Policy VT 1

Visitor Development

1. Maidenhead and Windsor town centres will be the main focus for major visitor related development. Development will be acceptable in other settlement locations provided that the type and scale of activity and the number of trips generated are appropriate to the accessibility of the location by walkers, cyclists and users of public transport. Proposals for hotel development at Windsor and Ascot racecourses will be supported if a case of very special circumstances is made in each case.
2. Development proposals for visitor development will be expected to:
 - a. be consistent with the sequential approach to site selection within that settlement or as an exception show evidence that the proposed development is locationally specific and consistent in terms of scale, impact and function with their location
 - b. contribute positively to the character of the area, the amenity of surrounding land uses and the retention and enhancement of heritage assets
 - c. contribute, where appropriate, towards town centre rejuvenation and environmental enhancement and a sustainable, safe, attractive and accessible environment
3. Development required to meet the changing needs of visitors at existing visitor attractions will be supported if the proposal does not have an adverse impact on local environment, amenity or traffic.
4. Development proposals for visitor development in rural locations will be supported where the proposals promote the rural economy and contribute positively towards the ongoing protection and enhancement of the countryside.
5. Visitor development proposals located in the Green Belt will be expected to demonstrate that they maintain the character of the Green Belt in that location, protect historic and heritage assets, are in conformity with current Green Belt guidance, policy and legislation, and are supported by a case of very special circumstances.

Historic Environment

Historic Environment

11.1 Context

11.1.1 The Borough enjoys a wide diversity of built character. Many of the oldest settlements in the Borough are located close to the River Thames, which has played an important role in its economic and cultural development. For example, both the villages of Hurley and Datchet pre-date Roman occupation and continue to be thriving communities due in part to the advantages of a riverside location.

11.1.2 The Borough is steeped in history; the area has evolved around old settlement patterns, and receives its royal title from strong connections with the Crown. Windsor Castle is a prominent medieval building of international importance located in the wider floodplain of the River Thames built on an outcrop of chalk, and influenced the development of the town for trade and more recently tourism.

11.1.3 The character and diversity of its urban and rural areas, and its high quality historic built environment make the Borough very distinctive. This character can vary settlement to settlement. The scale and extent of the Borough's Conservation Areas vary from small hamlets (such as White Waltham) to villages (such as Cookham Dean) and towns like Windsor; all of which have unique historic and architectural interest.

11.2 Conservation and heritage

11.2.1 The objective of conserving and enhancing the special qualities of the Borough's built and natural environment can be achieved through ensuring that development proposals respect both individual identity and the sense of place. The historic environment is irreplaceable and meeting this objective is essential to ensure that residents, visitors and future generations can enjoy the historic environment of the Borough in the future.

11.2.2 Heritage assets are defined a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. This includes designated heritage assets and assets identified by the Council as local planning authority (including local listing).

11.2.3 The evidence base comprises the Historic Environment Record maintained by Berkshire Archaeology and the Heritage at Risk Register maintained by Historic England. The Borough also has a Townscape Assessment that provides useful descriptions and information about those urban and suburban areas not lying within the Green Belt.

11.2.4 The character of villages and hamlets in the countryside are defined in the Landscape Character Assessment. A Historic Landscape Character Assessment is currently being undertaken for East Berkshire, including the Royal Borough, and this Assessment will form a key evidence document to support the development of a Heritage Strategy Supplementary Planning Document.

11.2.5 The Borough has also undertaken Conservation Area Appraisals for many of the Conservation Areas. These appraisals will be used to guide the design of development proposals, and to help determine the appropriateness of development involving or in proximity to heritage assets. Conservation Areas will be subject to a rolling programme of Conservation Area Appraisals. A list of all the Conservation Areas in the Borough can be found on the Council's website.

11.2.6 In accordance with the NPPF, the Borough considers its heritage assets to be "an irreplaceable resource" and it will protect all heritage assets in line with their significance. All development proposals will be expected to have regard to both the national and local historic contexts.

11.2.7 The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats. Furthermore, the Council will proactively seek solutions for assets at risk through discussions with owners, through a willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

11.2.8 Further details of how the Historic Environment policies will be implemented will be set out in the Heritage Strategy Supplementary Planning Document.

Historic Environment

11.3 Policy HE1 Historic Environment

Policy HE 1

Historic Environment

1. The historic environment will be conserved and enhanced in a manner appropriate to its significance. Development proposals should seek to conserve and enhance the character, appearance and function of heritage assets and their settings, and respect the significance of the historic environment.
2. Heritage assets are an irreplaceable resource and works which would cause harm to the significance of a heritage asset (whether designated or non-designated) or its setting, will not be permitted without a clear justification to show that the public benefits of the proposal considerably outweigh any harm to the significance or special interest of the heritage asset in question.
3. A local register of heritage assets at risk will be maintained.

11.4 Windsor Castle and Great Park

11.4.1 Windsor Castle, home to Her Majesty Queen Elizabeth II, is one of the most recognisable heritage assets in the United Kingdom. Dating from 1165 the Castle and most of the buildings within the walls are Grade 1 Listed Buildings and therefore in the top 2.5% of all Listed Buildings in the country. Windsor Castle is both the largest inhabited castle in the world and the longest occupied Royal Palace in Europe whilst also being a Royal home. Windsor Great Park is also Grade 1 Listed on the Register of Historic Parks and Gardens.

11.4.2 Windsor Castle is of extreme importance to the Borough, not only because of its historical and cultural significance but also the role that it has as a major visitor attraction. Visitors to Windsor and the surrounding areas make a substantial contribution to the ongoing success of the local economy. The Castle and its setting within The Great Park are visible to and from a large area, and these views provide the background setting for the buildings and its immediate surrounds.

11.4.3 The Palace of Windsor Castle is owned by the Occupied Royal Palaces Estate on behalf of the nation and Windsor Great Park is managed by the Crown Estate. Both Windsor Castle and the Great Park are considered to be 'Crown Land' which is defined in Section 293 of the Town and Country Planning Act 1990 as land in which there is a Crown interest or a Duchy interest. From 2006 Crown land no longer enjoys immunity from planning control although there are some exceptions.

11.4.4 There are provisions and arrangements in place to help facilitate development and restrict access to sensitive information in the interests of national security and defence including additional permitted development rights. These rights which are set out in Part 19 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 make provision for the Crown and other Crown bodies to carry out certain types of development without a planning application needing to be made and this includes emergency development and development for national security purposes.

11.4.5 The setting of Windsor Castle and Home Park sits within the wider setting of the Great Park. Both Home Park and Windsor Great Park are included on the Register of Historic Parks and Gardens and therefore benefit from added protection due to this status.

Historic Environment

11.5 Policy HE2 Windsor Castle and Great Park

Policy HE 2

Windsor Castle and Great Park

1. Development proposals that affect Windsor Castle, as defined on the Policies Map, should be accompanied by a statement showing how the development proposal:
 - a. seeks to enhance the architectural and historical significance, authenticity and integrity of Windsor Castle and its local setting within the Great Park, and
 - b. safeguards the Castle and its setting within the Great Park allowing appropriate adaptation and new uses that do not adversely affect the Castle, The Great Park and their settings, and
 - c. protects and enhances public views of the Castle including those from further afield.
2. The Council will, subject to the other policies in the Plan, support development proposals that aim to meet the needs of visitors to the Castle and the Great Park.

11.6 Local heritage assets

11.6.1 Local heritage assets in the Borough form an important part of the historical and cultural fabric of the Borough. The BLP reinforces the significance of the local historic environment and although local heritage assets do not qualify for statutory listing they are nevertheless important to the Borough because of their cultural, architectural and historical contribution. A local list that details local heritage assets will be included in the Heritage Strategy and updated via the Annual Monitoring Report.

11.6.2 Retention and beneficial re-use of local heritage assets can be achieved through adaptation of the existing built fabric. There is a greater degree of flexibility when it comes to the alteration, re-use and adaptation of local heritage assets.

11.7 Policy HE3 Local Heritage Assets

Policy HE 3

Local Heritage Assets

1. Development proposals that affect local heritage assets detailed on the Local List will be expected to demonstrate how they retain the significance, appearance, character and setting of the local heritage asset.
2. There is a general presumption in favour of retaining local listed heritage assets and where this is not possible, recording of the heritage asset should be undertaken and submitted alongside development proposals.

Natural Resources

12 Natural Resources

12.1 Context

12.1.1 Maximising energy efficiency and reducing resource consumption in new development, or retro-fitting existing buildings, can help to reduce CO₂ emissions and associated climate change effects. The Borough requires new developments to be as sustainable as possible, and to seek to move towards a low-carbon economy. Ways that development proposals can achieve this include reducing energy demand, and adopting sustainable methods of design and construction.

12.2 Managing flood risk and waterways

12.2.1 The River Thames and its tributaries is a dominant feature in the Borough. The Thames forms much of the northern boundary of the Borough and is a feature of eight parishes and an additional five wards. Fluvial flooding and flooding from local sources (for instance, from groundwater, surface water and sewers) are constraints to development in parts of the Borough which have been affected by serious flooding from the River Thames on a number of occasions in the last 100 years, with the risk of flooding predicted to increase as a result of climate change.

12.2.2 The BLP seeks to minimise the impact of climate change and one of the key ways to achieve this is by adapting to climate change through the careful management of flood risk. This requires local planning authorities to develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities.

12.2.3 How to address the challenge of climate change and flooding is set out in the NPPF. The PPG also advises that the effective implementation of the NPPF on development within areas of flood risk does not remove the presumption in favour of sustainable development. The main source of flood risk in the Borough is fluvial flooding and although the Thames is the largest river in the Borough, there are a number of other watercourses including the Bourne Ditch, the Battle Bourne, Wraysbury and Horton Drains, that can contribute to potential flooding problems in local areas.

12.2.4 The Borough is also at risk of flooding from the Colne Brook, the Colne, the Cut, Strand Water and White Brook as well as a number of streams and ditches. However, flooding may also occur directly from rainfall, rising groundwater, the overwhelming of sewers and drainage systems or potentially from the failing of man made features such as bunds, reservoirs and reservoir aqueducts, water supply tunnels, man made lakes, and flood alleviation channels.

12.2.5 To help reduce flood risk to some urban areas in the Borough, the Jubilee River relief channel was developed, which provides an overflow storage channel for flood water. The Jubilee River scheme extends from Maidenhead to Eton (11.6 km in length), leaving the River Thames at Boulters weir and re-joining immediately upstream of Datchet, and has reduced the area of Maidenhead at risk from severe flooding. It was built as part of the Maidenhead, Windsor and Eton Flood Alleviation scheme, reducing the frequency and severity of flooding to properties within the Borough. The channel is designed to look and function as a natural living river, containing water all year round, and is sensitively landscaped to enhance the environment and create new habitats for wildlife in addition to reducing fluvial flood risk.

12.2.6 There is also a number of formal raised flood defences that affect flooding within the Borough. These include the Cookham Bund, North Maidenhead Bund, Datchet Golf Course, Battle Bourne, Windsor Bourne Flood Storage area embankment and Myrke Embankments.

12.2.7 The Borough has experienced major floods in 1894, 1947 and 2014. Other floods of lesser severity have occurred in 1954, 1959, 1974, 1981, 1990, 2000, 2003, 2007 and 2012. If not effectively managed, new development will affect the severity of flooding due to the resulting physical loss of floodwater storage capacity on a site and by impeding the flow of floodwaters across a site.

12.2.8 As a consequence, the Borough has operated a policy of constraining new development in areas with a high risk from flooding since 1978. This has been supported in an overwhelming number of cases at appeal. Locating inappropriate or poorly designed development in areas at risk of flooding will increase the impact of flooding in the future, putting more people at risk and increase the cost of damages to property

12.2.9 The Borough's SFRA and Environment Agency (EA) flood maps show that it is predominantly locations along the River Thames that are at highest risk of flooding including, Wraysbury, Old Windsor, Cookham and Windsor. However, some other areas including around Waltham St Lawrence and White Waltham/Paley Street and up to Holyport, have flood risk owing to Twyford Brook and The Cut, which are both tributaries of the River

Natural Resources

Thames. Fluvial flood risk is therefore a constraint to development in several areas of the Borough which is not necessarily restricted to locations along the River Thames. Regard should be had to the Thames River Basin Management Plan (RBMP) produced by the Environment Agency.

12.2.10 In addition some areas are more prone to experiencing surface water flooding. DEFRA has introduced the concept of a 'Surface Water Management Plan' (SWMP) "which outlines the preferred surface water management strategy in a given location. In this context surface water flooding describes flooding from sewers, drains, groundwater, and runoff from land, small water courses and ditches that occurs as a result of heavy rainfall.

Regulations and guidance

12.2.11 The Flood Risk Regulations 2009 place a duty upon the Borough as a Lead Local Flood Authority to prepare a Preliminary Flood Risk Assessment (PFRA). The PFRA is a high level screening exercise that includes the collection of information on historic flood events, and potential, future, flood events.

12.2.12 The Borough's PFRA was published in 2009 and the Flood Water Management Act 2010 requires the local authority to provide a Local Flood Risk Management Strategy which will need to include information on how local flood risk is to be managed and the actions that might be taken to manage flood risk. The Borough adopted its strategy in December 2014.

12.2.13 The Government also expects the Council to adopt a sequential risk-based approach to development and flood risk. At all levels of the planning process whether allocating land or when considering planning applications, new development should be steered towards areas at the lowest probability of flooding. The Borough's Strategic Flood Risk Assessment (SFRA), most recently revised in 2016/17, refines information on the probability of flooding, taking other sources of flooding and the impacts of climate change into account. Applicants will be expected to provide a flood risk assessment for all proposals, including a change of use, in Flood Zones 2 and 3 and for applications over 1 hectare in Flood Zone 1.

12.2.14 In making decisions, the vulnerability and locational need of the proposed use should be taken into account. If, following the application of the sequential test, it is not possible, consistent with wider sustainability objectives, for a proposed development to be located in zones of lower probability of flooding, the 'Exceptions Test' should be applied where relevant to do so. Further guidance is available in the PPG.

12.2.15 Climate change projections for the UK indicate more frequent short-duration, high-intensity rainfall or more frequent periods of long-duration rainfall. This is likely to mean milder, wetter winters and hotter, drier summers. These changes will have implications for fluvial flooding and local flash flooding; subsequently the Government recognises that this will lead to increased and new risks of flooding within the lifetime of planned developments.

12.2.16 Fundamental to the BLP strategy is the avoidance of inappropriate development in areas liable to flooding through the adoption of a risk based approach. This approach is translated into 12.3 'Policy NR1 Managing Flood Risk and Waterways'. The policy also provides an opportunity to support and safeguard the Maidenhead Waterways and the River Thames Scheme (RTS).

12.2.17 The Borough will continue to work with the Environment Agency, water companies and other partners and individuals to manage water and flooding matters, to promote development away from areas at risk of flooding. The Borough will work with applicants to ensure that development is appropriately located and does not result in unacceptable flood risk or drainage problems, in the locality or elsewhere. This will involve exploring mitigation measures to ensure that they are suitable, appropriate and economically viable.

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12.3 Policy NR1 Managing Flood Risk and Waterways

Policy NR 1

Managing Flood Risk and Waterways

1. Flood zones are defined in the National Planning Practice Guidance and the Council's Strategic Flood Risk Assessment (Level 1). Within designated flood zones development proposals will only be supported where an appropriate flood risk assessment has been carried out and it has been demonstrated that development is located and designed to ensure that flood risk from all sources of flooding is acceptable in planning terms.
2. In applying this test, development proposals should show how they have had regard to:
 - a. the availability of suitable alternative sites in areas of lower flood risk (the sequential test)
 - b. the vulnerability of the proposed use and the flood zone designation
 - c. the present and future flood risk
 - d. the scale of potential consequences
 - e. site evacuation plan in the event of potential flooding.
3. In all cases, development should not itself, or cumulatively with other development, materially:
 - a. impede the flow of flood water
 - b. reduce the capacity of the floodplain to store water
 - c. increase the number of people, property or infrastructure at risk of flooding
 - d. cause new or exacerbate existing flooding problems, either on the proposal site or elsewhere.
 - e. reduce the waterway's viability as an ecological network or habitat for notable species of flora or fauna.
4. Only water compatible uses and essential infrastructure development will be supported in the area defined as functional floodplain. The exception test will still apply.
5. Development proposals should:
 - a. increase the storage capacity of the floodplain where possible
 - b. incorporate Sustainable Drainage Systems in order to restrict or reduce surface water run-off
 - c. reduce flood risk both within and beyond sites wherever practical
 - d. be constructed with adequate flood resilience and resistance measures suitable for the lifetime of the development
 - e. incorporate flood evacuation plans where appropriate
6. Development proposals will be required to incorporate appropriate comprehensive flood risk management measures as agreed with the Environment Agency or the Council as Local Lead Flood Authority

7. Further development land associated with strategic flood relief measures will be safeguarded, including the proposed River Thames Scheme and the flood relief channel from Datchet to Wraysbury. Development should facilitate the improvement and integration of waterways in Maidenhead, including the completion of the Maidenhead Waterway Project.

12.4 Trees, woodlands and hedgerows

12.4.1 Trees, woodlands and hedgerows are an essential component of the Borough's natural and built environment and make a major contribution to its green character. They bring considerable environmental, social and economic benefits, providing amenity value and benefits beyond contributing to the character and identity of varied landscapes.

12.4.2 They can help mitigate the impacts of climate change, improve air quality, reduce wind speeds, enhance biodiversity and help prevent flash floods. They play a major role in shaping the Borough's environment and people's appreciation of it.

12.4.3 They are an integral feature of landscapes and rural settings across the Borough, helping to achieve the objective of conserving and enhancing the special qualities of the Borough's built and natural environment. Their loss either individually or cumulatively can have a significant impact on the character and amenity of an area.

12.4.4 Trees, woodlands and hedgerows have an important contribution to make towards protecting and enhancing the quality of the townscape, and achieving the highest quality of urban design. Similarly, trees and hedgerows in the urban fringe contribute significantly to landscape, historic, biodiversity and recreational values. Since unsuitable species, such as Leyland Cypress, may have an anti-social effect in the future, it is expected that planting schemes will carefully consider the selection of species. Native species of local provenance to be planted where appropriate.

12.4.5 A number of trees and woodlands in the Borough are designated for their amenity or landscape value, and have 'Tree Preservation Orders' or are afforded protection if within Conservation Areas. Similarly, countryside hedgerows considered important for their landscape, historical or wildlife value may be protected against removal within the scope of the Hedgerow Regulations 1997.

12.4.6 The retention of existing trees on a development site can help to soften the impact of new buildings and structures, as well as provide enhanced amenity and reduce the impact of vehicles in terms of noise and pollution. Trees and hedgerows, both new and existing, make an important contribution to the townscape of the Borough.

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12.5 Policy NR2 Trees, Woodlands and Hedgerows

Policy NR 2

Trees, Woodlands and Hedgerows

1. Development proposals shall maximise opportunities for creation, restoration, enhancement and connection of natural habitats as an integral part of proposals, with reference to the Tree and Woodland Strategy for the Borough (or successive strategies).
2. Development proposals should carefully consider the individual and cumulative impact of proposed development on existing trees, woodlands and hedgerows, including those that make a particular contribution to the appearance of the streetscape and local character/distinctiveness.
3. Development proposals should ensure ancient woodland (including planted ancient woodland sites and wood pasture) will be maintained, protected and where suitable, enhanced. Ancient or veteran trees are to be safeguarded from harm or loss.
4. Development proposals should:
 - a. protect and retain trees, woodlands and hedgerows;
 - b. where harm to trees, woodland or hedgerows is unavoidable, provide appropriate mitigation measures that will enhance or recreate habitats and new features;
 - c. plant new trees, woodlands and hedgerows and extend existing coverage where possible.
5. Where trees, hedgerow or woodland are present on site or within influencing distance of the site, or where there is reason to suspect the presence of protected species, applications will need to be accompanied by an appropriate tree survey, constraints plan, tree protection plan, and ecological assessment. Proposals will need to assess and demonstrate how they are sensitive to, and make provision for, the needs of protected species. The tree survey, tree constraints and tree protection plans shall comply with BS5837.
6. Applicants shall provide indicative planting schemes when submitting a planning application and allow adequate space for existing and new trees to grow so as to avoid future nuisance. When considered necessary, development proposals shall include detailed tree planting/landscaping proposals.
7. Where the amenity value of the trees, woodland and hedgerows outweighs the justification for development, planning permission may be refused.

12.6 Nature conservation

12.6.1 Planning has an important and positive role to play in protecting and enhancing the Borough's biodiversity, including the conservation of protected species, and helping natural systems to adapt to the impact of climate change. This includes ensuring that opportunities for biodiversity improvement are sought and realised as part of development schemes.

12.6.2 Green networks and corridors provide opportunities for physical activity and increase accessibility within settlements and to the surrounding countryside. At the same time they enhance biodiversity and the quality of the external environment, and aid the movement of wildlife across its natural habitat.

12.6.3 Green networks and corridors can encompass many types of feature including grass verges, hedgerows, woodland, parks and many other elements. Planning has an important role to play to ensure that, where possible, development proposals contribute to the creation and enhancement of green corridors and networks.

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12.6.4 The Local Plan will give appropriate weight to the roles performed by the area's soils. These are valued as a finite multi-functional resource which underpins our wellbeing and prosperity. Decisions about development should take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver.

12.6.5 The plan will seek to safeguard the long term capability of best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification) as a resource for the future in line with National Planning Policy Framework to safeguard 'best and most versatile' agricultural land.

12.6.6 The high quality of the environment is a key feature of the Borough. Significant areas are recognised to be of importance in terms of nature conservation and landscape value. Environmental quality is also a major economic asset, with a healthy environment contributing to a strong local economy. Residents benefit from the high quality of the Borough's environment, which is also of importance to both tourism and local businesses.

12.6.7 The Borough's ecological value is reflected in a number of international, national and local designations. International designations afford the highest level of protection. Those that apply to the Borough are Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites (wetlands of international importance). National designations that apply in the Borough comprise Sites of Special Scientific Interest, while Local Wildlife Sites, formerly known as Wildlife Heritage Sites are designated at a local level.

12.6.8 These sites are designated independently from the Local Plan process. International designations often overlap in that more than one designation applies to a particular site. Sites in the area that currently have SPA and SAC designations are shown on the Policies Map and all international designations within the Borough are shown in below. Other, national designations also apply to many of these sites.

International designation	Area wholly or partially within the Borough
Chiltern Beechwoods SAC	Bisham Woods
South West London Water Bodies SPA and Ramsar	Wraysbury and Hythe End gravel Pits and Wraysbury No. 1 Gravel Pit
Thames Basin Heaths SPA	Chobham Common
Thursley, Ash, Pirbright and Chobham SAC	Chobham Common
Windsor Forest and Great Park SAC	Windsor Forest and Great Park

Table 8 : International designations

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12.7 Policy NR3 Nature Conservation

Policy NR 3

Nature Conservation

1. Designated sites of international and national importance, will be maintained, protected and enhanced. Protected species will be safeguarded from harm or loss.
2. Development proposals:
 - a. Will be expected to demonstrate how they maintain, protect and enhance the biodiversity of application sites including features of conservation value such as hedgerows, trees, river corridors and other water bodies and the presence of protected species.
 - b. Will avoid impacts on habitats and species of principal importance, such as those listed under Section 41 of the NERC Act 2006.
 - c. Either individually or in combination with other developments, which are likely to have a detrimental impact on sites of local importance, or compromise the implementation of the national, regional, county and local biodiversity actions plans, will not be permitted unless it can be demonstrated that the benefits clearly outweigh the need to safeguard the nature conservation value of the site.
 - d. Will be required to apply the mitigation hierarchy to avoid, mitigate or as a last resort compensate for any adverse biodiversity impacts, where unavoidable adverse impacts on habitats and biodiversity arise. Compensatory measures involving biodiversity offsetting will be considered as a means to prevent biodiversity loss where avoidance and mitigation cannot be achieved.
3. Development proposals will be expected to identify areas where there is opportunity for biodiversity to be improved and, where appropriate, enable access to areas of wildlife importance. Development proposals shall also avoid the loss of biodiversity and the fragmentation of existing habitats, and enhance green corridors and networks. Where opportunities exist to enhance designated sites or improve the nature conservation value of habitats they should be designed into development proposals. Development proposals will demonstrate a net gain in biodiversity by quantifiable methods such as the use of a biodiversity metric.
4. Development proposals shall be accompanied by ecological reports in accordance with BS42020 to aid assessment of the proposal. Such reports should include details of any alternative sites considered, and any mitigation measures considered necessary to make the development acceptable.
5. The biodiversity of application sites should be protected and enhanced by measures to:
 - a. conserve and enhance the extent and quality of designated sites
 - b. conserve and enhance the diversity and distribution of habitats
 - c. restore and recreate habitats lost as a result of development
 - d. recognise the importance of green corridors, networks and open space including water bodies, green verges, woodland and hedges; they should also ensure that all new developments next to rivers will not lead to the deterioration of the ecological status of the waterbodies and where feasible will contribute to raising their status in line with the aims of the NPPF, the Water Framework Directive and Thames River Basin Management Plan (RBMP)

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- e. avoid the fragmentation of existing habitats
- f. where appropriate recognise the importance of urban wildlife
- g. conserve soil resources to protect below ground biodiversity which in turn helps retain and enhance above ground biodiversity.

12.8 Habitats and designations

12.8.1 A wide variety of valuable wildlife habitats exist in the Borough, including wetlands, ancient woodland and unimproved grasslands. Such a diverse range of habitats aids the survival of numerous species of flora and fauna, as well as enhancing the character and appearance of the rural environment. There are also areas which provide a nature conservation resource in urban areas, which can be of particular local value and amenity. This diversity of habitat is recognised by a number of official conservation designations in the Borough. These site designations are put in place independently of the Local Plan process, often by external bodies.

12.8.2 Sites of Special Scientific Interest (SSSIs) are designated by Natural England as the very best wildlife and geological sites in the country. They support plants and animals that find it more difficult to survive in the wider countryside. Eleven such sites have been designated in the Borough, as follows:

- a. Bisham Woods
- b. Bray Meadows
- c. Bray Pennyroyal Field
- d. Cannoncourt Farm Pit, Furze Platt
- e. Chobham Common, Sunningdale (a small part of the site is in the Borough)
- f. Cock Marsh, near Cookham
- g. Englemere Pond, Ascot (a small part of the site is in the Borough)
- h. Great Thrift Wood, Cox Green
- i. Windsor Forest and Great Park
- j. Wraysbury and Hythe End Gravel Pits
- k. Wraysbury No.1 Gravel Pit

12.8.3 Some SSSIs have further designations as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites. These are areas that have been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. SPAs are areas that have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds, while Ramsar sites are those that are of international importance as wetlands. Conserving habitats is a positive measure to aid the protected species and others that use them.

12.8.4 Local Wildlife Sites are non-statutory sites of significant value for the conservation of wildlife. They are identified by the Thames Valley Environmental Records Centre, with formal designation being made by the Borough.

12.8.5 Local Wildlife Sites protect threatened habitats, which in turn protects the species making use of them. These habitats can act as buffers, stepping stones and corridors between nationally-designated wildlife sites. River corridors are an important part of green corridors and networks along with their buffer zones.

12.9 Conservation and improvement

12.9.1 The Borough is committed to maintaining, protecting and enhancing the nature conservation resource in the Borough. It is important to ensure appropriate access to areas of wildlife importance and identify areas where there is the opportunity for biodiversity to be improved. Such opportunities, including restoring and creating links between sites, large-scale habitat restoration, enhancement and re-creation, should be pursued through development proposals.

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12.9.2 The Thames Basin Heaths Special Protection Area is a European designated site which is accorded priority protection and conservation. Policy NR4 Thames Basin Heaths Special Protection Area reflects the unique legal and ecological issues arising from the Thames Basin Heaths Special Protection Area and the potential for development to have an adverse impact on its integrity. It expands on the protection offered by Policy NR3 Nature Conservation and implements a solution to enable the potential adverse effects of development to be mitigated.

12.9.3 The Thames Basin Heaths Special Protection Area (SPA) is designated under European Directives 79/409/EEC and 92/43/EEC because it offers breeding and feeding sites to populations of three heathland species of birds ; the Dartford warbler, Nightjar and Woodlark. It is a fragmented area extending across several local authority areas, and a small part of the Chobham Common section lies within the Borough at Sunningdale.

12.9.4 The five kilometre zone of influence of the SPA extends across eleven local authority areas. It covers much of the southern part of the Borough, including the settlements of Sunninghill, Sunningdale, Cheapside and most of Ascot.

12.9.5 The designation has a major impact on the potential for residential development both within the SPA and the areas adjoining it. New development which, either alone or in combination with other plans or projects, is likely to have a significant effect on the integrity of the SPA, requires an Appropriate Assessment under the Habitats Regulations. Judgements of whether the integrity of the site is likely to be adversely and significantly affected should be made in relation to the features for which the European site was designated and their conservation objectives according to the statutory requirements of the Conservation of Habitats and Species Regulations 2010.

12.9.6 Natural England has identified that net additional housing development up to five kilometres from the SPA, and large-scale housing development up to seven kilometres from the SPA, are likely to have a significant effect, either alone or in combination with other plans or projects, on the integrity of the SPA. Within this zone of influence, mitigation measures are required.

12.9.7 Similarly, Natural England has identified that an exclusion zone for new housing of 400 metres linear distance from the SPA is appropriate, as mitigation measures are unlikely to be effective so close to the SPA. To enable residential development within the zone of influence but outside the exclusion zone to come forward in a timely and efficient manner, this policy sets out the extent of mitigation measures required.

12.9.8 The Thames Basin Heaths Joint Strategic Partnership Board (made up of elected representatives from the local authorities affected by the Thames Basin Heaths SPA) has endorsed a Delivery Framework Thames Basin Heaths Special Protection Area Delivery Framework, 2009, which sets out a strategy for mitigating the impacts of development on the SPA. This framework explains that effective mitigation measures should comprise a combination of providing suitable areas for recreational use by residents (to draw recreational visits away from the SPA) and actions to monitor and manage access to the SPA itself. Such measures must be operational prior to occupation of new residential development, so as to ensure the integrity of the SPA is not damaged.

12.10 Mitigation and Suitable Alternative Natural Green Space (SANG)

12.10.1 An alternative area for residents to use for recreation, in the form of a strategic Suitable Alternative Natural Greenspace (SANG), has been provided in the Borough at Allen's Field, south of Ascot. This 9.5 hectare site has been assessed as having the capacity to mitigate the impact of 462 new dwellings. The Council monitors permissions issued and developments commenced, and will use this work to ensure that no permissions are issued in excess of the mitigation capacity of Allen's Field.

12.10.2 While capacity remains, the Allen's Field SANG can be used to mitigate the impact of any sized residential development proposal within two kilometres of its boundary and inside the Borough. Proposals for fewer than ten dwellings do not need to fall within a relevant SANG catchment area, thus the Allen's Field SANG can also be used to mitigate the impact of proposals for a net increase of fewer than ten dwellings within five kilometres of the SPA and inside the Borough. The SPA includes a five kilometre zone of influence and 400 metre exclusion zone.

12.10.3 Future levels of housing development expected in the area of influence of the SPA will require appropriate mitigation and it is likely that new SANG land will need to be identified in the future. The Council will work with partner organisations to deliver an appropriate level of SANG mitigation to mitigate the impact of new development.

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12.10.4 Land is identified on the Policies Map as a southern extension to Allen's Field that will increase its mitigation capacity by 84 dwellings. Further new SANG may be identified in due course subject to agreement with Natural England and the landowner.

12.10.5 Where large developments are proposed, bespoke SANG mitigation may be necessary. Applicants should engage positively with Natural England to discuss appropriate mitigation, in light of the particular location and characteristics of the development proposed.

12.10.6 Measures proposed will be assessed on their own merits through the Habitats Regulations process. The mitigation measures adopted should be agreed with both the Council and Natural England, and secured by legal agreement. SANG size and associated catchment criteria are specified in the Thames Basin Heaths SPA Supplementary Planning Document.

12.11 Mitigation and Strategic Access Management and Monitoring (SAMM)

12.11.1 Access management is delivered in the form of the Strategic Access Management and Monitoring project (SAMM). This project is provided at a strategic level, to ensure a consistent approach is used across the Thames Basin Heaths SPA and that improvements to one site do not have an adverse impact on others.

12.11.2 It delivers a suite of measures to monitor use of the SPA and manage access through a combination of education, surveys and physical works. To ensure appropriate provision for SAMM, contributions from development proposals across all authorities affected by the SPA are collected and pooled. Natural England is currently responsible for delivering the project across all relevant areas.

12.11.3 The Council has produced a Supplementary Planning Document on the application of mitigation measures regarding the SPA. This guidance will be revised and updated after adoption of the BLP.

12.12 Policy NR4 Thames Basin Heaths Special Protection Area

Policy NR 4

Thames Basin Heaths Special Protection Area

1. New residential development which is likely to have significant effects on its purpose and integrity will be required to demonstrate that adequate mitigation measures are put in place to avoid any potential adverse effects. The measures will have to be agreed with Natural England who will help take a strategic approach to the management of the Special Protection Area (SPA).
2. A precautionary approach to the protection and conservation of the SPA will be taken and development will only be permitted where the Council is satisfied that this will not give rise to significant adverse effects upon the integrity of the SPA.
3. No sites will be allocated nor planning permission granted, for a net increase in residential development within the 400 metres exclusion zone of the Thames Basin Heath SPA because the impacts of such development on the SPA cannot be fully mitigated. New residential development beyond 400 metres threshold but within five kilometres linear distance of the SPA boundary (the SPA zone of influence) will be required to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).
4. Development proposals between five to seven kilometres linear distance from the SPA boundary, for 50 or more residential units, will be assessed on an individual basis to ascertain whether the proposal would have a significant adverse impact on the SPA. This assessment will involve a screening of the likely significant effects of the development and, where the screening suggests it is necessary, an Appropriate Assessment. Where a significant adverse impact is identified then mitigation measures will be required to be delivered prior to occupation and implemented in perpetuity.

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5. Future levels of housing development expected in the area of influence of the SPA will require appropriate mitigation and it is likely that new strategic SANG land will need to be identified in the future. The Council will work with partner organisations to deliver an appropriate level of SANG mitigation to mitigate the impact of new development.
6. The following sites are defined on the Policies Map and allocated as SANG:
 - a. land south of Allen's Field (extension to Allen's Field strategic SANG)
 - b. land at Heatherwood Hospital and Sunningdale Park (bespoke SANGs which may also have a strategic role)
7. An applicant may wish to provide a bespoke SANG as part of development. Such bespoke SANG provision will usually be necessary only for larger developments of 50 or more dwellings. Where that is the case, all relevant standards including standards recommended by Natural England should be met and a contribution will have to be made towards SAMM. Access management measures will be provided strategically through cooperation between local authorities.
8. A minimum of eight hectares of SANG land (after discounting to account for current access and capacity) should be provided per 1,000 new occupants. SANG must be secured in perpetuity.

12.13 Renewable energy

12.13.1 Planning can make a significant contribution to both mitigating and adapting to climate change, through decision-making on the location, scale, mix and character of development. The 2008 Planning Act introduced a duty on local development plans to include policies which ensure that they make a contribution to both climate change mitigation and adaptation. Reflecting this, one of the plan's objectives is to ensure that new development takes into account the need to mitigate the impacts of climate change.

12.13.2 National policy states that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, that planning should provide resilience to the impacts of climate change, and support the delivery of renewable and low carbon energy and associated infrastructure. It also states that planning should support the transition to a low carbon future in a changing climate and encourage the use of renewable resources, for example by the development of renewable energy.

12.13.3 Applications for renewable energy may include solar farms, wind turbines, weir hydro-power, biomass, district heating, combined heat and power (CHP) from renewable resources and others. The visual impact of solar farms on the landscape and other sensitive areas will be a key consideration in determining applications.

12.13.4 Applications for biomass infrastructure should consider the transportation and the feasibility of combined heat and power. The Borough will generally be supportive of hydro-electric turbines along the River Thames.

12.13.5 A Written Statement by the Secretary of State for Communities and Local Government set out new considerations to be applied to proposed wind energy developments. It stated that when determining applications for wind energy development involving one or more turbines, local planning authorities should only grant permission if:

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

12.13.6 The Statement set out that maps showing the wind resource as favourable to wind turbines will not be sufficient and that suitable areas for wind energy development will need to have been clearly allocated in a Local or Neighbourhood Plan. The Borough commissioned a survey to assess potentially suitable and unsuitable sites for wind energy development across the Borough. Wind development suitability was assessed using mapping software to screen the Borough based on three key planning constraints:

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- wind speed
- environmental and landscape designations
- proximity to residential properties.

12.13.7 In accordance with DECC guidance designated landscapes (National Parks, AONBs) and international and national nature conservation areas (SPA, SACs, SSSIs etc.) should not be excluded as potential wind energy development sites. However, it is recognised that such designations are a constraint to wind energy development and wind energy developments will not normally be permitted in these areas.

12.13.8 Any wind energy proposals located within these designations will be assessed through the decision making process on planning applications and have not been used to determine areas classified as suitable or unsuitable for the purposes of the mapping exercise. Designations which have been identified as areas which are unsuitable for wind energy development include Ancient Woodland, Semi Natural Ancient Woodland, Scheduled Ancient Monuments and Registered Parks and Gardens.

12.13.9 Maps have been produced to illustrate the potential suitability for wind energy development across the Borough including one for small scale wind development (<50m in turbine height) and medium/large scale wind development (≥50 m in turbine tip height).

12.13.10 Wind energy proposals of more than 50 megawatts are currently decided by the Secretary of State for Energy with the Local Authority a statutory consultee. National guidance has indicated that the government intends to amend legislation to allow all onshore wind energy proposals to be determined by local authorities.

12.14 Policy NR5 Renewable Energy

Policy NR 5

Renewable Energy Generation Schemes

1. Development proposals for the production of renewable energy and associated infrastructure will be supported. Renewable energy development should be located and designed to minimise adverse impacts on landscape, wildlife, heritage assets and amenity. Priority will be given to development in less sensitive areas including on previously developed urban land.
2. Development proposals should illustrate how the location and design of renewable energy generation proposals are appropriate to the chosen location, do not cause adverse harm to the area and in the case of more sensitive areas are small scale.
3. The following matters will be considered in the determination of renewable energy generation proposals:
 - a. potential to integrate the proposal with existing or new development
 - b. Best Practicable Environmental Option (BPEO) which should include an evaluation of the potential benefits to the community and opportunities for environmental enhancement
 - c. proximity to adequate transport networks
 - d. availability of suitable connections to the electricity distribution network.
 - e. impacts on Heritage Assets and their setting
4. Development proposals for wind energy development will only be supported where they are located in areas identified as being suitable for small or medium and large turbines on the Wind Mapping Exercise Maps and on sites allocated for wind energy development in Neighbourhood Plans.

Environmental Protection

Environmental Protection

13.1 Context

13.1.1 Most of the Borough has high environmental quality which needs protecting, and some areas that would benefit from improvements. Therefore protection of the environment through maintaining or enhancing air quality, minimising or reducing nuisance which affects human senses (such as noise and odour), can protect health and safeguard residential amenity.

13.1.2 Whilst there is legislation to control emissions from polluting activities, the planning system has a complementary role in directing the location of development that may give rise to environmental protection problems. This can manifest itself either directly from the development or indirectly; for example, through the impact of potential traffic it generates.

13.1.3 There are two strands to all environmental policy; to ensure new development proposals do not generate issues which unduly impact on the surrounding environment, and to ensure they are not the recipients of existing issues. Similarly it is important that existing lawful uses do not become compromised by virtue of subsequent new development.

13.2 Environmental protection

13.2.1 Environmental protection policies are linked with BLP objectives to minimise impact of development on climate change and the environment, and requiring new development to provide environmental improvements. The Borough is committed to protecting existing environmental quality and where possible reducing adverse effects on the local and natural environment as a result of changes in activities or from new development.

13.3 Policy EP1 Environmental Protection

Policy EP 1

Environmental Protection

1. Development proposals will only be supported where it can be shown that either individually or cumulatively in combination with other schemes, they do not have an unacceptable effect on environmental quality or landscape, both during the construction phase or when completed. Development proposals should also avoid locating sensitive uses such as residential units, schools or hospitals in areas with existing or likely future nuisance, pollution or contamination.
2. Where appropriate, applicants will be required to submit details of remedial or preventative measures (for example: construction management plans) and any supporting environmental assessments. Planning conditions may be imposed to ensure implementation of any measures that make development proposals acceptable.
3. Development proposals should seek to conserve, enhance and maintain existing environmental quality in the locality, including areas of ecological value (land and water based), and improve quality where possible, both during construction and upon completion. Opportunities for such improvements should be incorporated at the design stage and through operation.
4. Residential amenity should not be harmed by reason of noise, smell or other nuisance. Accordingly, care should be taken when siting particular commercial or agricultural proposals such as livestock units, silage storage or slurry pits which should be sited well away from the curtilage of any residential property.

13.4 Air pollution

13.4.1 Air pollution in the Borough relates mainly to pollutants emitted from road transport sources, together with other pollutants as specified within the UK Air Quality Strategy. Local Authorities have a duty to declare Air Quality Management Areas (AQMAs) and work towards achieving national air quality objectives in areas

Environmental Protection

where residents are exposed to pollutants in excess of the objectives. It is therefore important to ensure that new development proposals, either individually or cumulatively, do not significantly affect residents within existing AQMAs by generating unacceptable levels of pollution.

13.5 Policy EP2 Air Pollution

Policy EP 2

Air Pollution

1. Development proposals will need to demonstrate that they do not significantly affect residents within or adjacent to an Air Quality Management Area (AQMA) or to residents being introduced by the development itself.
2. Development proposals which may result in significant increases in air pollution must contain appropriate mitigation measures, thus reducing the likelihood of health problems for residents.
3. Development proposals should aim to contribute to conserving and enhancing the natural and local environment, by avoiding putting new or existing occupiers at risk of harm from unacceptable levels of air quality. Development proposals should show how they have had regard to the UK Air Quality Strategy or any successive strategies or guidance, ensuring that pollutant levels do not exceed or come close to exceeding national limit values.
4. Development proposals should show how they have considered air quality impacts at the earliest stage possible; where appropriate through an air quality impact assessment which should include the cumulative impacts. Where relevant, air quality and transport assessments should be linked to health impact assessments, including any transport related mitigation measures that prove necessary.

13.6 Light pollution

13.6.1 Many forms of artificial lighting can be beneficial but sometimes the installation of lighting can be intrusive and result in light pollution. 13.7 'Policy EP3 Artificial Light Pollution' sets out a development management approach to dealing with light pollution.

13.6.2 National planning guidance states that through good design and planning policies, the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation can be limited. Light pollution is caused by a number of factors including:

- sky glow – the orange glow seen around urban areas at night
- glare – the uncomfortable brightness of a light source when viewed against a dark background
- light trespass – the spill of light beyond the boundary of property on which the light source is located.

13.6.3 The Institute of Lighting Professionals (ILP) specify environmental zones and corresponding thresholds for exterior lighting control:

Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

Table 9 : Exterior Lighting Control Environmental Zones

Environmental Protection

13.6.4 The impact of artificial light pollution in all environments can have a significant effect on the character of the area, particularly in rural areas, making an area seem more urbanised, for example sporting facilities with floodlighting such as equestrian activities or driving ranges at golf courses. It can also intrude on the amenity of local residents or adversely affect the biodiversity of an area. Applicants should address the environmental zone in which the application is proposed and suggest mitigation measures and methodology accordingly.

13.6.5 Reducing light pollution can also be beneficial in making developments more sustainable by using less energy. Light pollution can be substantially reduced, without adversely affecting the purpose of the equipment being installed, through ensuring that light is directed properly through effective shielding, switching off lights when not in use and avoiding 'over-lighting'.

13.7 Policy EP3 Artificial Light Pollution

Policy EP 3

Artificial Light Pollution

1. Development proposals should seek to avoid generating artificial light pollution where possible and development proposals for new outdoor lighting schemes that are likely to have a detrimental impact on neighbouring residents, the rural character of an area or biodiversity, should provide effective mitigation measures. Development proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications.
2. Development proposals should seek to replace any existing light installations in order to mitigate or reduce existing light pollution.
3. The distinction between urban areas and the countryside should be maintained. To determine whether development proposals involving artificial lighting have a detrimental impact, they should be assessed in accordance with the zone in which they are located (E2, E3 or E4) on whether they have the potential to cause harm to the health or quality of life, or to affect biodiversity.
4. Development proposals should show how they have addressed the environmental zone in which the application is proposed and suggest mitigation measures and methodology accordingly and will also require where appropriate development proposals include landscaping measures to effectively screen lighting installations. The use of overly sensitive 'movement triggered' lighting will be resisted where it would impact on the amenity of the area.
5. With particular reference to floodlighting schemes, development proposals should not have an adverse effect on adjacent areas and use suitable methods for data provision, such as an isolux diagram.

13.8 Noise

13.8.1 Noise can affect the local and natural environment and people's health and quality of life. It is therefore important to ensure that development proposals do not give rise to unacceptable impacts on the existing environment by generating unacceptable levels of noise, either individually or cumulatively and are not the recipients of unacceptable existing levels of noise. There are two different types of noise: neighbourhood noise and environmental noise.

13.8.2 Neighbourhood noise is defined as noise generated within the community, such as construction noise, noise from licensed premises including cooking facilities, industrial noise, air conditioning plants and street noise. Neighbourhood noise is controlled by specific legislation. Environmental noise is defined as transport noise from aircraft, road and rail.

13 Environmental Protection

13.8.3 The Borough has mapped its areas where environmental noise is considered to be or is likely to be significant. In effect all developments within 50m of railway lines, within 100m of all A-roads and motorways and (owing to Heathrow Airport operations) within all the wards of Windsor, Datchet, Old Windsor, Horton & Wraysbury, Eton Wick and within 500m of White Waltham airfield will be affected by high levels of environmental noise.

13.9 Policy EP4 Noise

Policy EP 4

Noise

1. Development proposals should consider the noise and quality of life impact on recipients in existing nearby properties and also the intended new occupiers ensuring they will not be subject to unacceptable harm.
2. Development proposals that generate unacceptable levels of noise and affect quality of life will not be permitted. Effective mitigation measures will be required where development proposals may generate significant levels of noise (for example from plant and equipment) and may cause or have an adverse impact on neighbouring residents, the rural character of an area or biodiversity.
3. Development proposals in areas significantly affected by aircraft, road or rail noise will be supported if the applicant can demonstrate via a noise impact assessment, effective mitigation measures.
4. Development proposals will need to demonstrate how they have met the following internal noise standards for noise sensitive developments:
 - a. Internal noise levels within all habitable rooms shall not exceed an average noise level (LAeq) of 35 dB(A) during the daytime measured between 07.00am to 11.00pm
 - b. Internal noise levels within all habitable rooms shall not exceed an average noise level (LAeq) of 30 dB(A) during the night – time measured between 11.00pm and 07.00am
 - c. Internal noise levels shall not exceed a maximum noise level (LAmax) of 45 dB(A) at night within the bedroom environment
 - d. Where feasible, measures shall be taken to ensure the external noise levels as part of the development do not exceed an average noise level (LAeq) of 55 dB(A) during the daytime measured between 07.00am and 11.00pm
5. The Council will require noise impact assessments to be submitted in circumstances where development proposals will generate or be affected by unacceptable levels of neighbourhood or environmental noise.

Neighbourhood Noise

6. Where neighbourhood noise associated with a particular development is likely to cause unacceptable harm to existing or future occupiers, the Council will require applicants to submit a noise assessment.
7. Development proposals will be expected to demonstrate how exposure to neighbourhood noise will be minimised by the use of sound insulation, silencers, noise limiters, screening from undue noise by natural barriers, man made barriers or other buildings and by restricting certain activities on site.

Environmental Protection

Environmental noise

8. Development proposals will need to carry out a noise impact assessment in compliance with BS7445-1: 2003 for development proposals affected by environmental noise, to determine the noise levels that affect the development, and will also need to submit noise insulation and ventilation measures in compliance with BS8233. In addition noise mitigation measures will also need to be adopted to provide some protection of outdoor amenities from excessive noise levels from road and rail noise.

13.10 Contaminated land and water

13.10.1 The objective of utilising previously developed land often enables development in the most sustainable locations, but if the land is contaminated it is important that the health and quality of life of existing or future occupiers are not put at risk. Human activities can put groundwater resources at risk, both in terms of quality and quantity and such activities include landfill sites, chemical works, petrol stations, effluent from farming practices. Groundwater plays a vital role in the environment, providing drinking water and maintaining river flows. Regard should be had to the Water Framework Directive (WFD) which requires all waterbodies to achieve at least "good ecological classification" by 2027.

13.10.2 Surface water and groundwater can be seriously affected by development and uses occurring within sites, therefore the Borough requires adequate measures to protect the quality of water where appropriate. This is particularly important in groundwater Source Protection Zones (SPZ), which are areas identified by the Environment Agency as at risk from potentially polluting activities, often found around wells, boreholes and springs, and applicants should provide a full assessment of how they plan to achieve the mitigation of any impacts on such sources. SPZs are designated for all groundwater supplies intended for human consumption.

13.10.3 There are several areas across the Borough covered by SPZs; those deemed to be at greatest risk are classified as Zone 1. Areas in the Borough with this classification include but are not limited to: Cookham Rise, Hurley, Maidenhead, Bray and north Datchet.

13.11 Policy EP5 Contaminated Land and Water

Policy EP 5

Contaminated Land and Water

1. Development proposals will be supported where it can be demonstrated that proposals will not cause unacceptable harm to the quality of groundwater, including Source Protection Zones, and do not have a detrimental effect on the quality of surface water. Development proposals should demonstrate how they will achieve remedial or preventative measures and submit any supporting assessments.
2. Development proposals on, or near to land which is, or is suspected to be contaminated will be supported where the applicant can demonstrate that there will be no harm arising from the contamination to the health of future users or occupiers of the site or neighbouring land, and that the proposals will not cause unacceptable harm to the environment.
3. Development proposals will be reviewed under pollutant linkage (source-pathway-receptor) risk assessments which should be represented by a conceptual model for the proposed use. The Council will liaise with the Environment Agency and water companies where appropriate, in relation to measures that affect surface and groundwater.
4. Development proposals will be supported where it can be demonstrated that adequate and effective remedial measures to remove the potential harm to human health and the environment are successfully mitigated.

14.1 Context

14.1.1 The timely provision of suitable and appropriate infrastructure is crucial to the well-being of the Borough's resident population, those who visit, provide services and invest and work in the Borough. Infrastructure has not always historically kept pace with development and there are some parts of the Borough where infrastructure demands are currently near to, or at, full capacity. Fundamental to delivering the spatial strategy is ensuring that the necessary social, physical and green infrastructure is put in place to support the level of growth proposed and to serve the changes in the Borough's demographic make-up that are expected to take place over the Plan period.

14.1.2 The definition of infrastructure is wide and includes a range of services and facilities provided by both public and private bodies. For the purpose of the BLP, the definition of infrastructure is that set out below:

Transport infrastructure	Local and major transport, junctions, sustainable transport, parking
Green/Blue infrastructure	Public open space, play space, SANG, ROW
Social infrastructure	Education, health, sports and leisure facilities, emergency services, libraries and community centres
Utilities and hard infrastructure	Electricity, gas, water, sewerage, waste, telecommunications and broadband, flood defences

Table 10 : Definition of Infrastructure

14.2 Developer contributions

14.2.1 To provide new and improved infrastructure to support planned growth, it will be necessary for the Council to coordinate funding and delivery from individual developments. Development proposals should mitigate their own impact on the Borough's infrastructure. Infrastructure may be secured via a number of mechanisms as appropriate to the circumstances.

14.2.2 These may include Planning Obligations, Community Infrastructure Levy (CIL), or conditions attached to the grant of planning permission. The Borough will update the Planning Obligations and Developer Contributions SPD to provide further illustration of how this policy should be implemented.

14.2.3 The Borough will work in partnership with infrastructure service providers and developers to ensure that the infrastructure needed to support development is delivered in a timely manner to meet the needs of the community arising from the development. In some cases it may be necessary for the infrastructure to be provided in advance of the development commencing.

14.2.4 Development may be phased to ensure the timely delivery of infrastructure that has been identified as necessary to serve the development. Detailed decisions about this will be determined on the merits of individual schemes through the development management process.

14.2.5 Spatial planning goes beyond traditional land use planning. It aims to create sustainable communities by ensuring that development policies are integrated with other policies and programmes that influence the nature and function of places. The provision of infrastructure is therefore central to supporting the spatial vision and spatial strategy set out in this document.

14.2.6 Spatial planning is not limited to the activities of the Council. Fundamental to the delivery of the spatial strategy is the Council's ability to work with partners to deliver the spatial vision and in particular, to secure infrastructure provision.

14.2.7 The Infrastructure Delivery Plan (IDP) that supports the BLP defines critical, essential and desirable social and community; health; community and public services; highways and transportation; utilities; and open space and environmental improvements infrastructure that is required. It provides schedules and a strategic view of the infrastructure needed to support the implementation of the BLP. The IDP sets out the capacity of existing infrastructure, the impact of development on that infrastructure, and the likely funding sources available to meet future needs. The IDP will be regularly updated to take account of new information to inform the delivery of infrastructure projects.

Infrastructure

14.2.8 The Council has already implemented CIL from 1 September 2016, and the IDP is capable of forming the evidence base for a review of the CIL which will ensure that all new development contributes to the provision of new infrastructure.

14.2.9 The Council's strategy is to optimise use of existing infrastructure, to reduce demand (for example, by managing travel demand) and to seek new infrastructure where required. The loss of existing facilities will therefore be resisted and land will be safeguarded for the provision of future infrastructure requirements where necessary. The Council will ensure a co-ordinated approach to infrastructure management and investment through partnership working with key infrastructure service providers.

14.3 Policy IF1 Infrastructure and Developer Contributions

Policy IF 1

Infrastructure and Developer Contributions

1. Development proposals will be supported that deliver infrastructure to support the overall spatial strategy of the Borough, including making contributions to the delivery of infrastructure projects included in the IDP in the form of financial contributions or on site provision.
2. Implementation of the CIL ensures a consistent and co-ordinated approach to the collection of developer contributions. Alongside CIL, dedicated Planning Agreements (S.106 of the Town and Country Planning Act,1990) will be used to provide the range of site specific facilities which will normally be provided on-site but may where appropriate be provided in an off-site location or via an in-lieu financial contribution.
3. Applicants will be subject to a requirement for a financial viability appraisal if it is considered that the level of affordable housing being sought will threaten the viability of the development proposal.
4. The loss of existing infrastructure will be resisted unless a suitable alternative can be provided or it can be demonstrated that the infrastructure is no longer required to meet the needs of the community. The Council will expect development proposals to demonstrate that consultation with an appropriate range of service providers and the community has taken place.
5. The Council will work in partnership with infrastructure service providers and developers to ensure that the infrastructure needed to support development is provided in a timely manner to meet the needs of the community. In some cases, it will be necessary for the infrastructure to be provided before development commences.
6. Development may be phased to ensure the timely delivery of the infrastructure that will be necessary to serve it. Each case will be determined on its individual merits during the development management process.

14.4 Sustainable transport

14.4.1 One of the key principles of sustainable development is to reduce the need to travel and to encourage sustainable modes of transport in a manner that provides access to safe, convenient and sustainable means of transport. The interface between the location of new development and the provision of sustainable modes of transport is therefore key to achieving this.

14.4.2 Accordingly, the BLP seeks to locate new development close to offices, shops and local services and facilities and provide access to safe, convenient and sustainable modes of transport. This ties in with national guidance on transport which is contained within the NPPF. One of the core planning principles is to manage actively patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are most sustainable.

14.4.3 Transport networks in the Borough are under pressure, giving rise to a number of issues affecting local residents and businesses, including:

- congestion on strategic road and rail networks during peak travel times; at peak hours on local roads, particularly in urban areas, and associated with tourist attractions and major events
- poor air quality linked to traffic emissions, with Air Quality Management Areas declared for parts of Maidenhead, Windsor, and Holyport
- traffic noise issues, with around 30 areas identified from initial modelling as potentially having actionable noise levels
- perceived road safety risks, particularly for pedestrians and cyclists
- higher than average levels of car ownership and per capita contribution to carbon emissions.

14.4.4 The Borough enjoys enviable levels of connectivity to London and to key regional and national destinations via the strategic road and rail networks. The M4 runs east-west through the middle of the Borough, serving Windsor (via Junction 6) and Maidenhead (via Junctions 8/9), while the M3, M25 and M40 are all within easy reach.

14.4.5 The Borough also benefits from having ten rail stations, served by a combination of main line and branch lines services. Maidenhead is on the Great Western Main Line, which connects London Paddington with South West England and Wales, incorporating branch lines to Marlow and to Windsor and Eton Central. Windsor and Eton Riverside is the western terminus for services from London Waterloo, while Ascot lies on the junction of the Waterloo to Reading and the Ascot to Guildford lines. The Borough is also in close proximity to Heathrow Airport, the UK's primary international hub airport.

14.4.6 Excellent connectivity coupled with the Borough's pleasant natural and historic setting makes the Thames Valley an attractive place to live, work and visit, and has helped to fuel historically high economic, population and visitor growth across the sub-region. It has also helped to create a highly mobile population.

14.4.7 Transport issues by their nature do not respect local authority boundaries. The Thames Valley is a relatively densely populated area with numerous towns and villages, leading to high numbers of inter-urban trips for a wide range of journey purposes. The strategic road and rail corridors running through the Borough carry large numbers of through movements as well as catering for more local trips.

14.4.8 The Borough is working with neighbouring local authorities, through the Berkshire Strategic Transport Forum and Thames Valley Berkshire Local Transport Body, to study and address sub-regional issues. The Borough recognises the need to improve rail access to Heathrow Airport from the west and south to encourage more sustainable travel patterns to and from this hub airport and relieve pressure on local and strategic road networks. The Borough endorses the proposed Western Rail Access to Heathrow rail link, which will reduce journey time from Windsor to the Airport by 30 minutes.

14.4.9 The Elizabeth Line (Crossrail) is a new east-west railway providing direct links to and through Central London, which will serve to reduce journey times from Maidenhead. With the planned electrification to the Great Western Main Line and the arrival of the Elizabeth Line, Maidenhead station will see significant investment in the future facilitated through the Maidenhead Town Centre Area Action Plan and the Railway Station Opportunity Area.

14.4.10 The Elizabeth Line is due to be delivered by 2019. The Borough will work in partnership with service providers, developers, public transport operators and neighbouring local transport authorities to support the delivery of sustainable transport improvements in the Borough and to improve access for residents, businesses and visitors to key services and facilities.

14.4.11 Transport Assessments set out the transport issues related to development proposals and identify measures to reduce impacts and improve accessibility. Transport Assessments will be expected for development proposals with significant transport implications to fully assess the impacts of development and identify appropriate mitigation measures.

14.4.12 Developer contributions will be secured to implement transport mitigation schemes. Where transport impacts are anticipated to be small, development proposals may be required to submit a Transport Statement, in line with Department for Transport Guidance on Transport Assessments.

14.4.13 New developments that lead to an increase in the number of people travelling to a site can put pressure on the road network, particularly as car ownership in the Borough is higher than the national average. A Travel Plan can be utilised to manage the travel demands of occupiers and visitors, employing measures to control the number of private vehicle trips to a site and influence a shift to sustainable transport choices for site

14 Infrastructure

users. The Council will require a Travel Plan from development proposals that generate significant traffic and a Travel Statement from smaller scale developments, in accordance with good practice guidance from the Department for Transport.

14.4.14 The Council will support proposals that deliver improvements and increased accessibility to cycle, pedestrian and public transport networks and interchange facilities. In particular, proposals to improve easy access between Maidenhead, Windsor Central, Windsor and Eton Riverside and Ascot Rail Stations and the town centres will be encouraged. Consideration will be given to the provision of development proposals with zero parking in Town Centres, providing it does not create new or exacerbate existing on-street car parking problems.

14.4.15 Minimum standards will be set for residential development but in applying these standards, the Council will seek to ensure that this will not undermine the overall sustainability objectives of the BLP, including the effects on highway safety. The Council will ensure that changes made to transport infrastructure or increase in road vehicle usage will not have an adverse effect on the integrity of a SPA, SAC or Ramsar site.

14.5 Local Economic Partnership

14.5.1 M4 corridor capacity improvements have been identified by the Thames Valley Berkshire Local Economic Partnership and the Thames Valley Berkshire Local Transport Body as a priority for sub-regional transport investment. Planned economic and housing growth across the Thames Valley will place an additional burden on local infrastructure and on transport networks in particular.

14.5.2 This will bring new challenges in the planning, management and maintenance of local transport networks. The Borough will respond to these challenges, providing a framework within which transport improvements will take place to minimise the negative economic, social and environmental impacts of travel.

14.6 Local Transport Plan

14.6.1 The Council's transport policy is currently set out in the Local Transport Plan – a long term strategy covering all forms of transport in the Borough. It has five overarching aims, which reflect both local priorities and the Government's over-arching principles which are reflected in Policy IF2 Sustainable Transport below:

- a. To improve access to everyday services and facilities for everyone
- b. To improve road safety and personal security for all transport users
- c. To support sustainable economic growth
- d. To improve quality of life and minimise the social, health and environmental impacts of transport
- e. To mitigate and adapt to the effects of climate change.

14.6.2 Policy IF2 Sustainable Transport seeks to optimise accessibility, particularly to and within the Borough's centres by ensuring that all transport infrastructure is well designed, safe and accessible; and promoting better integration of public transport facilities with a particular focus on improving public transport connections. The Council will assess development proposals in accordance with the Council's Highway Design Guide and is seeking to reduce pedestrian and vehicular conflicts by establishing a clear and legible hierarchy of movement and access across the centres; prioritising pedestrian and cyclist accessibility; eliminating unnecessary vehicular movements through multi-trips; strengthening existing links to and within the Borough's centres with the rural hinterland and creating new links where necessary.

14.6.3 In terms of car parking, development proposals should incorporate appropriate and effective parking provision and vehicle servicing arrangements consistent with the Council's Parking Strategy which will be used to negotiate the number of parking spaces which are provided. This should be read in conjunction with any locally specific parking standards included in Neighbourhood Plans. A Supplementary Planning Document will be produced, which will include parking standards and parking design and be in line with the Parking Strategy.

14.7 Policy IF2 Sustainable Transport

Policy IF 2

Sustainable Transport

1. Development proposals should support the policies and objectives of the Transport Strategy as set out in the Local Transport Plan.
2. The Council will develop and implement revised parking standards. Transport and parking proposals including any varied parking standards set out in Neighbourhood Plans that have been made will also be supported.
3. New development should be located close to offices and employment, shops and local services and facilities and provide safe, convenient and sustainable modes of transport. Development proposals that help to create a safe and comfortable environment for pedestrians and cyclists and improve access by public transport will be supported.
4. Development proposals should show how they have met the following criteria where appropriate:
 - a. be located to minimise the distance people travel and the number of vehicle trips generated;
 - b. secure measures that minimise and manage demand for travel and parking;
 - c. be designed to improve accessibility by public transport;
 - d. be designed to improve pedestrian and cyclist access to and through the Borough's centres, suburbs and rural hinterland;
 - e. facilitate better integration and interchange between transport modes particularly for Windsor, Maidenhead and Ascot town centres and railway stations;
 - f. optimise traffic flows and circulation to minimise negative environmental impacts of travel including congestion, air pollution and noise;
 - g. provide car and cycle parking in accordance with the current Parking Strategy, including disabled parking spaces, motorcycle parking and cycle parking as well as provision of electric vehicle charging points where appropriate.
5. Transport Assessments and Statements and Travel Plans will be required to be prepared and submitted alongside development proposals, including residential schemes, in accordance with Department for Transport guidance and local authority requirements. Appropriate provision for public transport services and infrastructure will also be required.

14.8 Green and Blue Infrastructure

14.8.1 Natural England defines green infrastructure as "a network of high quality green and blue spaces and other environmental features. It needs to be planned and delivered at all spatial scales from national to neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multi functional resource capable of delivering a wide range of environmental and quality of life benefits for local communities." (Natural England website, 2013)

14.8.2 Green Infrastructure relates to a network of multi-functional open space and other environmental features. Together these are highly valued by local people and play a key role in the Borough's landscape setting and local identity. The following can form part of green infrastructure networks:

- Parks and gardens

Infrastructure

- Natural and semi-natural greenspaces
- Green corridors
- Outdoor sports facilities
- Amenity greenspace
- Provision for children and teenagers
- Allotments, community gardens/orchards and urban farms
- Cemeteries and churchyard
- Accessible countryside in urban fringe areas
- River corridors and waterways (blue infrastructure)
- Green roofs and walls.

14.8.3 In areas subject to strong intensification (for example, the Maidenhead strategic growth location) the need for a comprehensive, high quality network of green and blue infrastructure will be especially important. The use of water, green roofs and walls, pocket parks and streets is likely to be essential in providing a green and blue infrastructure network of adequate scale and quality to support high intensity developments.

14.8.4 The waterways and water bodies in Windsor and Maidenhead are distinctive components of the environment and character of the Borough. The Council will seek to ensure this blue infrastructure is maintained and enhanced wherever possible. Development will be expected to contribute to this through either the provision of additional blue infrastructure or enhancement or extension of existing water bodies where appropriate. The Maidenhead Waterways Project is recognised as an important element of blue infrastructure in the Borough that provides public open space, recreation and amenity, as well as ecological benefits.

14.9 IF3 Green and Blue Infrastructure

Policy IF 3

Green and Blue Infrastructure

1. The Council will encourage improvements to the quality and quantity of the green and blue infrastructure network in the Borough.
2. In the growth areas which are subject to high levels of intensification, developers will be expected to provide innovative and high quality green and blue infrastructure networks as part of their proposals. High intensity schemes that do not support development with high quality green and blue infrastructure in terms of quantity and quality will be resisted.

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.

14.11 Policy IF4 Open Space

Policy IF 4

Open Space

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 Rights of way and access to the countryside

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 NPPF.

Infrastructure

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.

14.14 New sports and leisure development at Braywick Park

14.14.1 The Magnet Leisure Centre on Saint Cloud Way in Maidenhead Town Centre was opened in 1975, and is therefore over 40 years old. It currently provides indoor swimming and other leisure facilities but due to its age, general condition and inability to meet current accessibility requirements, it is no longer considered to meet current standards or to be capable of being made fit for purpose in its current format. Current research has also indicated that, given the growth in population expected over the plan period and the associated step change in the pace of development, there is a need for a replacement facility to provide for the needs of the Borough.

14.14.2 A number of development options were considered by the Borough's consultants. It is anticipated that at least two hectares will be required for a new built leisure facility and associated car parking. The first location that was considered was redevelopment of the existing site, but even with the addition of the adjacent ten pin bowling site this site was considered to be too small to accommodate a new leisure centre that met current standards and was also considered to be too constrained by neighbouring uses. It is therefore necessary for the BLP to allocate a new site capable of accommodating development in a sustainable location as shown in Appendix H.

14.14.3 A sequential site assessment was undertaken by the Borough's consultants. This sequential test was based on a policy approach that was compliant with the requirements of the NPPF. The sequential assessment considered strategic issues such as other planned development prescribed as part of the overarching Spatial Strategy of the BLP.

14.14.4 The sequential assessment also drew on other parts of the evidence base that supports the BLP such as the Edge of Settlement Study. The sequential assessment concluded that a site at Braywick Park currently occupied by the golf driving range was the most sequentially preferable site which is available, suitable and deliverable for the provision of a new leisure centre and associated indoor and outdoor sporting facilities.

14.15 Policy IF6 New Sports and Leisure Development at Braywick Park

Policy IF 6

New Sports and Leisure Development at Braywick Park

1. The site of the former golf driving range within Braywick Park is allocated for the provision of a new leisure centre and associated indoor and outdoor sports facilities to include parking and associated infrastructure. The new facilities will be operational before the current Magnet Leisure Centre is decommissioned.

14.16 Community facilities

14.16.1 Community facilities contribute to sustainable development by providing venues and services for a wide range of activities. Such facilities make a significant contribution to the well being of residents and they enhance the sustainability of communities ensuring a high quality of life for all residents. Community facilities include local shops, meeting places, indoor sports venues, schools, cultural buildings, public houses, places of worship, health care facilities, leisure centres, libraries, day care centres and post offices.

14.16.2 They must be able to develop and modernise in a way that is sustainable in order to make it possible for them to remain in use. Some facilities, such as local shops and public houses are also commercial concerns. The Borough strongly supports retaining these facilities where they can raise the quality of community life and help promote thriving, inclusive and sustainable communities. Such facilities can also generate employment, have a positive impact on the local evening economy and may be used to underpin larger mixed use developments.

14.16.3 Community facilities can now be registered as an Asset of Community Value which affords additional protection particularly in respect of the retention of such facilities.

Infrastructure

14.16.4 It is envisaged that community facilities will combine several functions and form a vital focus for social and recreational activities. For example a number of existing schools allow public use of sports pitches and recreational facilities outside of school hours, an approach that will be pursued when new schools are developed. The policy supports the principle of co-locating facilities, although transport and accessibility implications will be carefully reviewed when considering such proposals. Supporting the co-location of community facilities and services at sites of local and district significance includes supporting and strengthening the voluntary and community sector network of organisations in order to maximise the use and viability of community buildings.

14.16.5 The policy ensures that any development proposals that would result in the loss of community, leisure and cultural facilities must be accompanied by an assessment of both existing facilities and the need for and value of the facility to the community. Where there is evidence that existing provision is not able to meet needs, the Council will work with partners to seek and where possible, enable new facilities.

14.17 Policy IF7 Community Facilities

Policy IF 7

Community Facilities

1. Proposals for new or improved community facilities which meet the needs or aspirations of local residents and visitors will be supported. Where an assessment identifies specific needs in the local area, proposals to meet that local need will be supported when they are located in areas that are accessible by walking, cycling or public transport.
2. Existing community facilities should be retained, improved and enhanced. Applications for change of use or redevelopment will therefore be resisted, unless evidence can be provided to show that the facility is not needed, not economically viable and is no longer required to meet the needs of the local community.
3. Where a new community facility is proposed (including stand-alone new facilities, facilities provided as part of a mixed-use development or conversions), it should be in an accessible location and designed to maximise use by local communities. Proposals for new community facilities should demonstrate that there is a specific need for the facility in the local area. An assessment should be provided, and use may be made of existing evidence provided by the Borough such as the Indoor Sports Facility Strategy.
4. Where opportunities exist the Council will support the co-location of community, leisure and cultural facilities and other local services.
5. Any development proposals for new or additional school provision should be accompanied by a Travel Plan.

Loss of Facilities

6. Existing community facilities should be retained, improved and enhanced and applications for change of use or redevelopment will therefore be resisted. Planning permission for development leading to the loss of facilities currently, or last used for the provision of community activities will only be granted where it can be demonstrated that:
 - a. there is no longer a demand for the facility within the area, demonstrated by continuous marketing evidence for a period of at least twelve months, or
 - b. the proposed development would provide sufficient community benefit to outweigh the loss of the existing facility, or
 - c. there is provision for new or replacement facilities to meet an identified need in locations which are well related and easily accessible to the settlement or local community.

7. When a proposal will involve the loss of social and community facilities which are not being replaced, applicants will be required to provide evidence that they have consulted with an appropriate range of service providers and the community, to prove that there is no need for, or requirement for, the facility from any other service provider for an alternative social or community facility that could be met through change of use or redevelopment. In addition applicants are expected to provide evidence that:
 - a. there is no significant local support for its retention
 - b. there are alternative premises within easy walking distance
 - c. any such alternative premises offer similar facilities and a similar community environment to the facility which is the subject of the application.

8. Loss of an indoor or outdoor sports facility will only be acceptable where an assessment of current and future needs has demonstrated that there is an excess of provision in the catchment, and the site has no special significance to the interests of sport.

9. Any loss of school facilities will only be acceptable where the loss would not result in any constraints on school place provision.

14.18 Utilities**Telecommunications**

14.18.1 Convenient access to modern technology plays a central part in Borough residents' lives. Advanced, high quality communications infrastructure is essential to support sustainable economic growth and enables many aspects of modern life including flexible working patterns and home working. The development of high speed broadband technology and other communications networks also play a vital role in enhancing the provision of local community facilities and services, particularly in rural areas.

14.18.2 Rural communities and small businesses benefit particularly from enhanced broadband coverage. This has a number of benefits including support for the local economy, greater social inclusion, and reduced pressure on the environment by reducing the need to travel.

14.18.3 The Superfast Berkshire project aims to improve broadband speeds and coverage across Berkshire in those areas not covered by commercial broadband roll-out. The project's intention is to implement sustainable, future-proof improvements in broadband infrastructure.

Infrastructure

14.18.4 It was scheduled to deliver superfast broadband coverage (greater than 24Mbps) to 92.3% of the county by the end of 2015, and has signed contracts to extend superfast coverage to 95.6% by the end of 2017. The project aims to ensure all remaining Berkshire premises can access basic broadband at speeds of at least 2Mbps.

Water supply and sewerage

14.18.5 Sustainable management of natural resources is important and the Borough is in one of the driest parts of the country. It also experiences a high level of demand for water and in some areas the demand is close to exceeding the available supply.

14.18.6 The provision of water and waste water and sewerage infrastructure is an essential element of any new development. The Borough has worked with partners to prepare an Infrastructure Delivery Plan (IDP) that examines current infrastructure provision in the Borough and the changes made necessary by planned developments. Climate change is leading to more unpredictable weather patterns and this in turn affects the availability of water, so care must be taken to ensure that sufficient supplies and infrastructure are available to service any new developments.

14.18.7 There is a demonstrable need for new water resource schemes in parts of south east England, and increased demand management to cater for water supply needs of current and future development and the protection of the environment. Should the water or sewerage undertakers or the Environment Agency identify sites that are required to deliver necessary water or sewerage infrastructure, these should be safeguarded through the planning process.

14.18.8 Thames Water is currently the statutory sewerage undertaker for the whole Borough and also the statutory water undertaker for part of the Borough. Remaining parts of the Borough are currently supplied with water by Affinity Water (formerly Veolia) and South East Water.

14.18.9 To ensure that sufficient water supplies and sewerage infrastructure are available to service any new developments, it will be necessary to examine existing provision and the impact that a development proposal is likely to have on capacity and water pressure. The major statutory undertaker in the Borough has provided information on the capacity of existing sewerage and water infrastructure to accommodate new development, and this has informed preparation of the plan and the Infrastructure Delivery Plan.

14.18.10 Water companies' investment programmes are based on a five year cycle known as the Asset Management Plan (AMP) process, which in turn is informed on a strategic level by Water Resources Management Plans. In these plans, water companies forecast the available supply for water and likely supply over a 25 year period.

14.18.11 If the forecast shows a deficit, then the plan sets out a range of demand management and new water supply options to meet that shortfall. The Borough will work with the Environment Agency and other partners that provide water and sewerage services across the Borough over the plan period to identify infrastructure needs and to ensure that adequate water supply and sewerage capacity is provided in a timely manner to meet planned demand.

14.19 Policy IF8 Utilities

Policy IF 8

Telecommunications

1. Expansion of electronic communications networks and the provision of suitable infrastructure to achieve this are supported, subject to appropriate safeguards relating to the impact of the infrastructure. Development proposals that would result in improvements to telecommunications networks will be supported, provided environmental impacts are minimised.
2. Development proposals for telecommunications equipment that require planning permission will be permitted provided that the following criteria are met:
 - a. the siting and appearance of the proposed apparatus and associated structures should seek to minimise harm to the visual amenity, character and appearance of the surrounding area
 - b. proposed apparatus and associated structures on buildings should be sited and designed in order to seek to minimise harm to the external appearance of the host building
 - c. proposals for new masts should demonstrate that the applicant has explored the possibility of erecting apparatus in existing locations in the following sequence:
 - i. sharing existing masts and other structures
 - ii. on existing buildings
 - iii. on sites currently used for telecommunications infrastructure

such evidence should accompany any planning application for new masts and should show clearly why sequentially preferable options have been discounted
 - d. development proposals should not cause unacceptable harm to areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historical interest.

Water Supply and Sewerage Infrastructure

3. Development proposals should demonstrate that adequate water supply and sewerage infrastructure capacity exists both on and off site to serve the development and that the development would not lead to problems for existing users. Where such evidence is not available or the potential impacts are unclear, the Council will expect developers to carry out appropriate studies to ascertain whether the proposed development would lead to overloading of existing water and sewerage infrastructure.
4. Specific development proposals may require further study into their particular impacts and if the study identifies that the water or sewerage network would be unable to support demand arising from a development proposal and if no improvements are programmed by the water or sewerage company, the developer will need to contact the company to agree what improvements are needed and how they will be funded prior to occupation of the development.
5. Where works are required to secure water supply and sewerage provision to a development proposal, such works will be secured either by a planning condition or other mechanism as appropriate.
6. New water resource schemes, improvements to the water supply network, demand management measures needed to meet current and future water supply needs and those needed to meet the challenges of climate change and environmental protection will be supported. Sites that are identified by water or sewerage undertakers or the Environment Agency as being required to deliver necessary water or sewerage infrastructure will be allocated or safeguarded as appropriate.

Monitoring and Implementation

Monitoring and Implementation

15.0.1 Policies in the BLP have been designed to deliver a sustainable pattern of growth and development across the Borough over the plan period. The BLP aims to protect the environment and heritage assets of the Borough and make appropriate provision for the identified levels of development.

15.0.2 A robust monitoring framework is essential to ensure that the BLP delivers the right quantum of development, in the right location, at the right time and accompanied by the right infrastructure whilst also protecting the historic and natural environment. The Community Infrastructure Levy (CIL) has sought to mitigate any risks to delivery of the overall spatial strategy and the policies that aim to deliver that strategy and provide for sustainable development. The Council will use the results of monitoring to understand how well the BLP is performing in terms of delivering sustainable development and protecting and enhancing the environment and assets within it, and also to indicate whether a review of the plan is necessary.

15.0.3 The delivery of necessary infrastructure to support the level of growth and development prescribed by the BLP is set out in the Infrastructure Delivery Plan. It is extremely important to ensure that the identified infrastructure requirements are delivered and robustly monitored. The spatial strategy and the supporting policies indicate a step change in the pace of growth and development. Careful review of monitoring and implementation indicators will be published in the Monitoring Report and updated on an annual basis.

15.0.4 Monitoring indicators are drawn directly from the objectives of the BLP and targets indicate how these objectives may be met. Related policies in the BLP are identified, and for each Monitoring Objective the achievement of targets will be assessed annually.

Monitoring and Implementation

Monitoring Indicator 1

Spatial Strategy

Indicators: Delivery of development in accordance with the Spatial Strategy

Related Policies: SP1

Targets:

Quantity & type of development delivered in the 3 growth locations set out in the Spatial Strategy
Quantity and type of development delivered in other settlements
Quantity and type of development delivered in Green Belt areas

Table 11 : Spatial Strategy

Monitoring Indicator 2

Special qualities of the Borough

Indicators: Delivery of development in accordance with policy related to conserving and enhancing special qualities of the Borough; amount of development permitted on Green Belt sites

Related Policies: SP1, SP2, SP3, SP4, SP5, SP6, TR1, HE1, HE2, HE3,

Targets:

No loss of Green Belt
No loss of listed buildings, historic parks and gardens, ancient monuments, ancient woodlands, sites of archaeological interest
No reduction in the extent of Conservation Areas and other designated areas
Number of Neighbourhood Plans made
Number of tall buildings approved in the Borough

Table 12 Special qualities of the Borough

Monitoring and Implementation

Monitoring Indicator 3

Meeting housing needs

Indicator: Delivery of housing as compared with the housing trajectory; delivery of affordable and specific needs; delivery of housing on previously developed land; adaptation to existing homes to take account of changed circumstances for residents.

Related Policies: HO1, HO2, HO3, HO4, HO5

Targets:

Number of dwellings completed			
Number of dwellings completed for the following periods:			
2013-2018	2019-2023	2024-2028	2029-2033
Retain a five year housing land supply through the plan period			
Number of affordable houses as a percentage of total dwellings completed			
Number of units in different tenures delivered in accordance with the SHMA outputs			
Housing mix delivered in accordance with SHMA outputs			
Number of gypsy and traveller plots and pitches			
Number of windfalls			

Table 13 Meeting housing needs

Monitoring Indicator 4

Local business economy

Indicators: Actual growth of the local economic base in several sectors; provision of employment and retail floor space

Related Policies: SP1, ED1, ED2, ED3, TR2, TR3

Targets:

Delivery of office (Use Class B1) floorspace
Delivery of warehouse and other industrial (use Class B2, B8) floorspace
Loss of employment floorspace by type

Table 14 Local business economy

Monitoring and Implementation

Monitoring Indicator 5

Town, district and local centres

Indicators: Promote the viability and vitality of the town centres in the Borough; promote appropriate shopping and services in district and local centres

Related Policies: SP1, ED1, ED2, ED3, TR2, TR3, TR4, TR5

Targets:

Delivery in Ascot Centre according to policies on allocated sites for housing, commercial and retail uses
Loss and gain of retail floorspace by use class
No change in the number of shops and community uses within designated district and local centres

Table 15 Town, district and local centres

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 coordinated and guided through the Infrastructure Delivery Plan (IDP).

Monitoring and Implementation

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 and Implementation

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

Monitoring Indicator 10

Climate change and biodiversity

Indicator: Minimise the effect of flooding; amelioration of climate change impacts in development proposals; maintain and enhance natural environmental conditions

Related Policies: NR1, NR2, NR3, EP1,

Targets:

Amount of development permitted in designated flood zones
Number of dwellings permitted requiring the provision of SANG
Amount of SANG provided
Number of developments with effective SUDS features
Amount of priority habitat lost and gained
Amount of renewable energy delivered

Table 20 Climate change and biodiversity

Glossary

Term	Definition
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision
Air Quality Management Areas	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines
Ancient Woodland	A descriptive term for a group of native woodland habitats. These special areas have remained as woodland since at least 1600 and their soils are relatively undisturbed by people. Ancient woodland is the richest terrestrial habitat for wildlife, being home to more threatened species than any other, and represents the last fragments of the wildwood that once covered the country. (www.woodlandtrust.org.uk)
Biodiversity	The variety of life in a particular habitat or ecosystem
Borough Local Plan (BLP)	The plan currently being prepared by RBWM for the future development of the local area, in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004
Community Infrastructure Levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area
Conservation	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance
Cumulative impact	Effects that result from incremental changes over time caused by past, present and foreseeable actions
Development Plan	Comprehensive term for adopted Local Plans, Area Action Plans and Neighbourhood Plans within the Borough, plus one saved policy of the South East Plan, as defined in Section 38 of the Planning and Compulsory Purchase Act 2004
Economic Development	Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development)
Edge of Centre	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances
Green Belt	In the Royal Borough of Windsor and Maidenhead, Green Belt refers to the Metropolitan Green Belt. The designation accounts for 83% of the land area of the Royal Borough
Green Networks / Green Corridors	The linking together of natural, semi-natural and man-made open spaces to create an interconnected network
Greenfield	Any land that is not classified as PDL (previously developed land). Greenfield is not only countryside but also for example, open spaces in urban areas
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities

Term	Definition
Habitable rooms	Habitable rooms are defined as any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)
Infilling	The infilling of a small gap within an otherwise built up frontage or group of houses
Isolux Diagram	A line through all points on a surface where the illumination is the same; called an isofootcandle line if the illumination is expressed in foot-candles. A series of such lines for various illumination values is called an isolux diagram
Main Town Centre Uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities; the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)
National Planning Policy Framework (NPPF)	National planning guidance issued by the Government, setting out policy guidance on different aspects of planning. Local Planning Authorities must take the content into account in preparing Local Plans and decision making
Neighbourhood Development Plan	Legal term for Neighbourhood Plan; see below
Neighbourhood Plan	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004)
Neighbourhood Plan Area	The land area covered by a Neighbourhood Plan
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity
Out of Centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area
Out of Town	A location out of centre that is outside the existing urban area
Planning Obligation	A legally enforceable obligation entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal
Previously Developed Land (PDL)	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Glossary

Term	Definition
Primary Shopping Area	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage)
Primary and Secondary Frontages	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses
Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention
Sites of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981
Special Areas of Conservation (SAC)	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010
Special Protection Areas (SPA)	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive
Strategic Access Management and Monitoring (SAMM)	A project overseen by Natural England that implements monitoring, warden arrangements and public education messages across the Thames Basin Heaths SPA
Suitable Alternative Natural Greenspace (SANG)	The name given to green space of appropriate quantity and quality which is designated to provide mitigation for the potential impact of residential development on the Thames Basin Heaths SPA by providing recreational alternatives to visiting the SPA
Town Centre	Area including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Existing out of centre developments, comprising or including main town centre uses, do not constitute town centres
Unavoidable Adverse Impacts	The negative effects on natural resources that would arise from a development and remain after its completion, and which cannot be prevented
Visitor Attraction	A permanently established excursion destination, a primary purpose of which is to allow public access for entertainment, interest or education, rather than being a primary retail outlet or a venue for sporting, theatrical or film performance
Windfall sites	Sites which have not been specifically identified as available in the Local Plan process. These normally comprise previously developed sites that have become unexpectedly available
Woodland	Land under stands of trees with a canopy cover of at least 20% (or having the potential to achieve this), including integral open space, and including felled areas that are awaiting restocking. There is no minimum height for trees to form a woodland at maturity, so the definition includes woodland scrub but not areas outside woodland such as gorse and rhododendron

Table 21 : Glossary

Maidenhead Town Centre Area Action Plan Superseded Policies

A

Maidenhead Town Centre Area Action Plan Superseded Policies

Maidenhead Town Centre AAP Policy	
Policy MTC 1 Streets & Spaces	Extant
Policy MTC 2 Greening	Extant
Policy MTC 3 Waterways	Extant
Policy MTC 4 Quality Design	Extant
Policy MTC 5 Gateways	Extant
Policy MTC 6 Tall Buildings	Superseded in part by Policy SP3 Design
Policy MTC 7 Retail	Superseded by Policy TR3 Maidenhead Town Centre
Policy MTC 8 Food & Drink	Extant
Policy MTC 9 Markets & Events	Superseded by Policy TR8 Markets
Policy MTC 10 Offices	Superseded by Policy ED1 Economic Development
Policy MTC 11 Visitor Accommodation	Superseded by Policy VT1 Visitor Development
Policy MTC 12 Housing	Superseded by HO1 Housing Development Sites
Policy MTC 13 Community, Culture & Leisure	Extant
Policy MTC 14 Accessibility	Superseded by Policy IF2 Sustainable Transport
Policy MTC 15 Transport Infrastructure	Superseded by Policy IF2 Sustainable Transport
Policy OA 1 Broadway Opportunity Area	Superseded in part by HO1 Housing Development Sites and ED2 Defined Employment Sites
Policy OA 2 West Street Opportunity Area	Superseded in part by HO1 Housing Development Sites and ED2 Defined Employment Sites
Policy OA 3 York Road Opportunity Area	Superseded in part by HO1 Housing Development Sites and ED2 Defined Employment Sites
Policy OA 4 Railway Station Opportunity Area	Superseded in part by HO1 Housing Development Sites and ED2 Defined Employment Sites
Policy OA 5 High Street East / York Stream Opportunity Area	Superseded in part by HO1 Housing Development Sites and ED2 Defined Employment Sites
Policy OA 6 Stafferton Way Opportunity Area	Superseded in part by HO1 Housing Development Sites and ED2 Defined Employment Sites
Policy IMP 1 Compulsory Purchase Powers	Extant
Policy IMP 2 Infrastructure & Planning Obligations	Superseded by Policy IF1 Infrastructure and Developer Contributions

Table 22 Superseded Maidenhead Town Centre AAP Policies

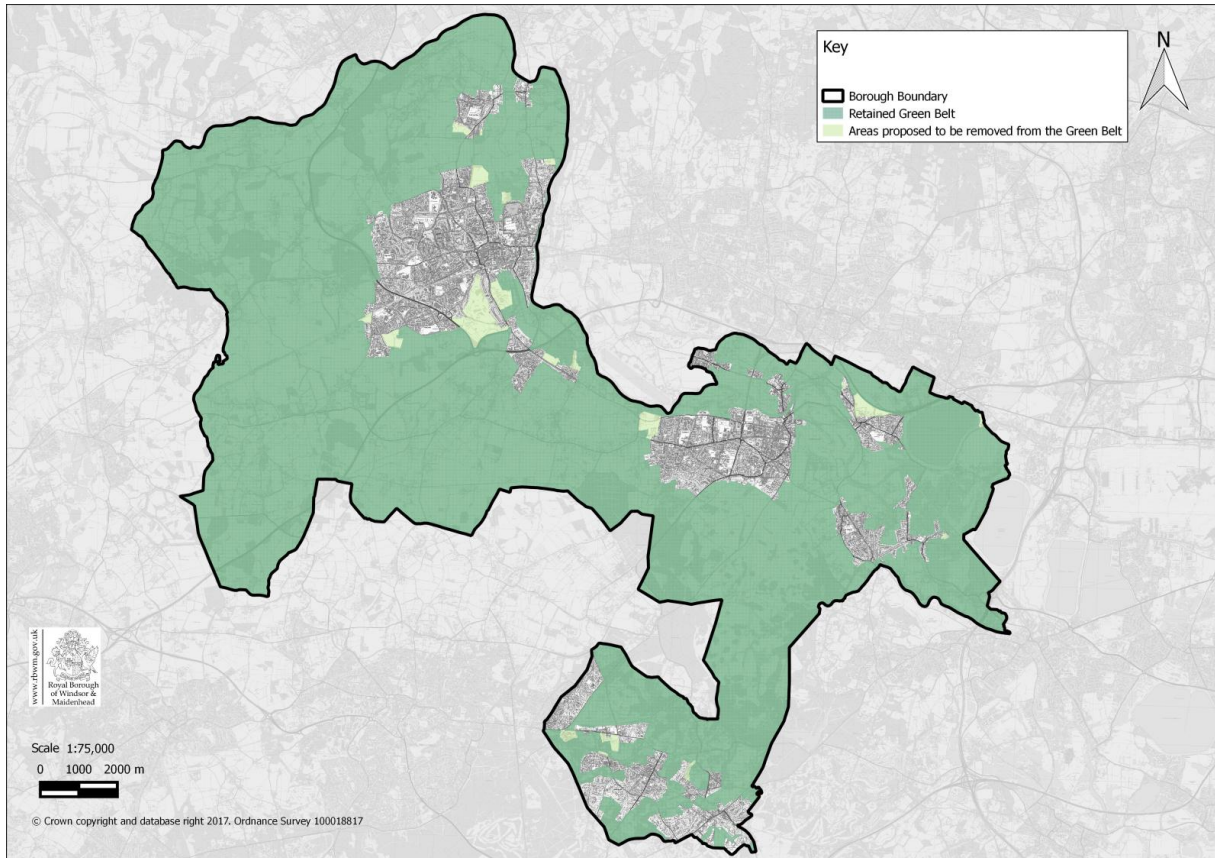
Green Belt Boundary Amendments

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

Table 23 : Sites where amendments to Green Belt boundary are proposed

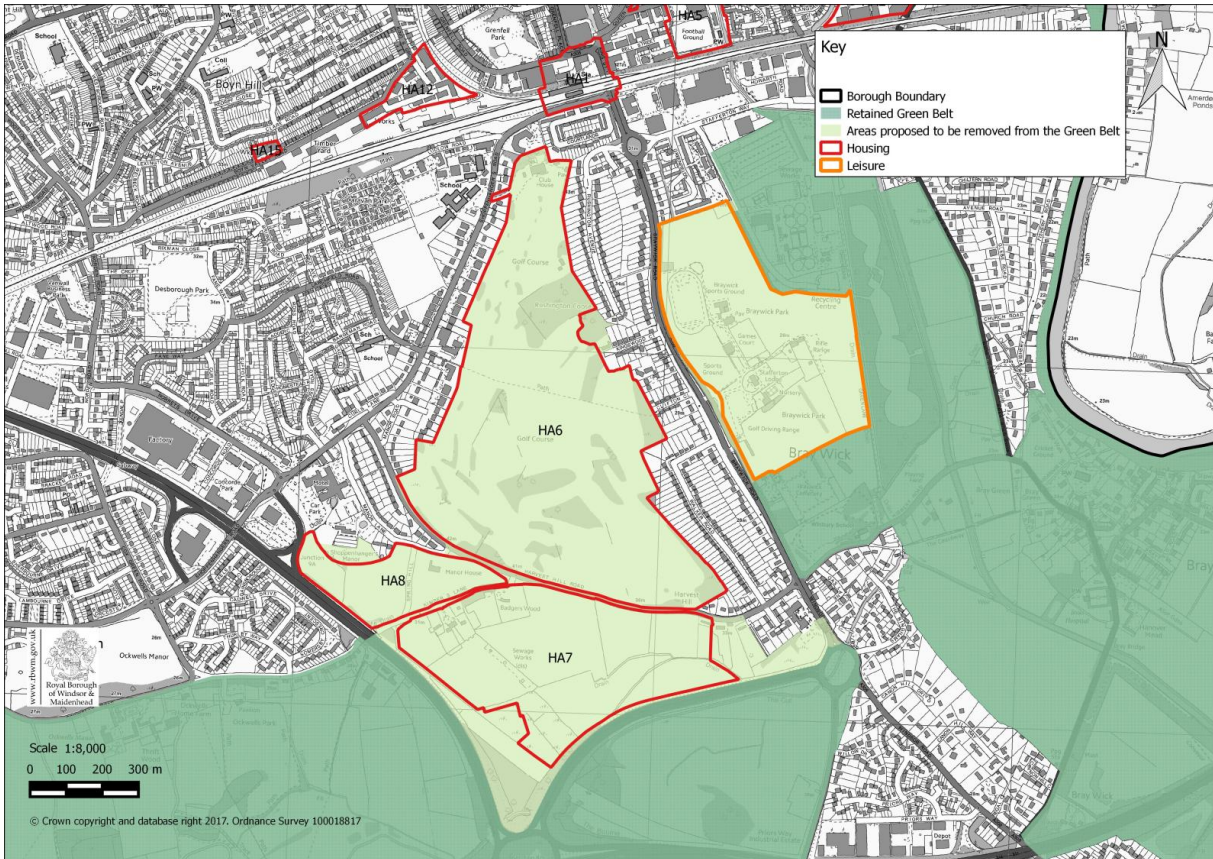
Green Belt Boundary Amendments



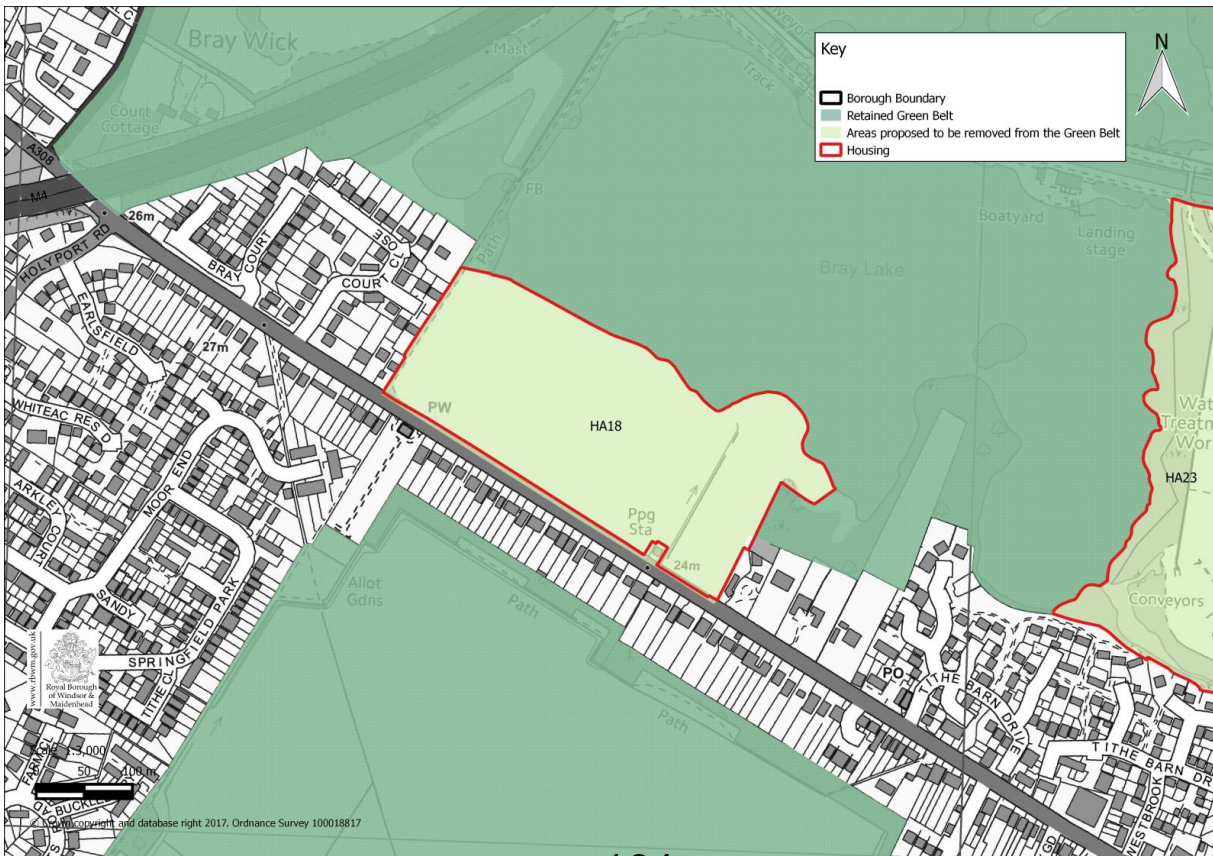
Green Belt Boundary Amendments

Green Belt Boundary Amendments

Maidenhead

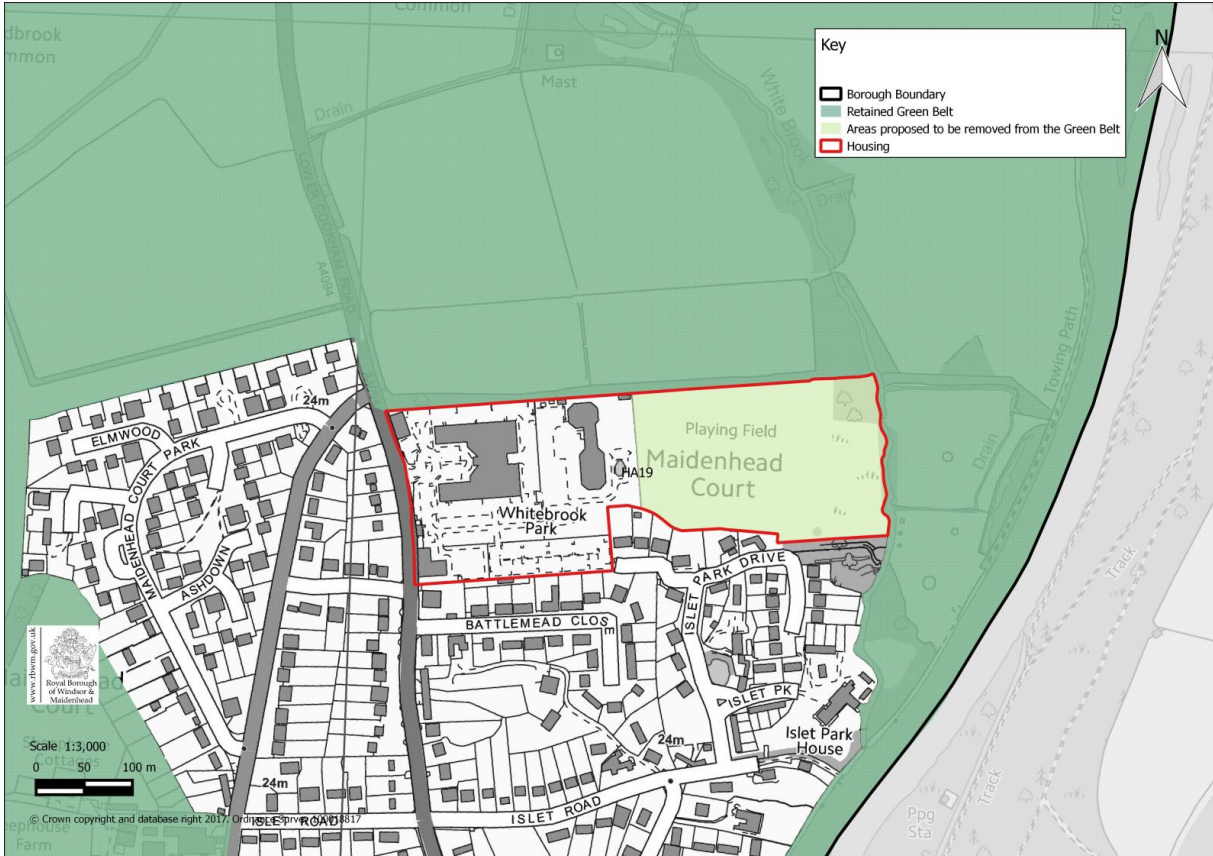


HA6 Maidenhead Golf Course, HA7 Land south of Harvest Hill Road, HA8 Land south of Manor Lane, IF6 New sports and leisure development at Braywick Park

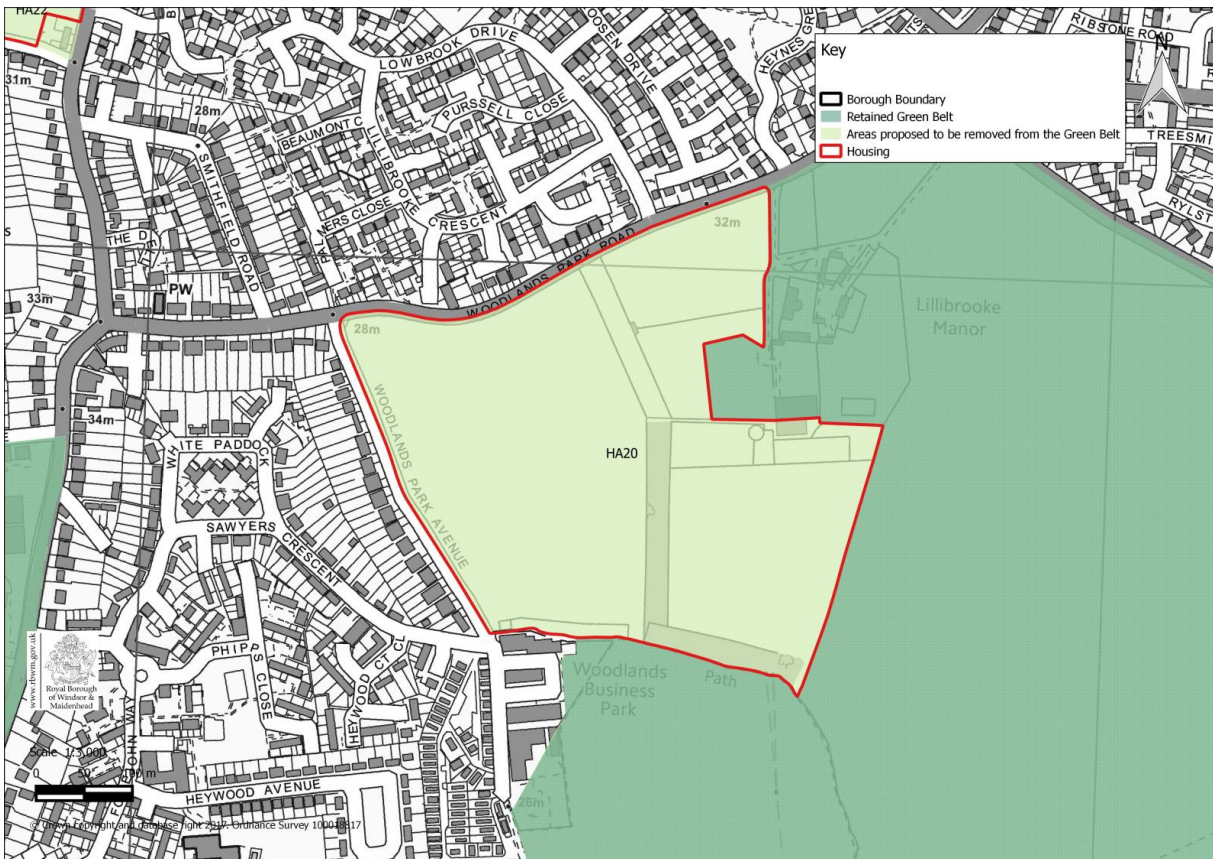


164
HA18 Land between Windsor Road and Bray Lake, south of Maidenhead

Green Belt Boundary Amendments

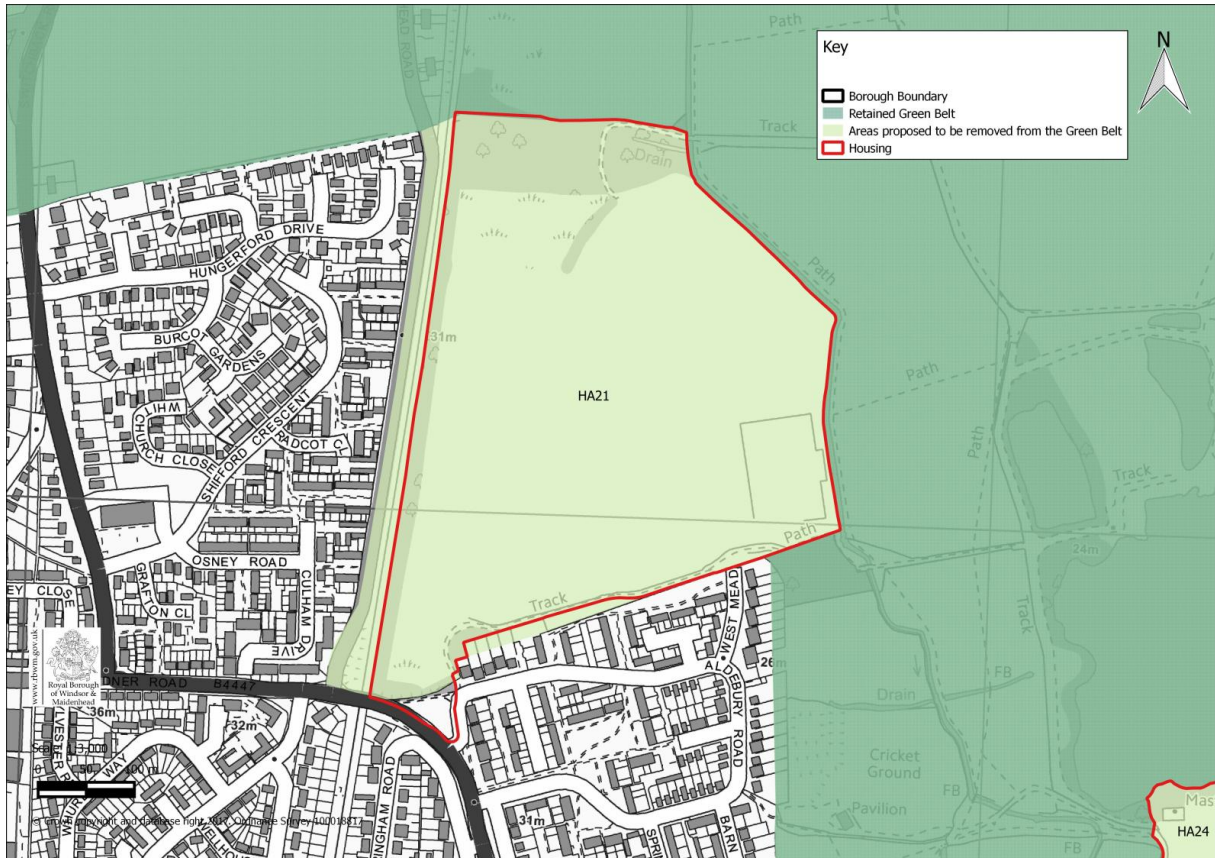


HA19 Whitebrook Park, including land west of Whitebrook Park, Lower Cookham Road, Maidenhead

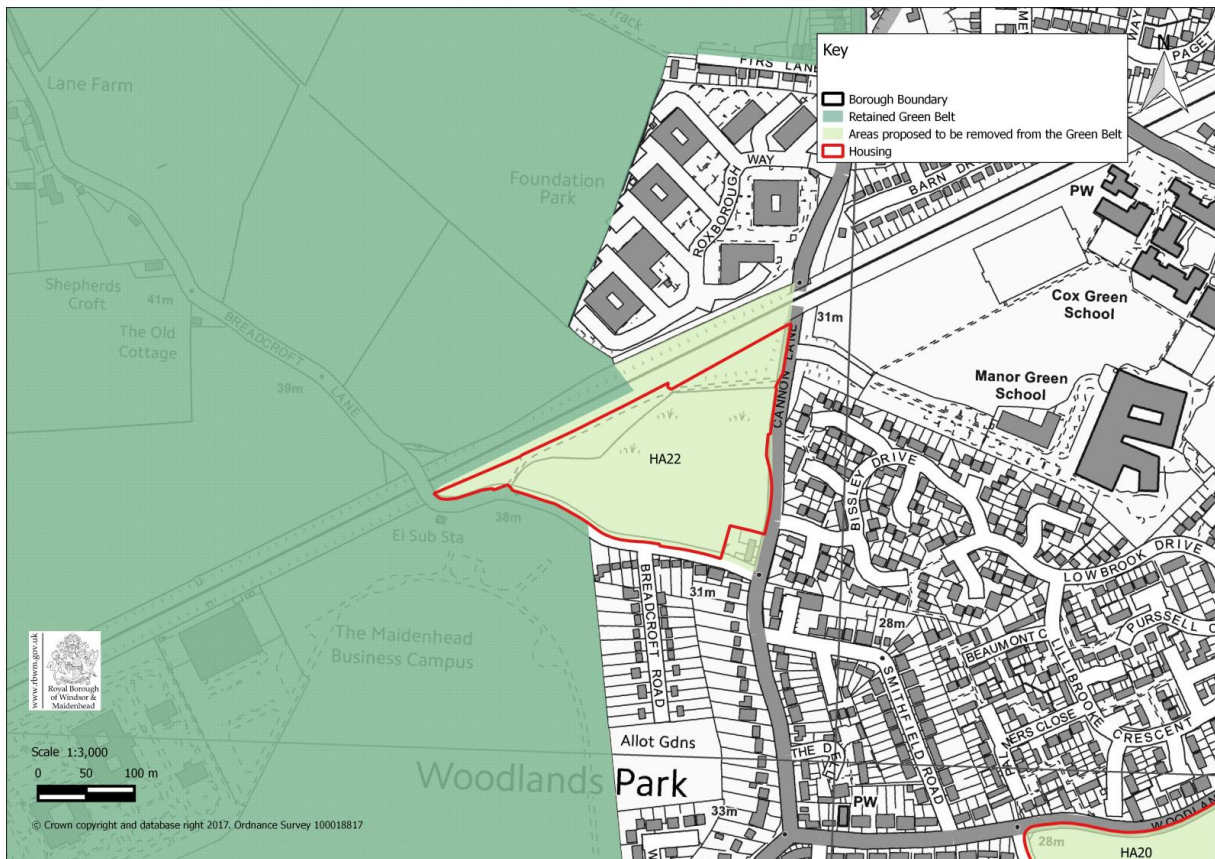


HA20 Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead

Green Belt Boundary Amendments

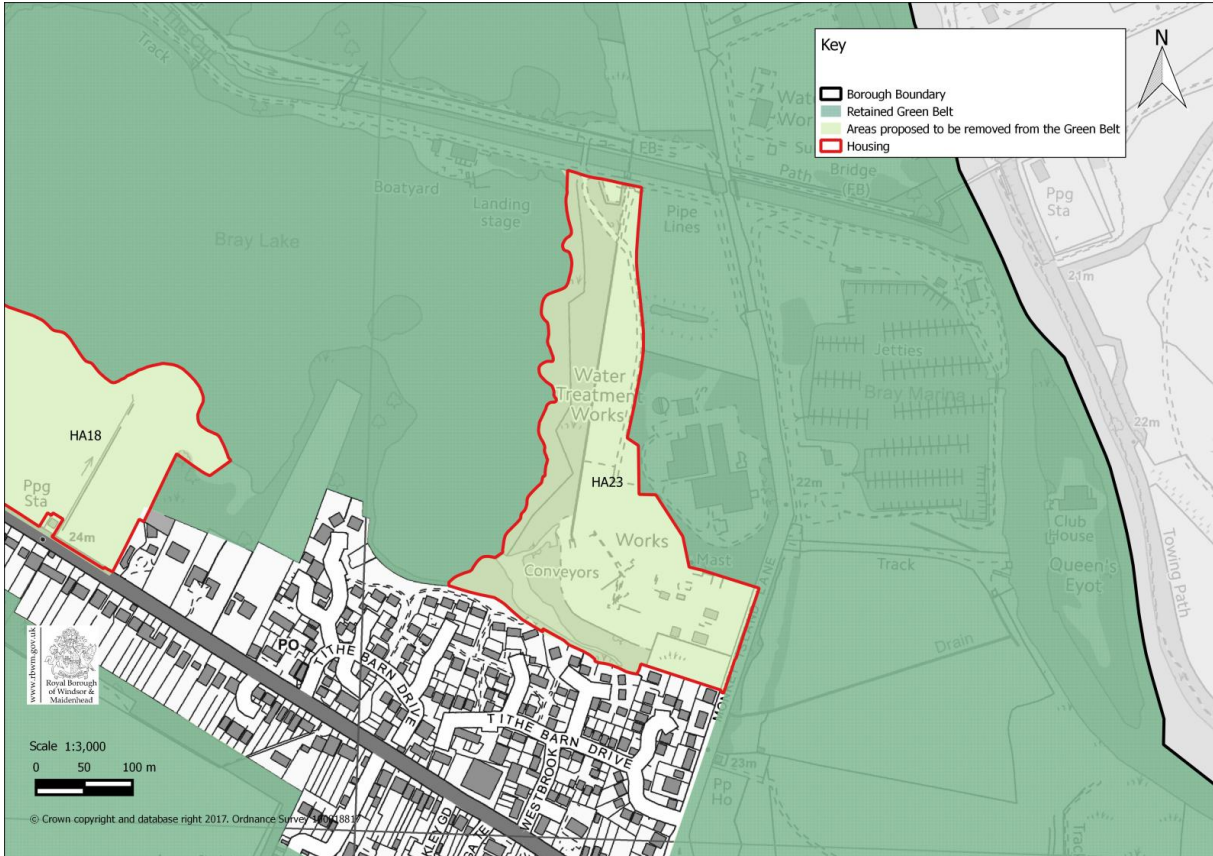


HA21 Land known as Spencer's Farm, north of Lutman Lane, Maidenhead

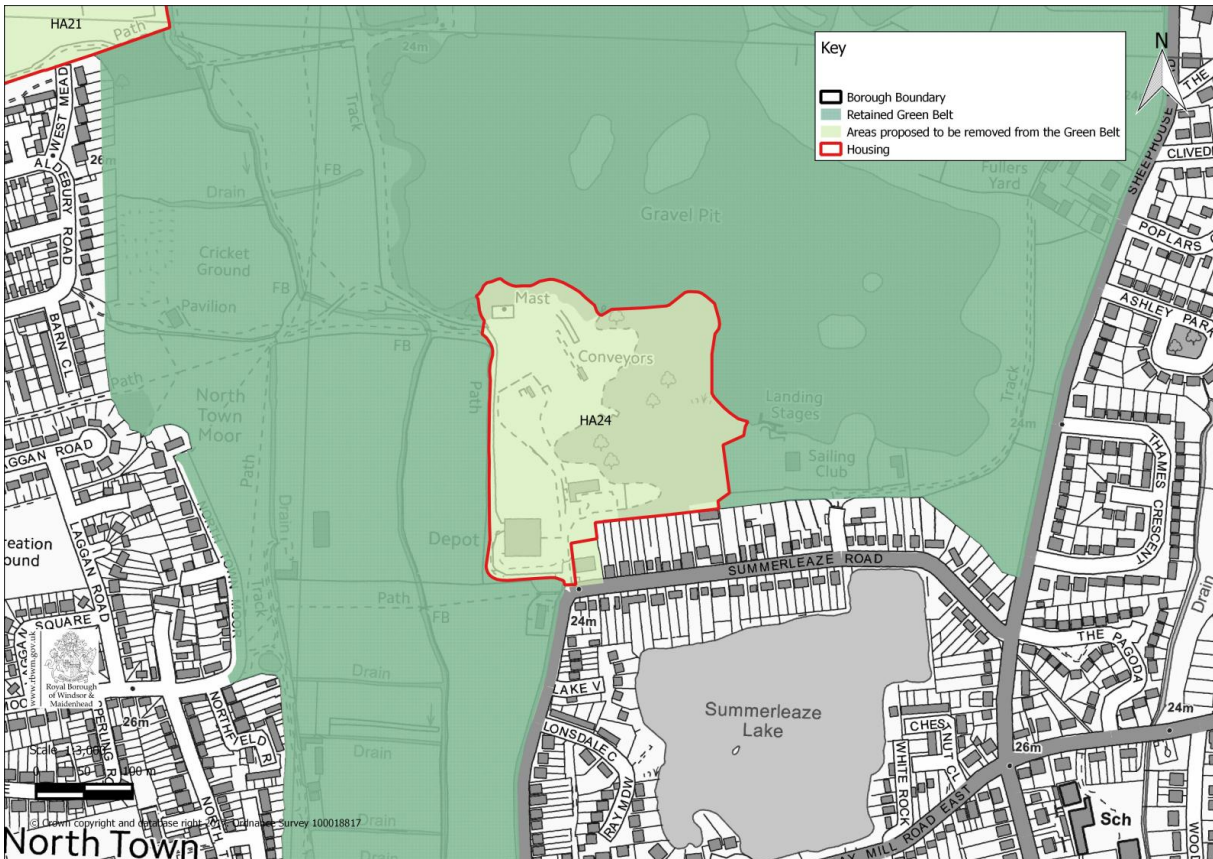


HA22 Land north of Breadcroft Lane and south of the railway line, Maidenhead

Green Belt Boundary Amendments



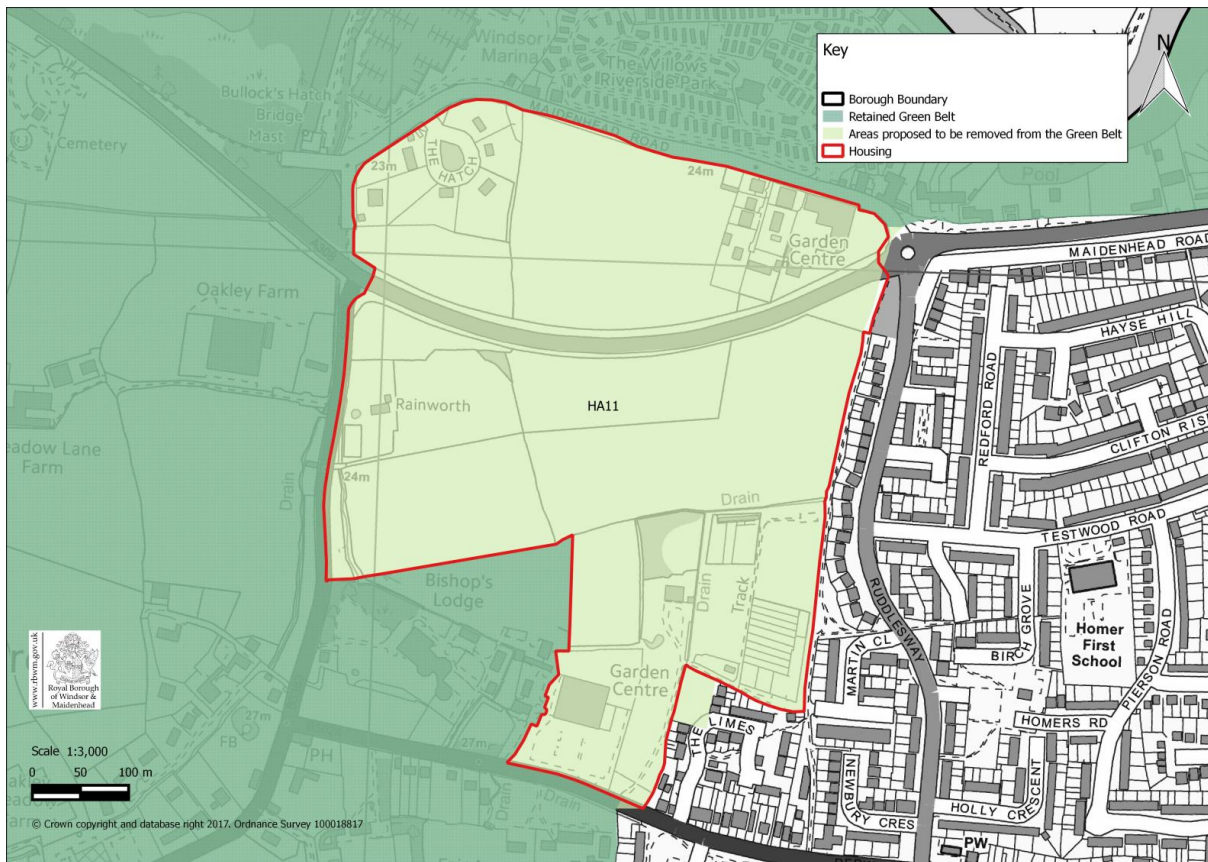
HA23 Land west of Monkey Island Lane, Maidenhead



HA 24 Summerleaze, Summerleaze Road, Maidenhead

Green Belt Boundary Amendments

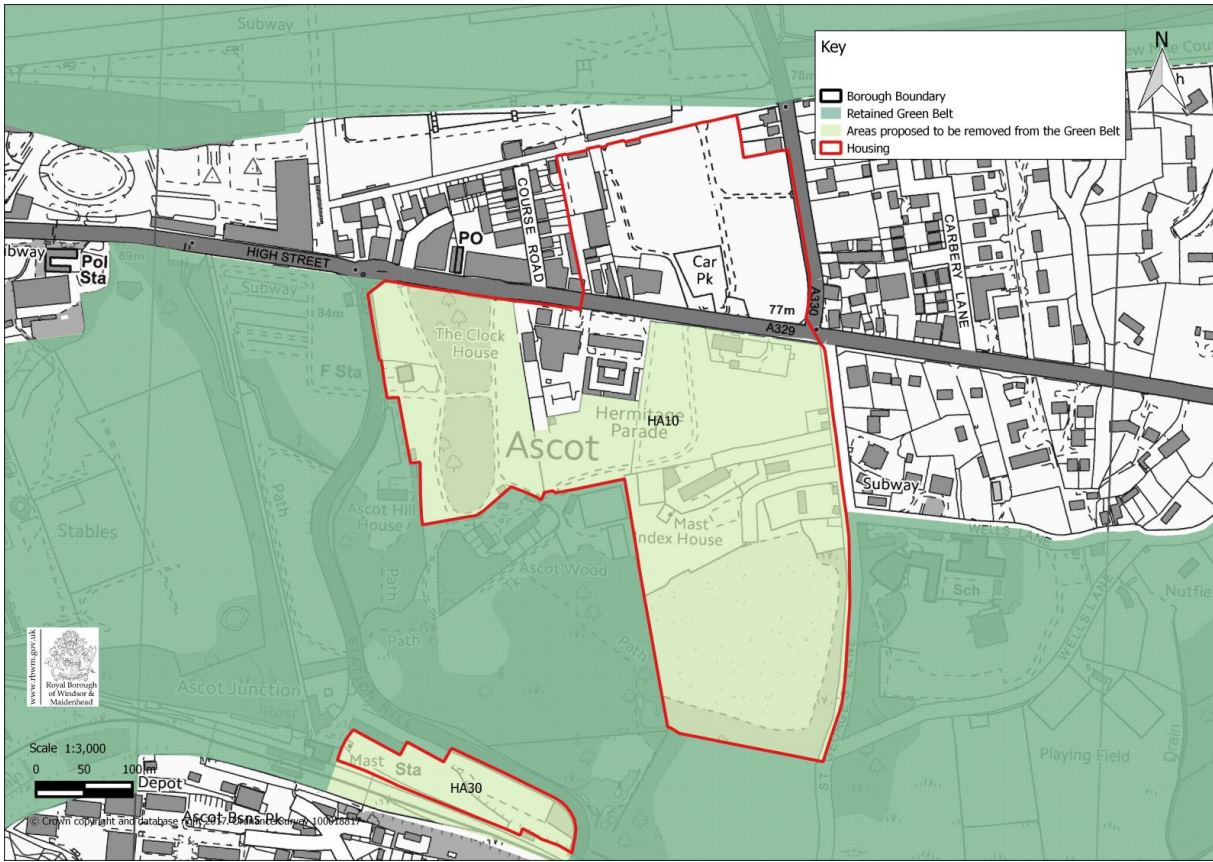
Windsor



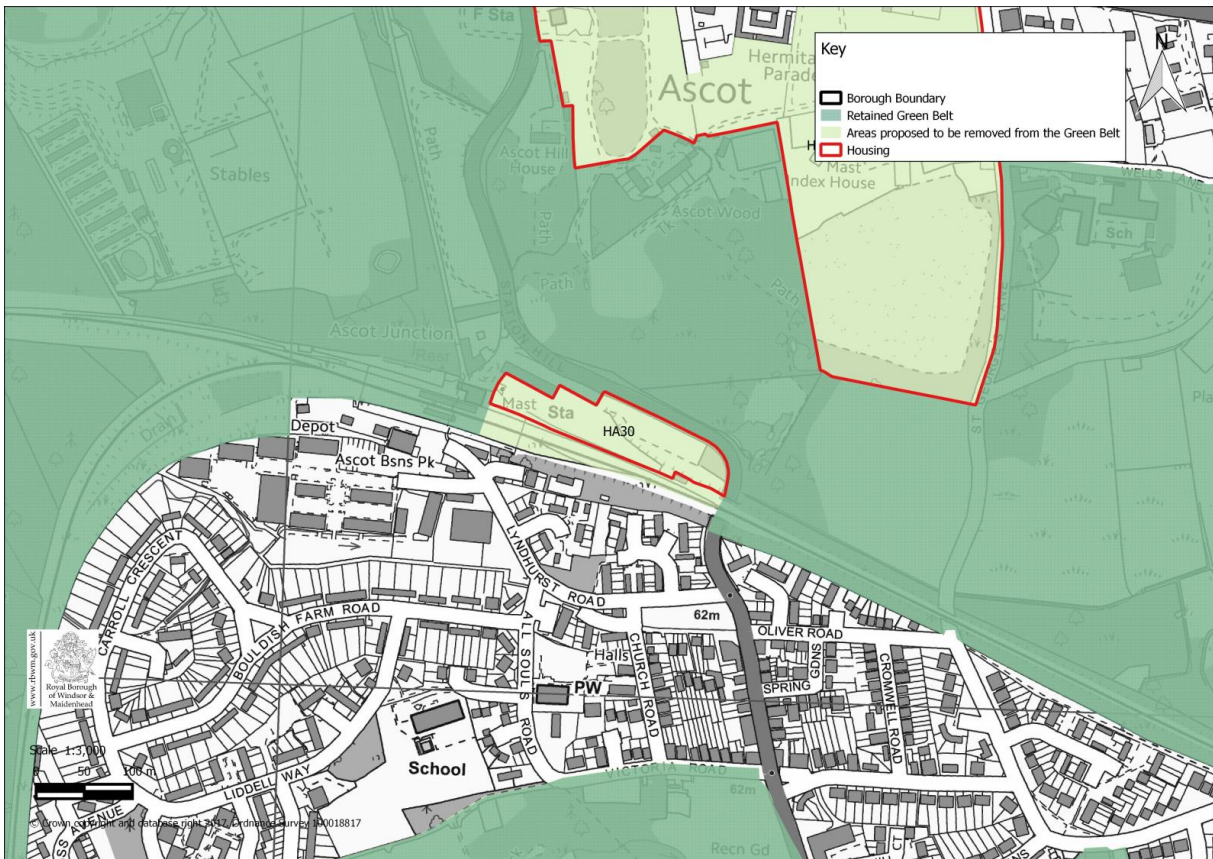
HA11 Land west of Windsor, north and south of the A308, Windsor

Green Belt Boundary Amendments

Ascot

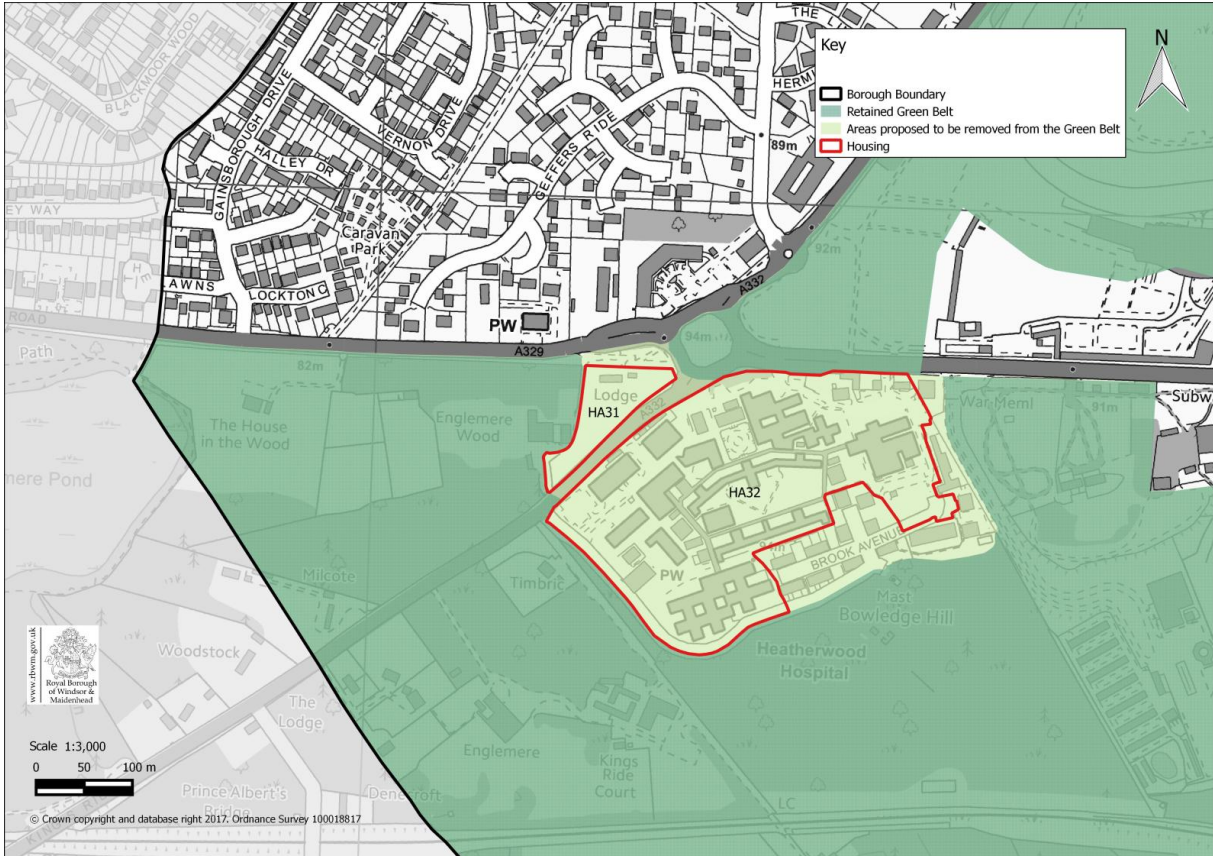


HA10 Ascot Centre

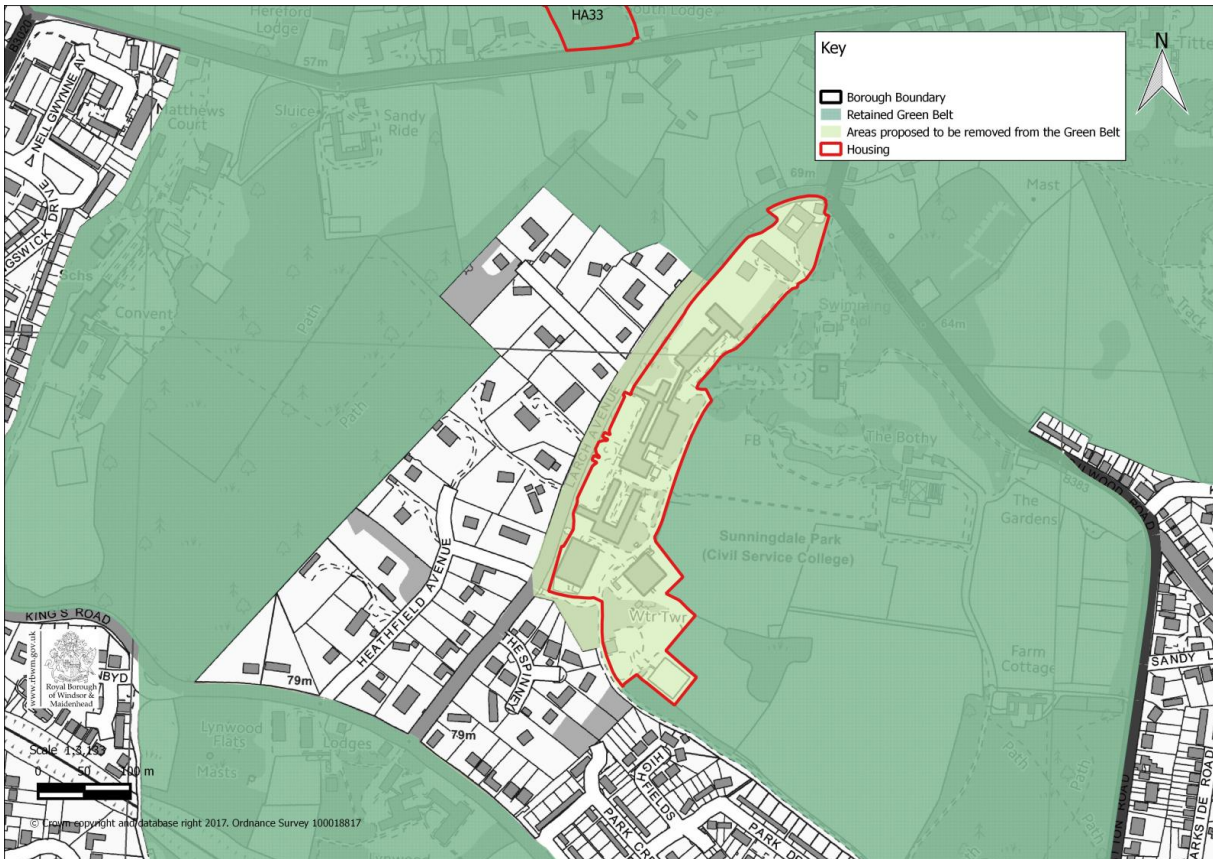


HA30 Ascot Station Car Park

Green Belt Boundary Amendments



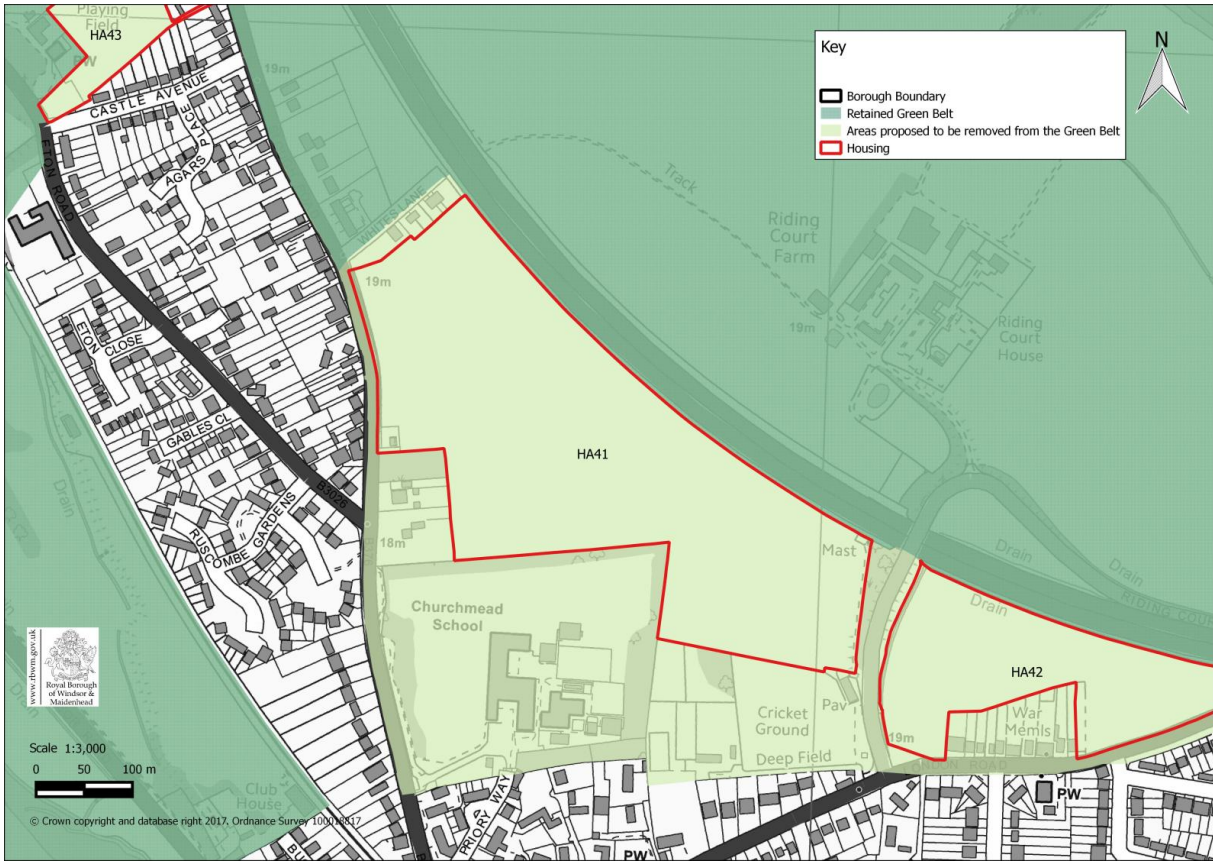
HA31 Englemere Lodge, London Road, Ascot and HA32 Heatherwood Hospital, Ascot



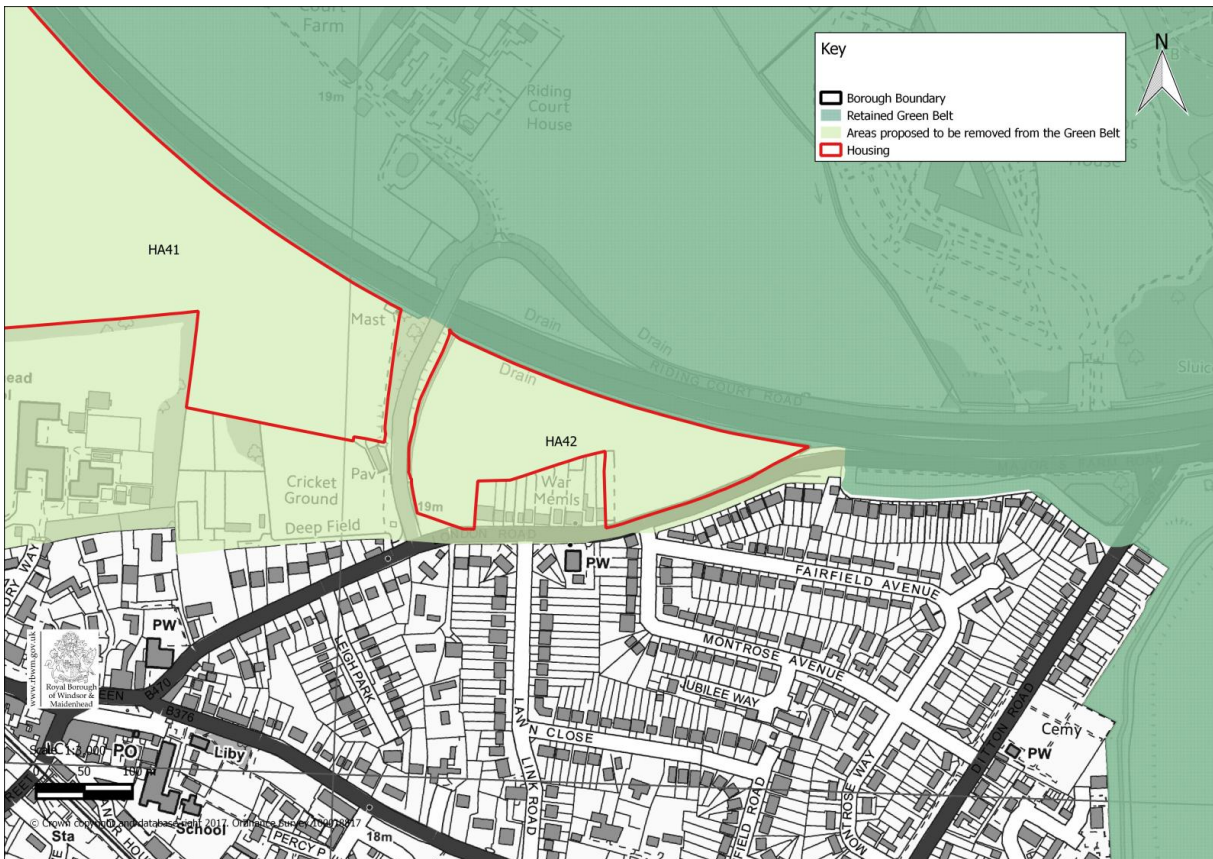
HA34 Sunningdale Park, Sunningdale

Green Belt Boundary Amendments

Datchet

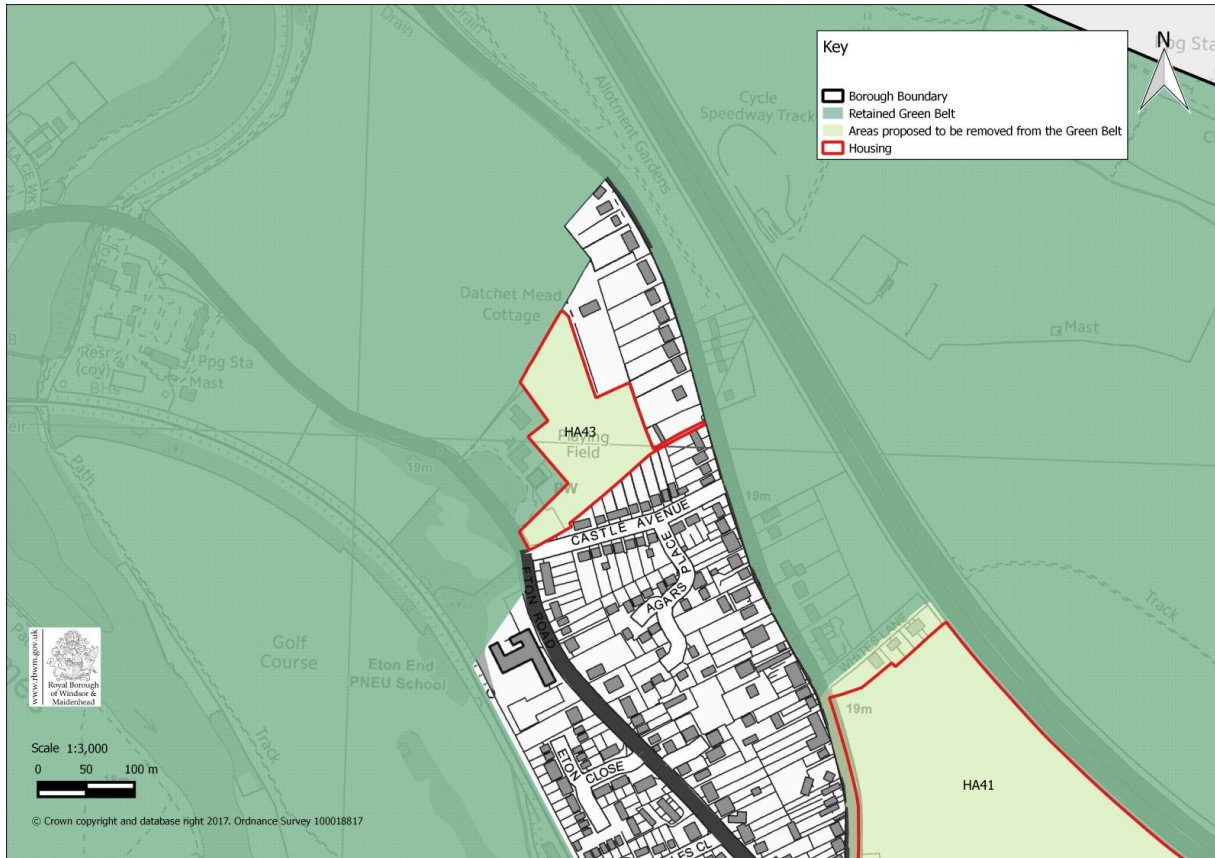


HA41 Land north and east of Churchmead Secondary School, Priory Road, Datchet



HA42 Land at Slough Road, Riding Court Road, Datchet

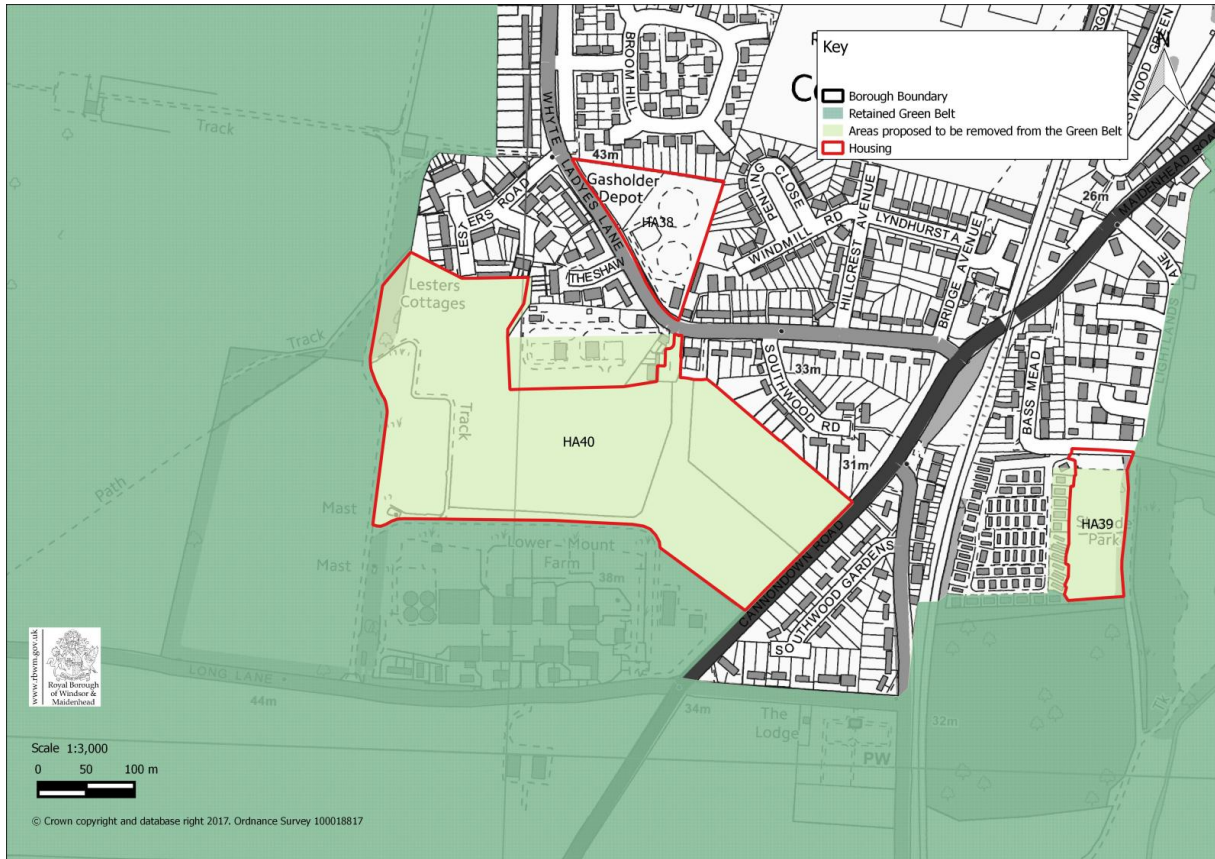
Green Belt Boundary Amendments



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

Green Belt Boundary Amendments

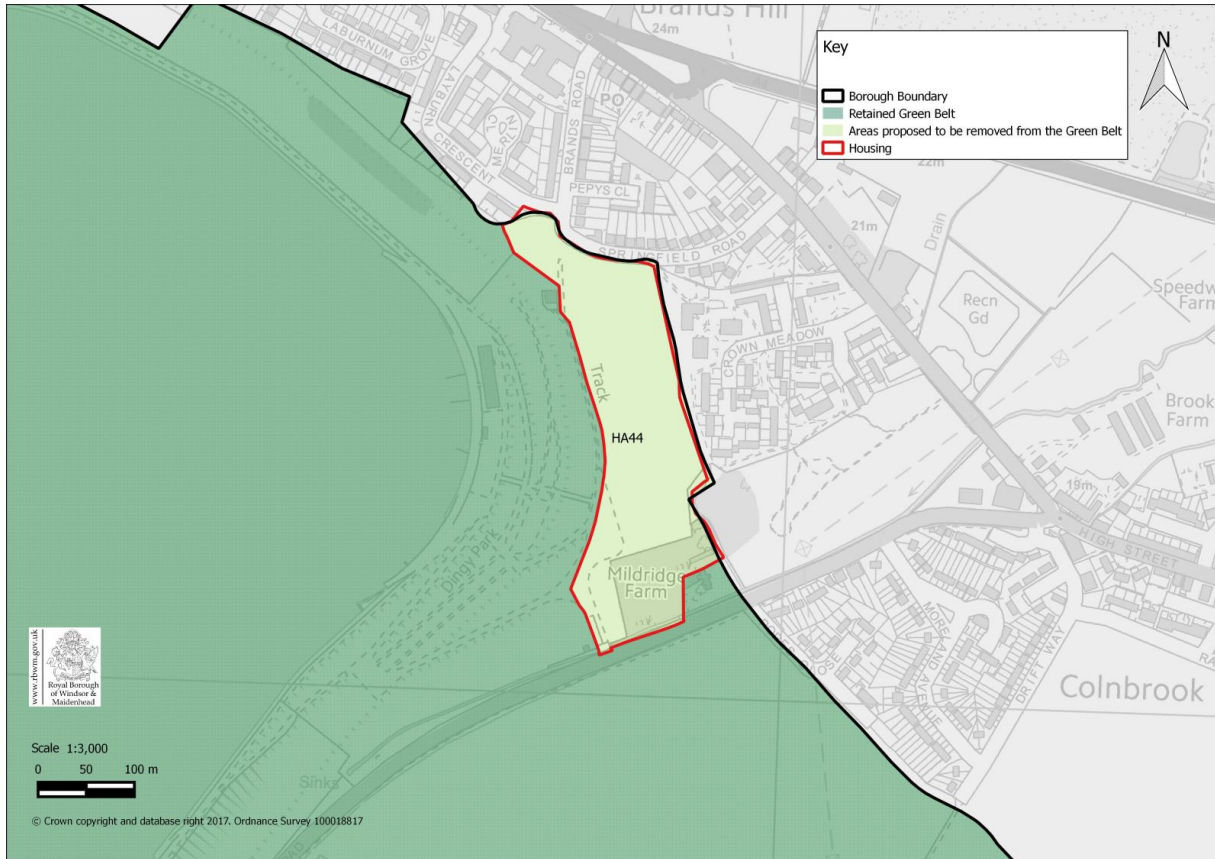
Cookham



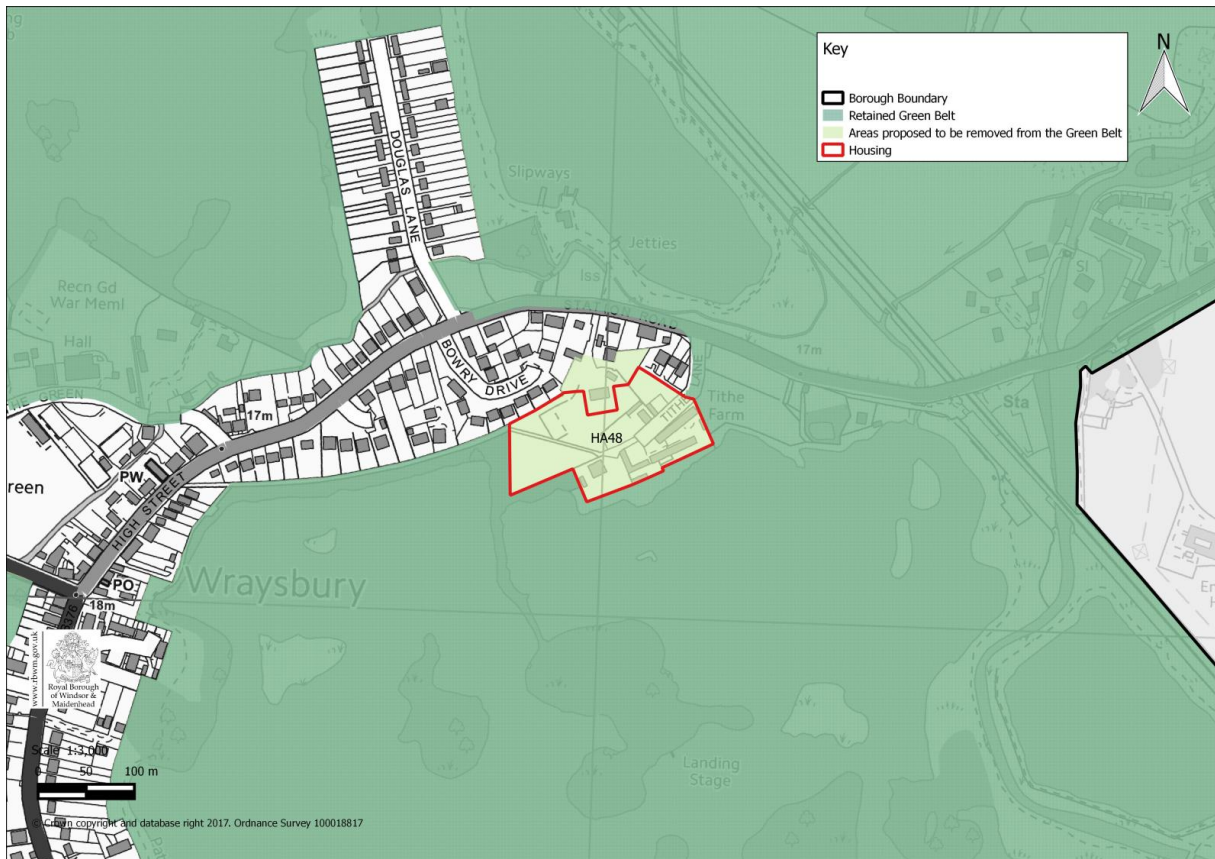
HA39 Land east of Strande Park, Cookham, and HA40 Land north of Lower Mount Farm, Long Lane, Cookham

Green Belt Boundary Amendments

Other Areas



HA44 Land east of Queen Mother Reservoir, Horton



HA48 Tithe Farm, Tithe Lane, Wraysbury

Housing Trajectory

C

Housing Trajectory

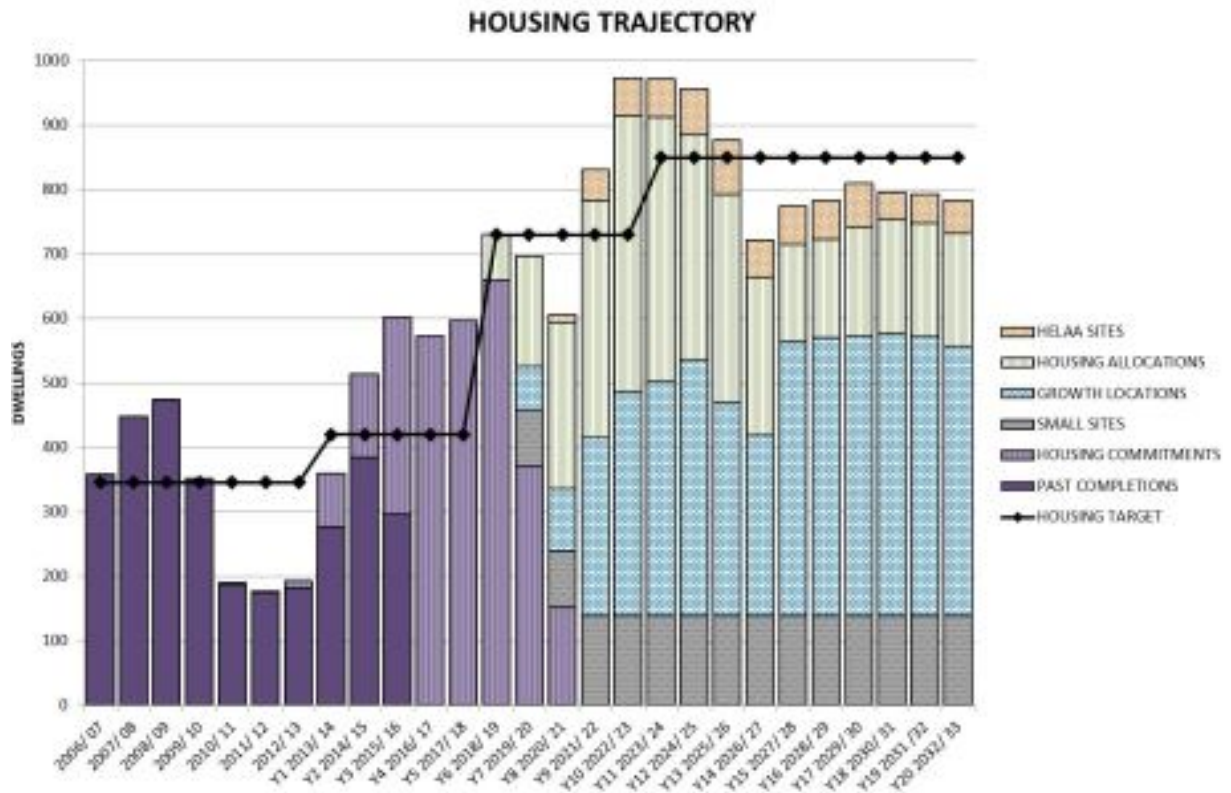


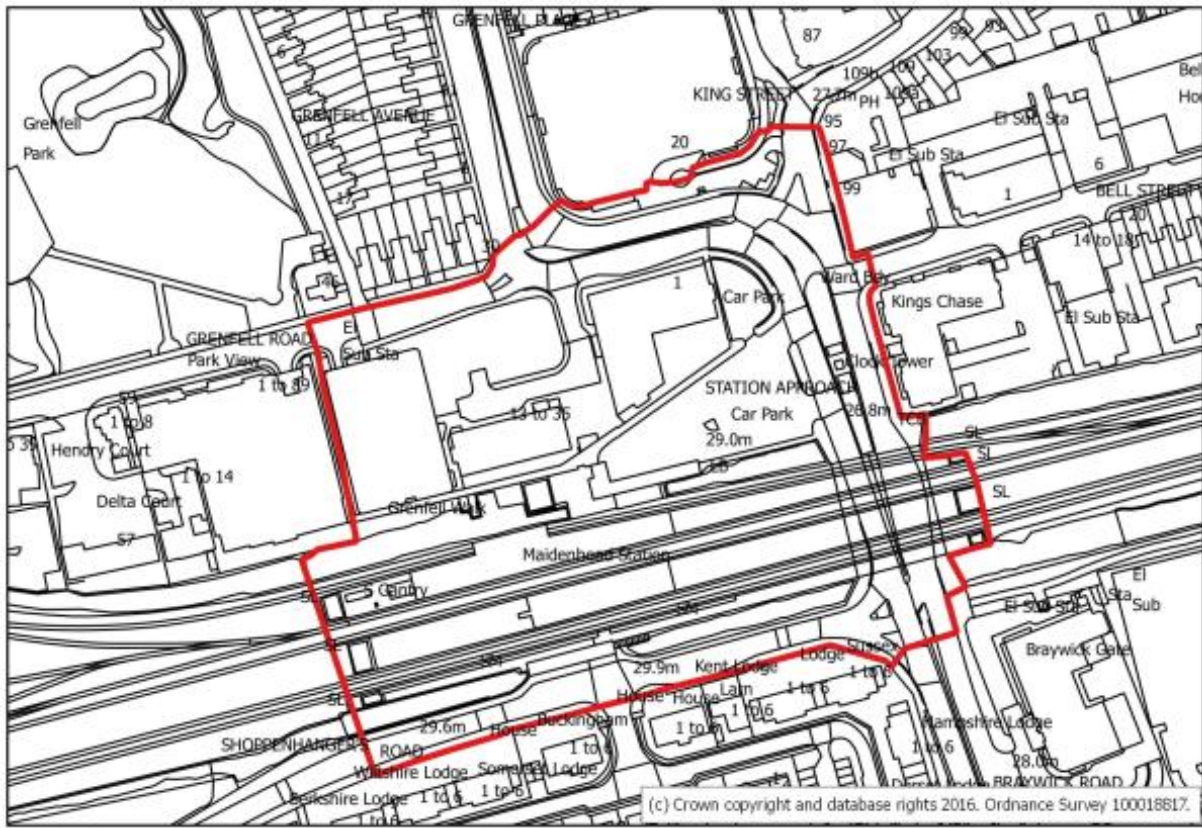
Figure 1 Housing Trajectory

Housing Site Allocation Proformas

D

Housing Site Allocation Proformas

HA1: Maidenhead Railway Station



Map HA1 Maidenhead Railway Station

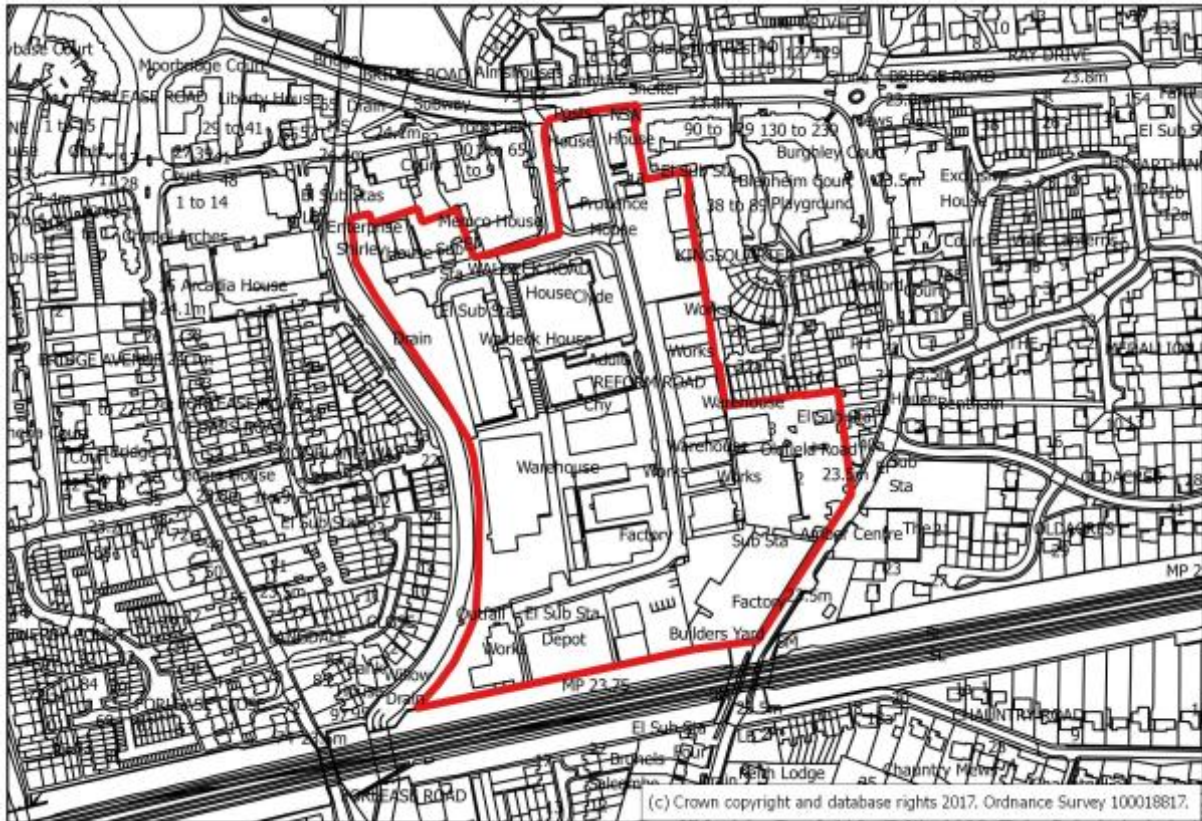
HA1: Maidenhead Railway Station	
Allocation	<ul style="list-style-type: none"> Approximately 150 residential units as part of a mixed use development on previously developed land
Site size	<ul style="list-style-type: none"> 3.11Ha
Requirements	<ul style="list-style-type: none"> Provide appropriate mitigation measures to address the impacts of noise from the railway so to protect residential amenity Relationship to public realm Very limited on site parking Facilitates delivery of transport interchange Outstanding and distinctive design Pedestrian permeability to the town centre and Stafferton Way
Key considerations	<ul style="list-style-type: none"> Noise and air quality Level changes Servicing and refuse Pedestrian permeability Grade II Listed clock tower

Table HA1 Maidenhead Railway Station

Housing Site Allocation Proformas

D

HA2: Reform Road



Map HA2 Reform Road

HA2: Reform Road	
Allocation	<ul style="list-style-type: none"> Approximately 150 residential units as part of a mixed use development on previously developed land
Site size	<ul style="list-style-type: none"> 6.99Ha
Requirements	<ul style="list-style-type: none"> Provide a landscape buffer between the residential development and non-residential uses, including the railway line Enhanced vehicular access, including improved connectivity through the site 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 Designed sensitively to conserve biodiversity of the area Designed sensitively to conserve and enhance the setting of listed buildings and non-designated heritage assets Provide pedestrian and cycle links through the site and to the Maidenhead Waterways and the town centre Enhance pedestrian and cycle links along the waterway Provide areas of public realm and have an appropriate setting to the waterway

Housing Site Allocation Proformas

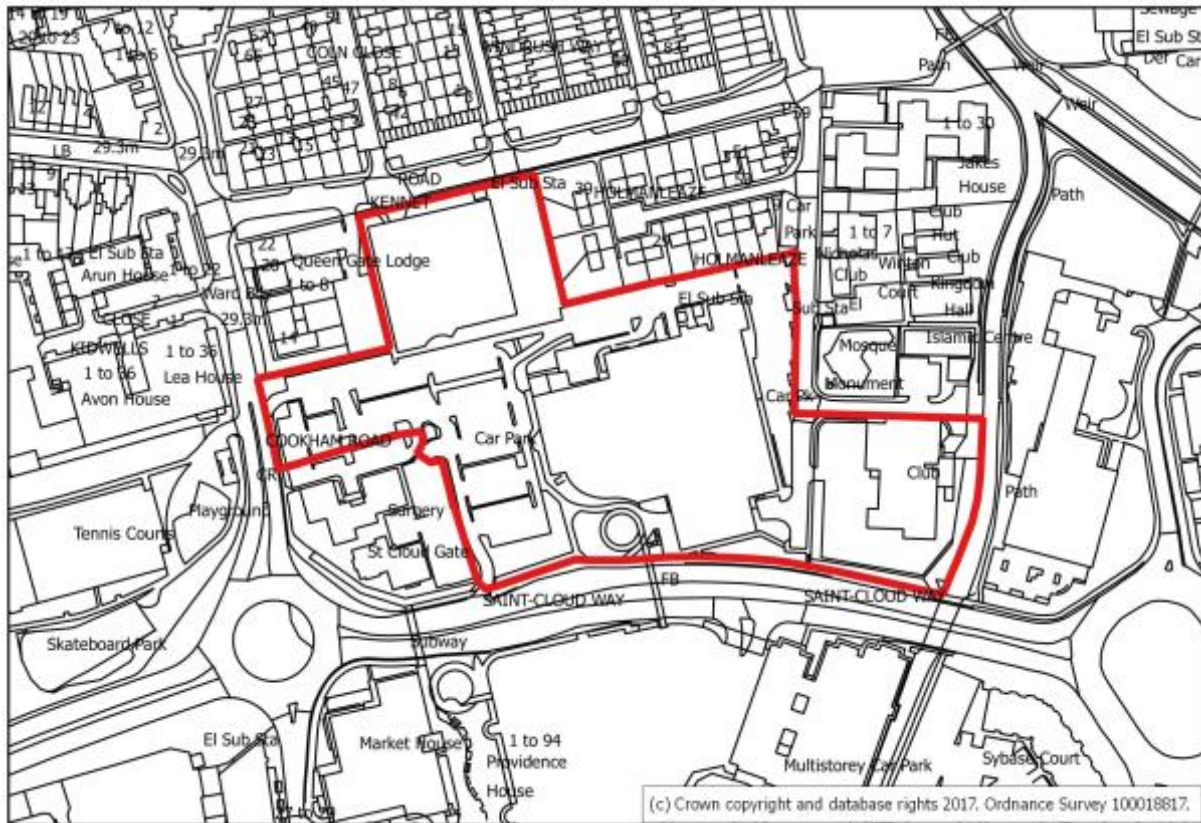
HA2: Reform Road	
	<ul style="list-style-type: none"> • Designed to be sensitive to the scale and heights of existing properties around the site, and its location on the edge of Maidenhead town centre • Provide appropriate mitigation measure to address the impacts of noise and air quality from the railway
Key considerations	<ul style="list-style-type: none"> • Design and integration of uses • Access arrangements onto the A4 • Flood risk • Noise and air quality

Table HA2 Reform Road

Housing Site Allocation Proformas

D

HA3: Saint-Cloud Way



HA3 Saint-Cloud Way

HA3: Saint-Cloud Way	
Allocation	<ul style="list-style-type: none"> Approximately 600 residential units on previously developed land
Site size	<ul style="list-style-type: none"> 2.58Ha
Requirements	<ul style="list-style-type: none"> Designed sensitively to conserve and enhance the setting of the listed building Opportunity to create a landmark building at the corner of Saint-Cloud Way and Cookham Road Designed to be of high quality which supports the character of the area Designed sensitively to consider the privacy and amenity of neighbouring residential properties Designed to improve the pedestrian and cycle routes to the site into the town centre and to Kidwells Park Provision of green infrastructure linking to existing green and blue infrastructure Retaining adjacent medical centre unless acceptable provision is made elsewhere
Key considerations	<ul style="list-style-type: none"> Vehicular access Servicing and refuse Pedestrian and cycle routes Impact on neighbouring properties Character and appearance, particularly from the A4

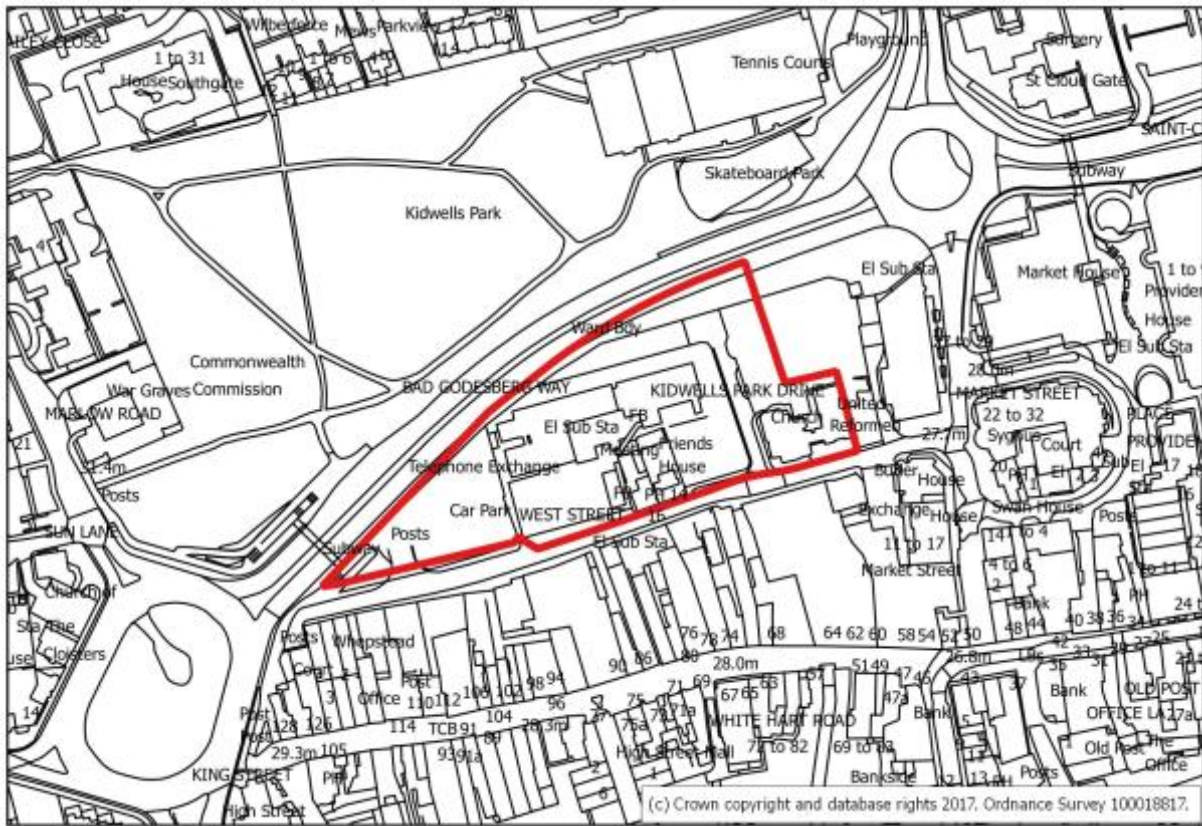
Housing Site Allocation Proformas

HA3: Saint-Cloud Way	
	<ul style="list-style-type: none">• Heritage• Noise and air quality due to proximity to the A4

Table HA3 Saint-Cloud Way

Housing Site Allocation Proformas

HA4: West Street



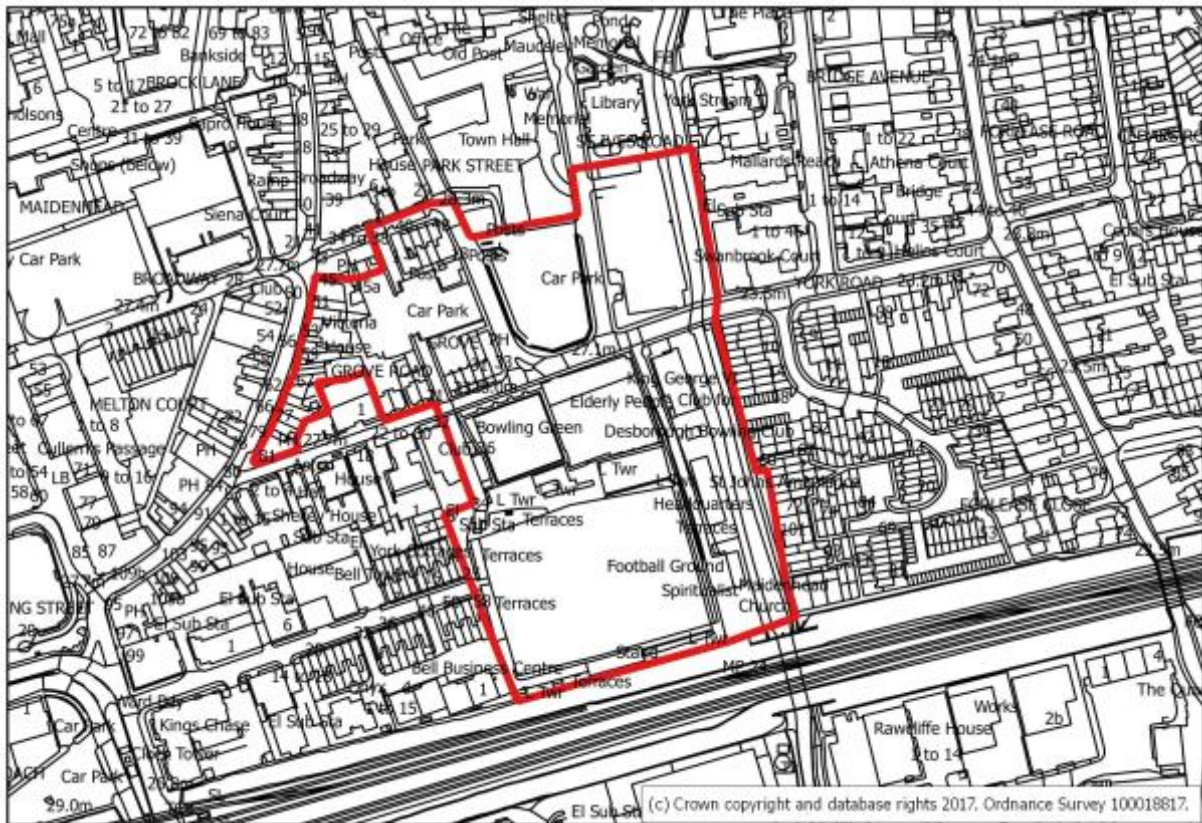
Map HA4 West Street

HA4: West Street	
Allocation	<ul style="list-style-type: none"> Approximately 240 residential units as part of a mixed use development on previously developed land
Site size	<ul style="list-style-type: none"> 1.13Ha
Requirements	<ul style="list-style-type: none"> Reducing the barrier of the A4 and improving links to Kidwells Park and the town centre Provision of green infrastructure Provide pedestrian and cycle links through the site to improving the connectivity between Kidwells Park and the town centre Reprovision of public car parking Provide improvements to the quality of the public realm Designed to be of a high quality that supports the character and function of the area Retaining existing community uses unless acceptable provision is made elsewhere Retain Listed building
Key considerations	<ul style="list-style-type: none"> An appropriate link between the site and the High Street to enhance the vitality and viability of the town centre Heritage Servicing and refuse

Table HA4 West Street

Housing Site Allocation Proformas

HA5: York Road



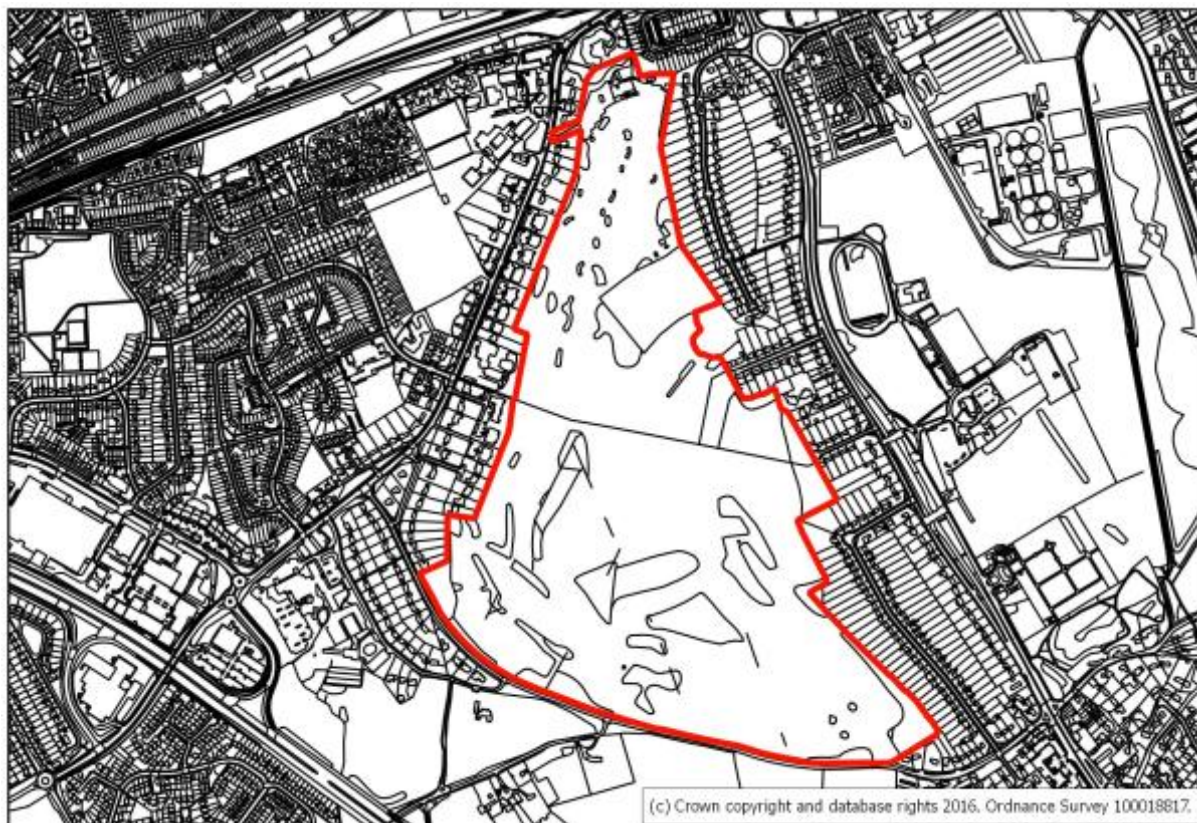
Map HA5 York Road

HA5: York Road	
Allocation	<ul style="list-style-type: none"> Approximately 320 residential units as part of a mixed use scheme on previously developed land
Site size	<ul style="list-style-type: none"> 4.50Ha
Requirements	<ul style="list-style-type: none"> Retain football pitch and enhance accessibility Retaining existing community uses unless acceptable provision is made elsewhere Provision of pedestrian and cycle links to the town centre, waterway and railway station Provision of green infrastructure including a pocket park to link existing green and blue infrastructure Replacement of existing public car parking Respecting the setting of the library as a Listed building Enhance the York Stream by improving its amenity value and accessibility
Key considerations	<ul style="list-style-type: none"> Integrating waterways into new development Refuse and servicing Heritage Flooding and surface water drainage

Table HA5 York Road

Housing Site Allocation Proformas

HA6: Maidenhead Golf Course



Map HA6 Maidenhead Golf Course

HA6: Maidenhead Golf Course	
Allocation	<ul style="list-style-type: none"> • Approximately 2,000 residential units on Green Belt land • Educational facilities including primary and secondary schools • Strategic public open space, formal play and playing pitch provision • Multi-functional community hub as part of a Local Centre
Site size	<ul style="list-style-type: none"> • 53.18Ha
Requirements	<ul style="list-style-type: none"> • Provision of a strategic public open space • Provision of education facilities, including primary and secondary schools • Provision of a Local Centre to include small scale retail services, community facilities, health infrastructure and a local recycling point • Retain Rushington Copse, and ensure other mature trees and hedgerows are retained where possible • Safeguard protected species • Designed sensitively to conserve biodiversity of the area • Enhanced vehicular access • Enhance the existing Public Right of Way from Clifton Close to Shoppenhangers Road • Provide appropriate mitigation measure to address the impact of noise and air quality on Maidenhead Town Centre AQMA • 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 • Designed sensitively to consider the impact of long distance views

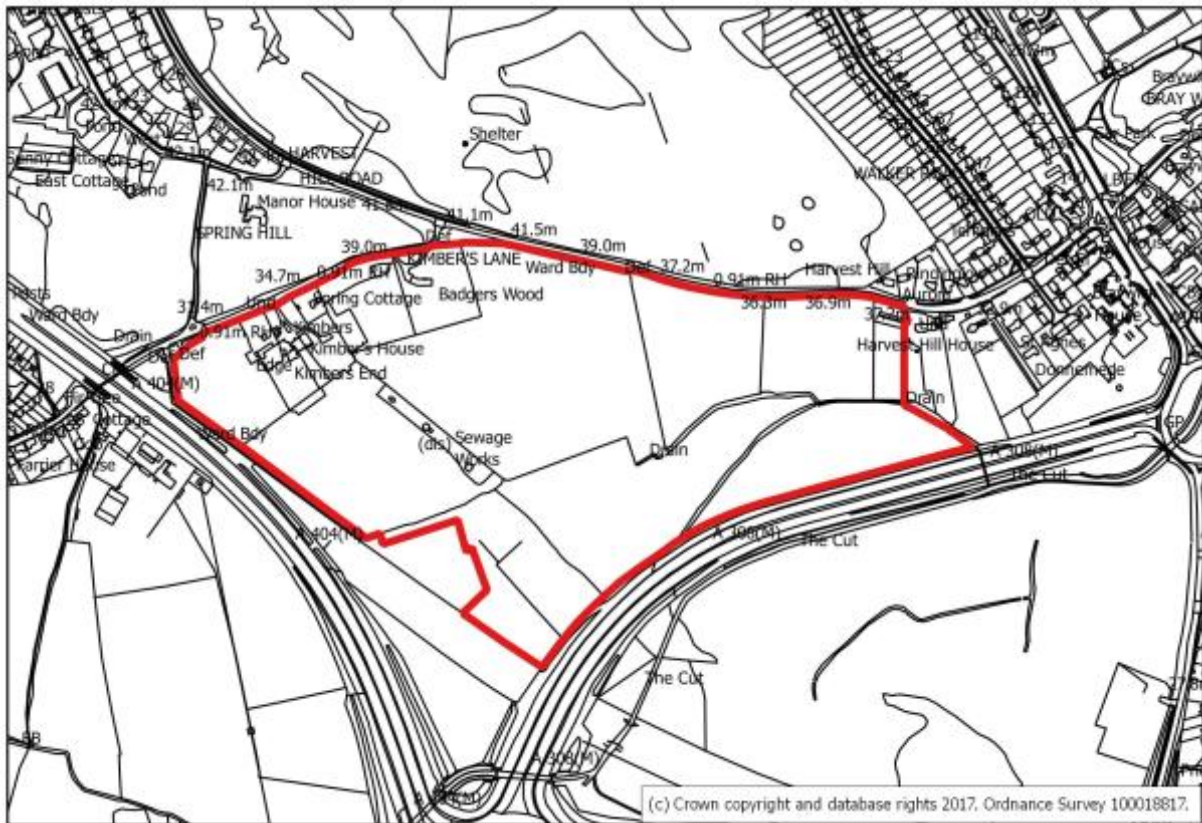
Housing Site Allocation Proformas

HA6: Maidenhead Golf Course	
	<ul style="list-style-type: none"> • Designed to be sensitive to existing properties around the site, and the sloping topography • Designed to take account of the impact of lighting • Off-site improvements to enhance access to Braywick Park • Alterations to Harvest Hill Road to facilitate pedestrian and cycle access across the town
Key considerations	<ul style="list-style-type: none"> • On-site infrastructure provision and phasing • Highways • Biodiversity • Sloping topography • Public Right of Way across the site • Low carbon district heating • Development intensity

Table HA6 Maidenhead Golf Course

Housing Site Allocation Proformas

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	<ul style="list-style-type: none"> Approximately 380 residential units on Green Belt land
Site area	<ul style="list-style-type: none"> 25.58Ha
Requirements	<ul style="list-style-type: none"> 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

Housing Site Allocation Proformas

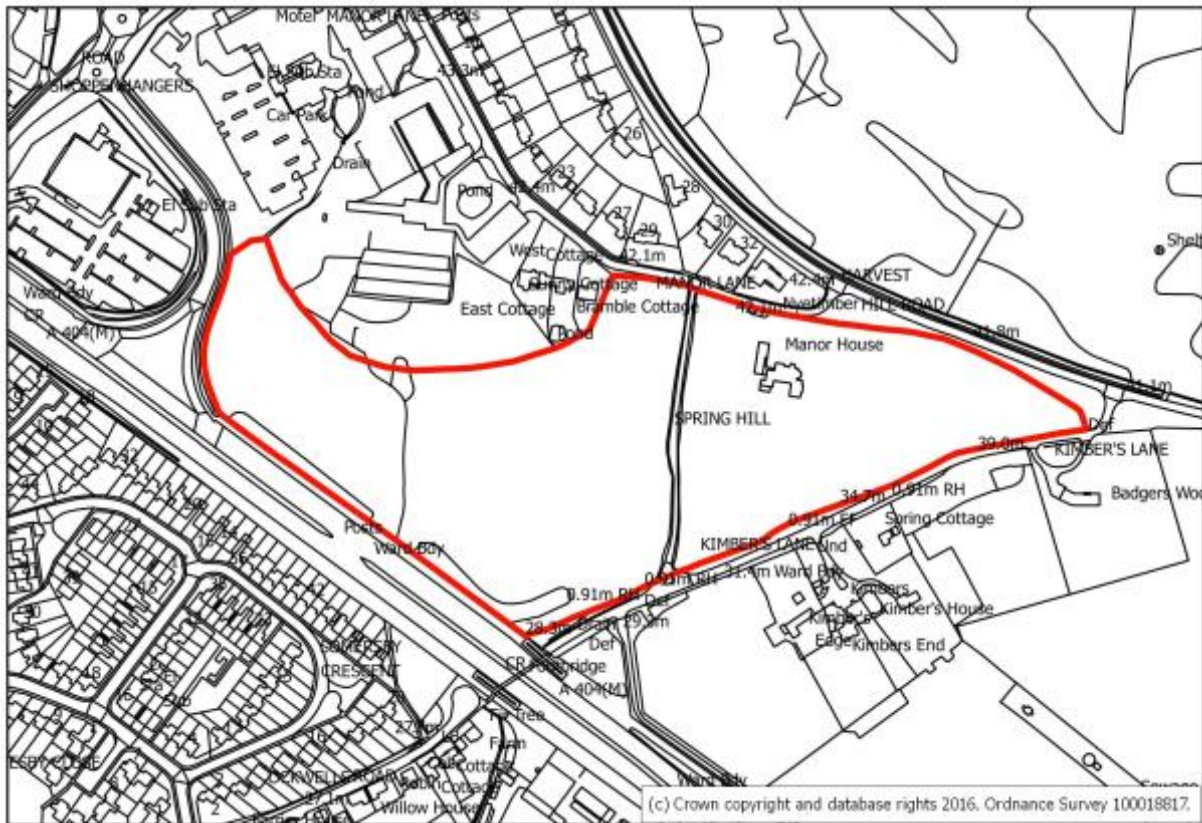
HA7: Land south of Harvest Hill Road and Kimbers Lane, Maidenhead

Key considerations	<ul style="list-style-type: none"> • 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
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Table HA7 Land south of Harvest Hill Road

Housing Site Allocation Proformas

HA8: Land south of Manor Lane, Maidenhead



Map HA8 Land south of Manor Lane, Maidenhead

HA8: Land south of Manor Lane, Maidenhead	
Allocation	<ul style="list-style-type: none"> Approximately 220 residential units on Green Belt land
Site area	<ul style="list-style-type: none"> 7.32Ha
Requirements	<ul style="list-style-type: none"> Retain valuable trees where possible Retain boundary hedgerows where possible Retain and reinforce the tree landscape buffer to the A404(M) Provide appropriate mitigation measure to address the impact of noise and air quality from the A404(M) Provide appropriate on-site public open space Designed sensitively to consider the impact of long distance views Designed sensitively to conserve biodiversity of the area Designed to be sensitive to the scale and heights of the existing properties on Manor Lane and Kimber's Lane, and those granted planning permission on the former site of Shoppenhangers Manor Provide pedestrian and cycle routes through the site to improve connectivity to the footbridge crossing the A404(M) 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	<ul style="list-style-type: none"> Vehicular access Biodiversity Trees and hedgerows

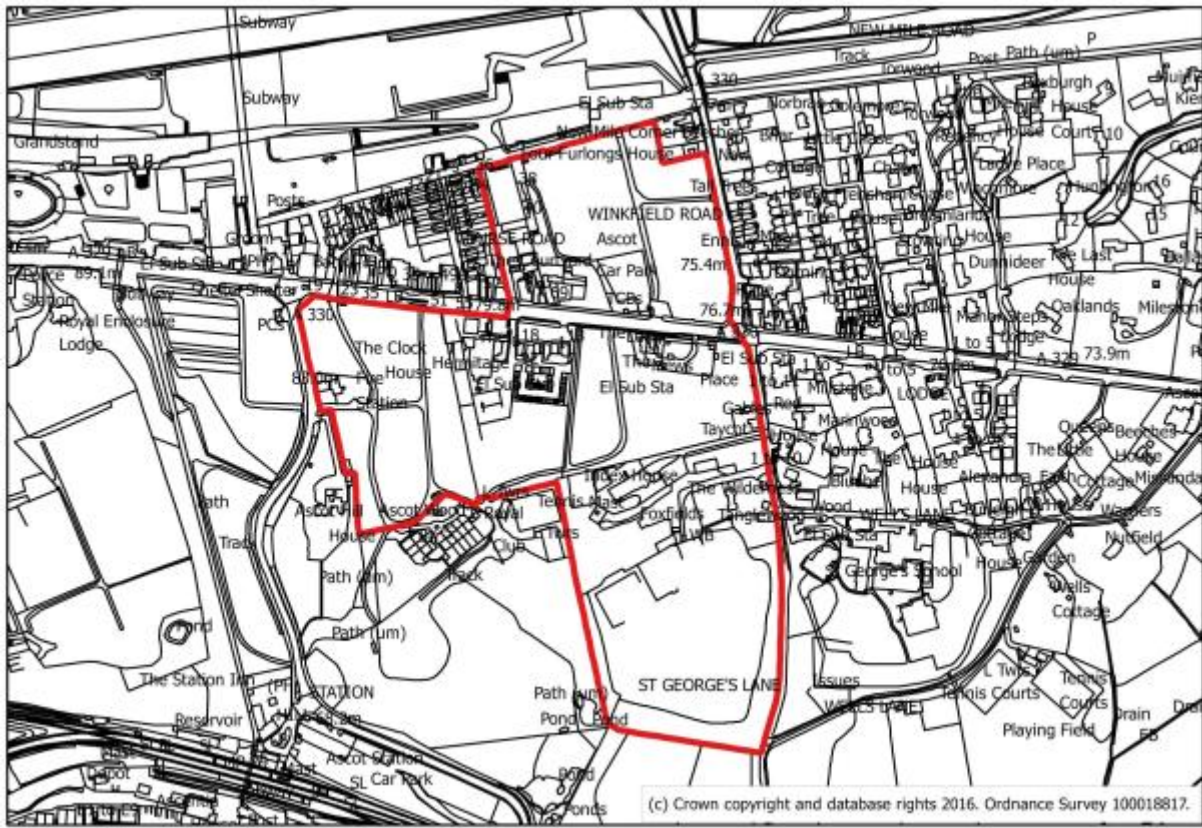
Housing Site Allocation Proformas

HA8: Land south of Manor Lane, Maidenhead	
	<ul style="list-style-type: none">• Noise and air quality due to proximity to the A404(M)• Sloping topography

Table HA8 Land south of Manor Lane, Maidenhead

Housing Site Allocation Proformas

HA10: Ascot Centre



Map HA10 Ascot Centre

HA10: Ascot Centre	
Allocation	<ul style="list-style-type: none"> • Approximately 300 residential units on some areas of Green Belt land • Strategic open space including retention/reprovision • Multi-functional community hub • Small scale retail including independent retailers
Site area	<ul style="list-style-type: none"> • 18.69Ha
Requirements	<ul style="list-style-type: none"> • Holistic mixed use development • Provision of public car parking • Provision of strategic public open space • Provision of community facilities • Provision of small scale retail services • Designed sensitively to conserve biodiversity of the area • Retain mature trees and hedgerows where possible • Provide pedestrian and cycle links through the site, including from Ascot Railway Station • Provide improvements to the quality of the public realm specifically the High Street environment for pedestrians • Designed to be of a high quality which supports the character and function of the area • Maintain and enhance the public right of way on St George's Lane • Enhanced vehicular access, including improved connectivity through the site

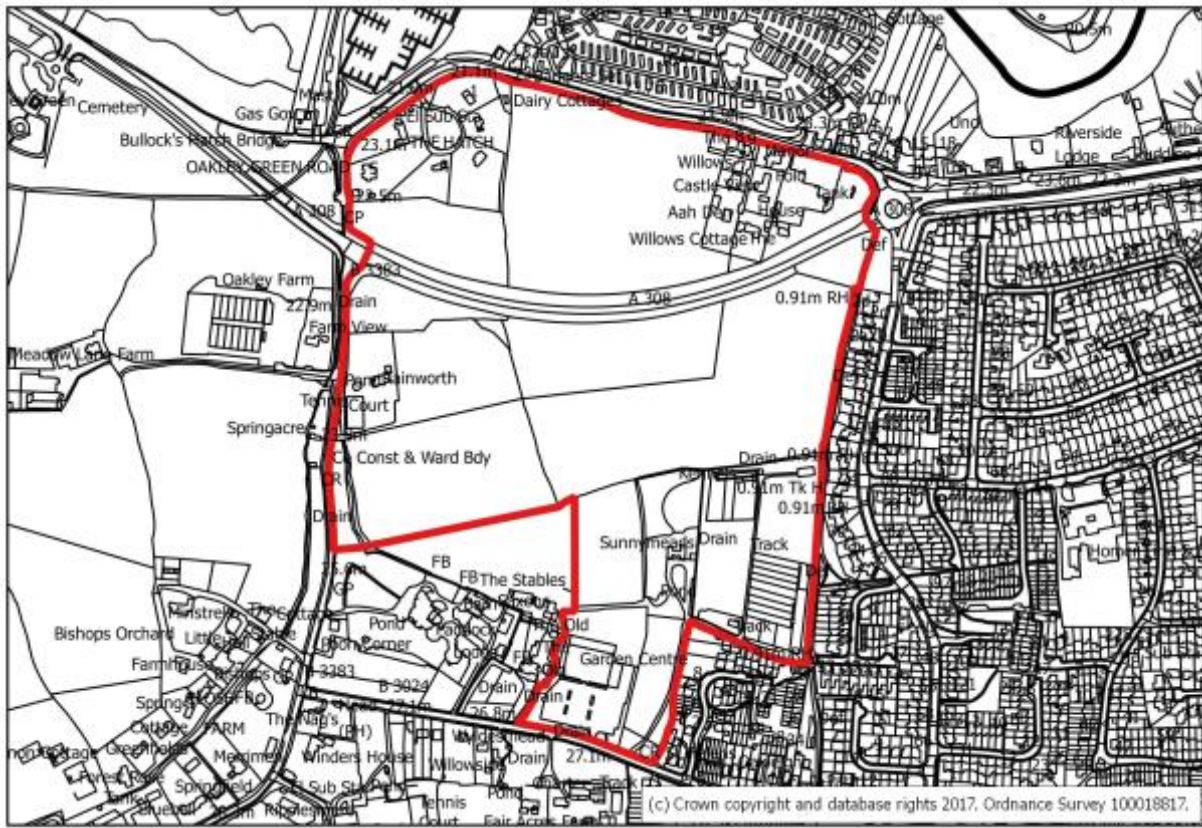
Housing Site Allocation Proformas

HA10: Ascot Centre	
	<ul style="list-style-type: none"> • Designed to be sensitive to the scale and heights of existing properties around the site, and the sloping topography • Designed sensitively to consider the impact of long distance views
Key considerations	<ul style="list-style-type: none"> • On-site infrastructure provision • Ascot race day car and coach parking • Mitigation of the impact of residential development on the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England • Vehicular, cycle and pedestrian access and connectivity • Biodiversity • Sloping topography • Setting and character of Ascot

Table HA10 Ascot Centre

Housing Site Allocation Proformas

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"> • Approximately 450 residential units on Green Belt land • Strategic public open space • Formal pitch provision for football and rugby • Multi-functional community hub • Educational facilities
Site area	<ul style="list-style-type: none"> • 27.76Ha
Requirements	<ul style="list-style-type: none"> • Appropriate edge treatment and transition to the countryside • Provide pedestrian and cycle links through the site to improve connectivity • Protect and enhance public rights of way • Provide appropriate mitigation measures to address the impacts of noise to protect residential amenity • Development to front the A308 • Retain valuable trees where possible, particularly at site boundaries • Improve pedestrian and cycle links between the northern and southern parts of the site • Designed to be of a high quality which supports and enhances local character
Key considerations	<ul style="list-style-type: none"> • Flooding and surface water • Heritage • Landscaping

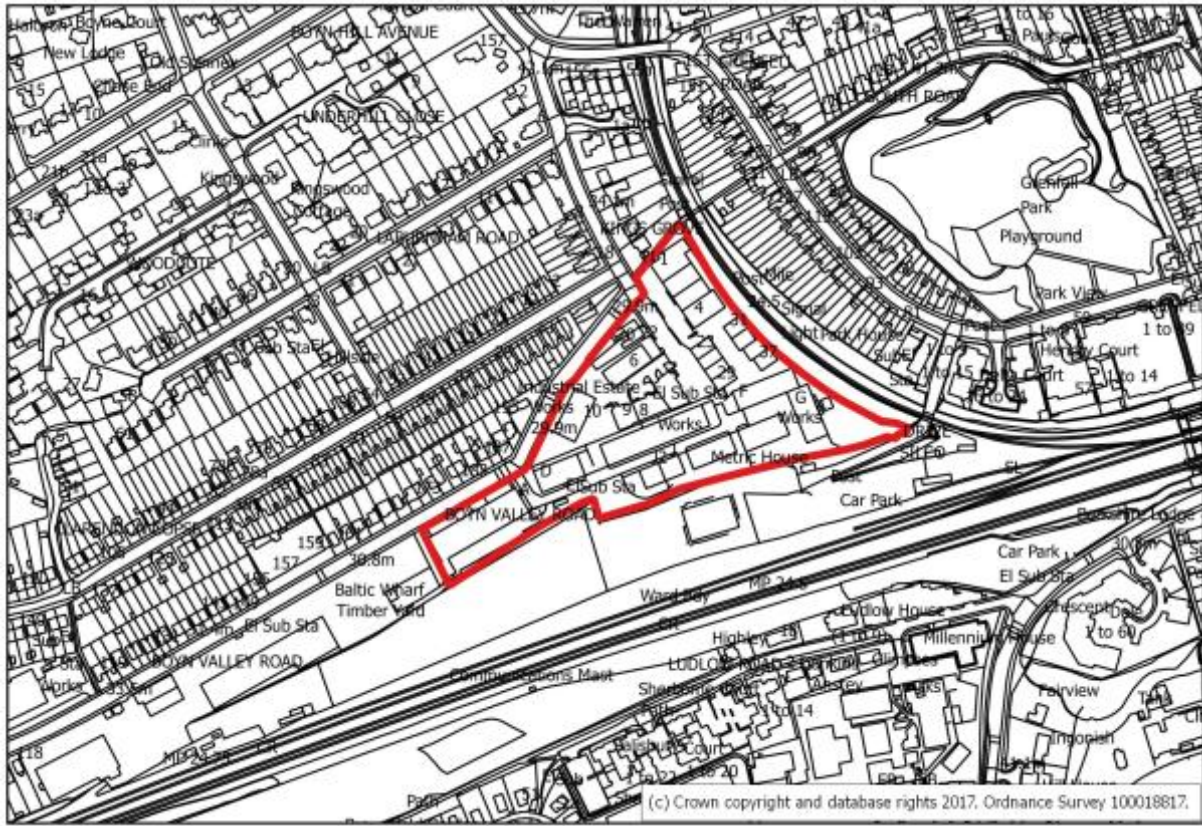
Housing Site Allocation Proformas

HA11: Land west of Windsor, north and south of the A308, Windsor	
	<ul style="list-style-type: none">• On-site infrastructure provision and phasing• Highways• Biodiversity

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

Housing Site Allocation Proformas

HA12: Boyn Valley Industrial Estate, Maidenhead



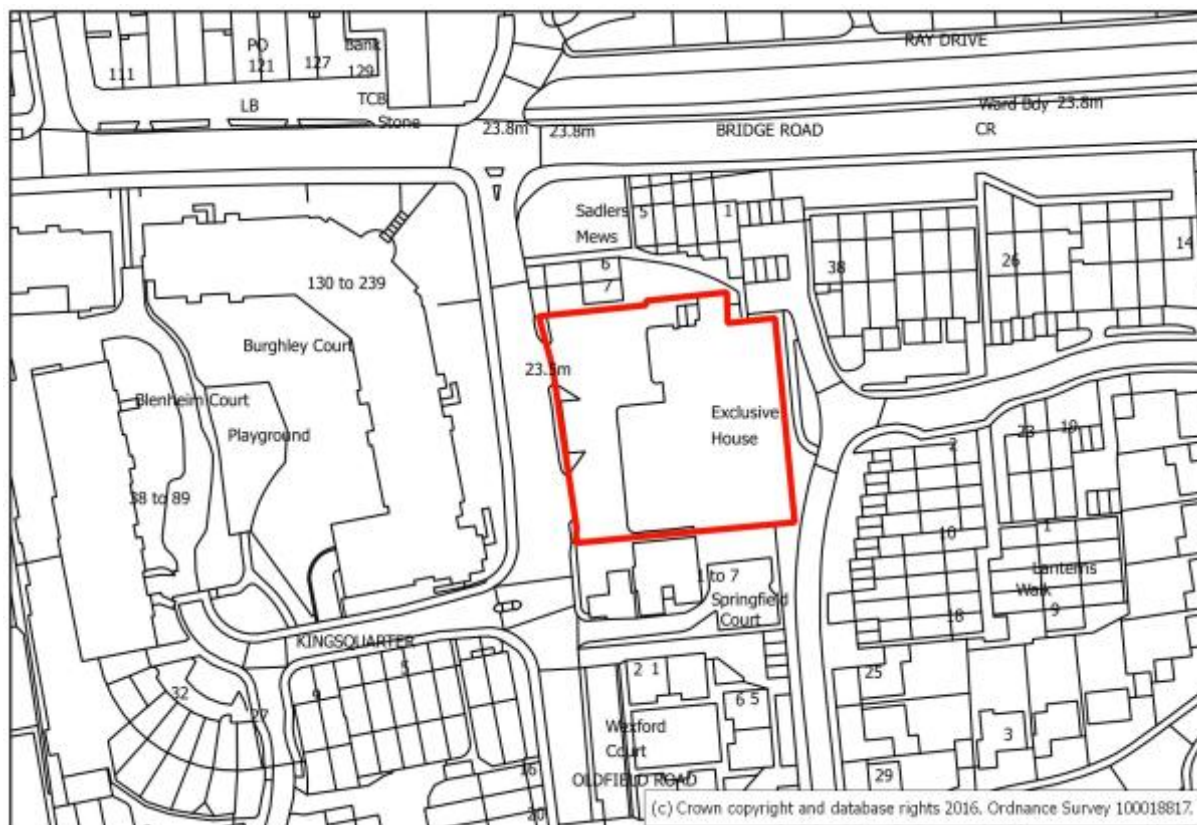
HA12 Boyn Valley Industrial Estate

HA12: Boyn Valley Industrial Estate, Maidenhead	
Allocation	<ul style="list-style-type: none"> Approximately 240 residential units on previously developed land
Site area	<ul style="list-style-type: none"> 2.47Ha
Requirements	<ul style="list-style-type: none"> Provide appropriate green landscaping on to the Boyn Valley Road frontage; retain existing valuable trees Maintain access to the safeguarded area for Crossrail works from Silco Drive Provide appropriate mitigation measures to address the impacts of noise from the railway so as to protect residential amenity Provide pedestrian and cycle links through the site to improve the connectivity between Silco Drive and Boyn Valley Road Provision of appropriate on site public open space
Key considerations	<ul style="list-style-type: none"> Noise Access, including pedestrian and cycle access to the town centre and railway station Topography Development intensity

Table HA12 Boyn Valley Industrial Estate

Housing Site Allocation Proformas

HA13: Exclusive House, Oldfield Road, Maidenhead



Map HA13 Exclusive House, Oldfield Road, Maidenhead

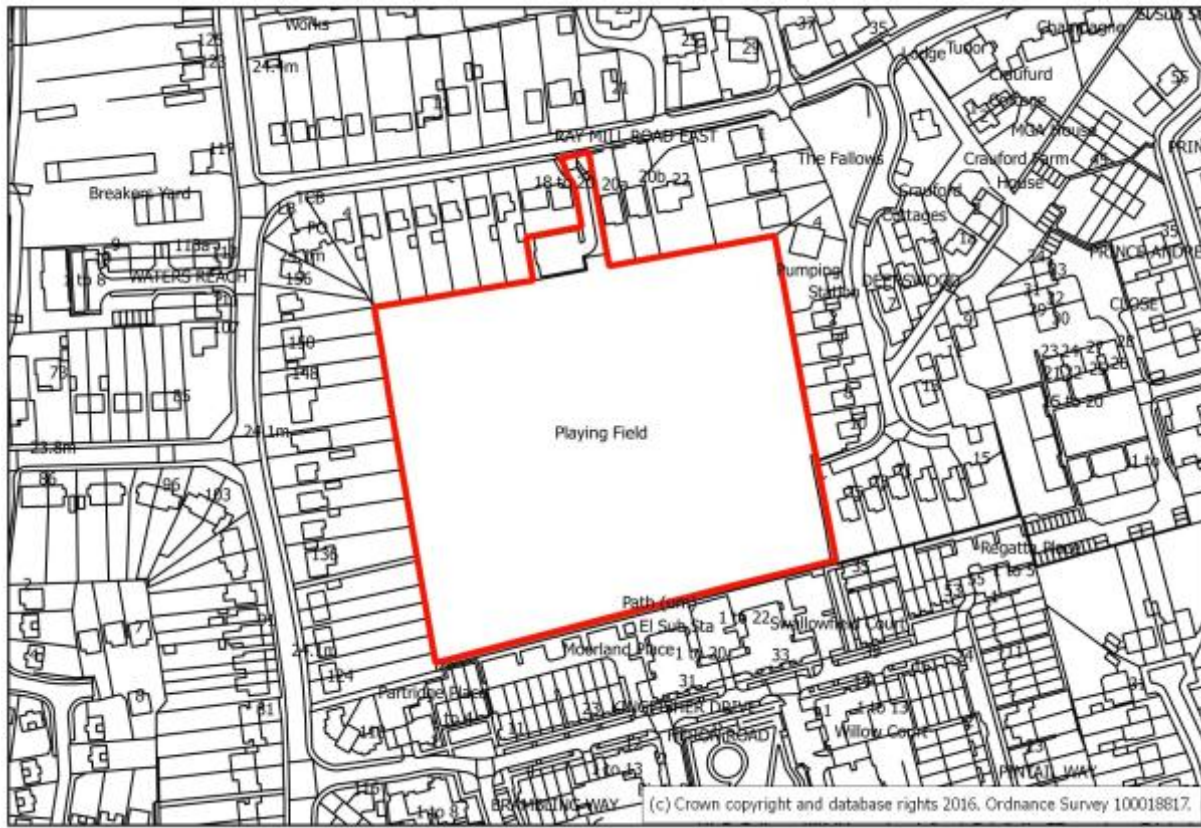
HA13: Exclusive House, Oldfield Road, Maidenhead	
Allocation	<ul style="list-style-type: none"> Approximately 40 residential units on previously developed land
Site area	<ul style="list-style-type: none"> 0.27Ha
Requirements	<ul style="list-style-type: none"> Provide appropriate green landscaping on to the Oldfield Road frontage 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 Designed to be of high quality Designed sensitively to consider the privacy and amenity of neighbouring residential properties Provide appropriate mitigation measures to address the impact of air quality so as to protect residential amenity
Key considerations	<ul style="list-style-type: none"> Access Air quality Impact on neighbouring properties

Table HA13 Exclusive House, Oldfield Road, Maidenhead

Housing Site Allocation Proformas

D

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	<ul style="list-style-type: none"> Approximately 60 residential units on greenfield land
Site area	<ul style="list-style-type: none"> 2.30Ha
Requirements	<ul style="list-style-type: none"> Provision of public open space in areas of high flood risk Designed to be of a high quality which supports the character and function of the area Retain mature trees and hedgerows where possible Provide pedestrian and cycle access onto Ray Mill Road East Retain Public Right of Way along east and southern boundaries Designed sensitively to consider the privacy and amenity of neighbouring residential properties 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
Key considerations	<ul style="list-style-type: none"> Flood risk Open space re-provision/enhancement Access Ecology

Table HA14 Land south of Ray Mill Road East, Maidenhead

Housing Site Allocation Proformas

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	<ul style="list-style-type: none"> Approximately 45 residential units on previously developed land
Site area	<ul style="list-style-type: none"> 0.28Ha
Requirements	<ul style="list-style-type: none"> Designed sensitively to consider the privacy and amenity of neighbouring potential residential properties
Key considerations	<ul style="list-style-type: none"> Topography Access Design

Table HA15 Middlehurst, 90-103 Boyn Valley Road

Housing Site Allocation Proformas

D

HA16: Osbornes Garage, 55 St Marks Road, Maidenhead



Map HA16 Osbornes Garage

HA16: Osbornes Garage, 55 St Marks Road Maidenhead	
Allocation	<ul style="list-style-type: none"> Approximately 20 residential units on previously developed land
Site area	<ul style="list-style-type: none"> 0.49Ha
Requirements	<ul style="list-style-type: none"> Designed to be of a high quality which supports the character of the area Designed sensitively to consider the privacy and amenity of neighbouring residential properties Provide appropriate green landscaping to St Marks Road
Key considerations	<ul style="list-style-type: none"> Design Character and streetscene Topography Access

Table HA16 Osbornes Garage

Housing Site Allocation Proformas

HA17: Tectonic Place, Holyport Road, Maidenhead



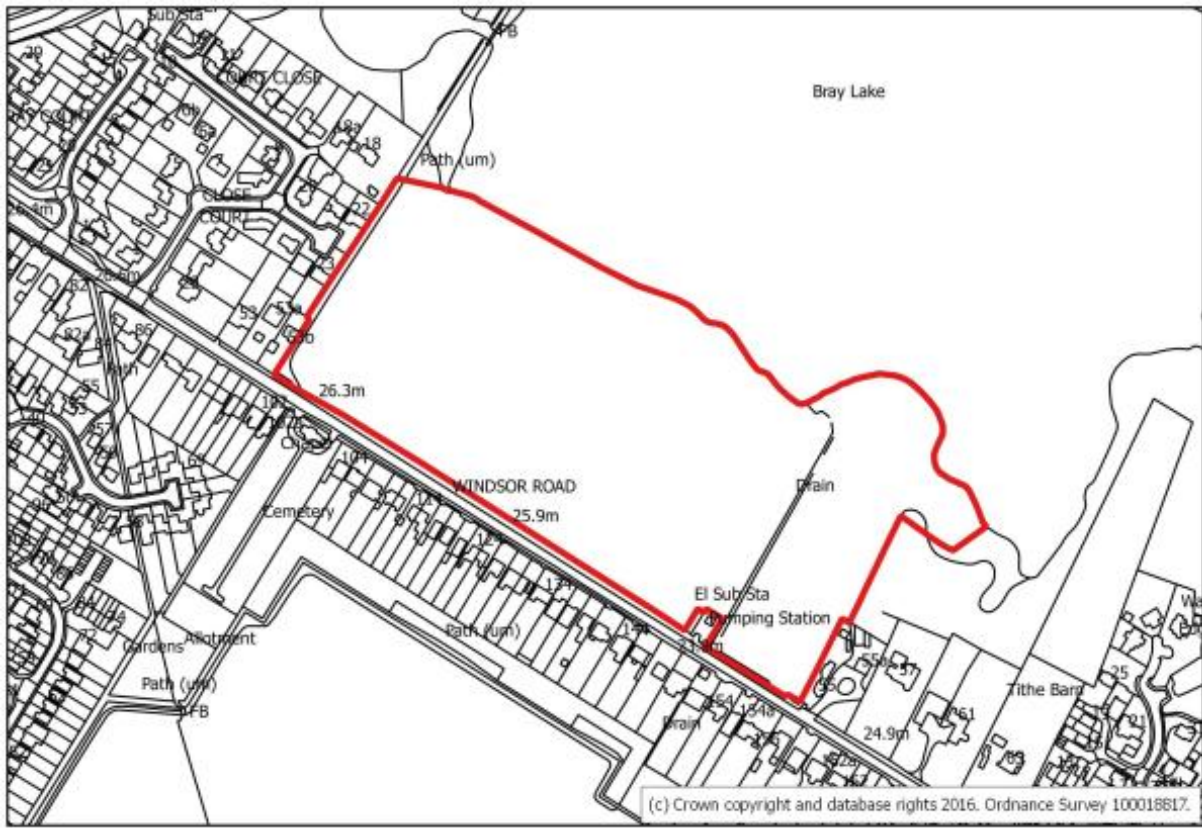
Map HA17 Tectonic Place, Holyport Road

HA17: Tectonic Place, Holyport Road, Maidenhead	
Allocation	<ul style="list-style-type: none"> Approximately 25 residential units on previously developed land
Site area	<ul style="list-style-type: none"> 0.65Ha
Requirements	<ul style="list-style-type: none"> Designed to be of a high quality which supports the character of a residential area Designed sensitively to consider the privacy and amenity of neighbouring residential properties Retain valuable trees where possible, particularly at site boundaries
Key considerations	<ul style="list-style-type: none"> Design Character and streetscene Access Air quality

Table HA17 Tectonic Place, Holyport Road, Maidenhead

Housing Site Allocation Proformas

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



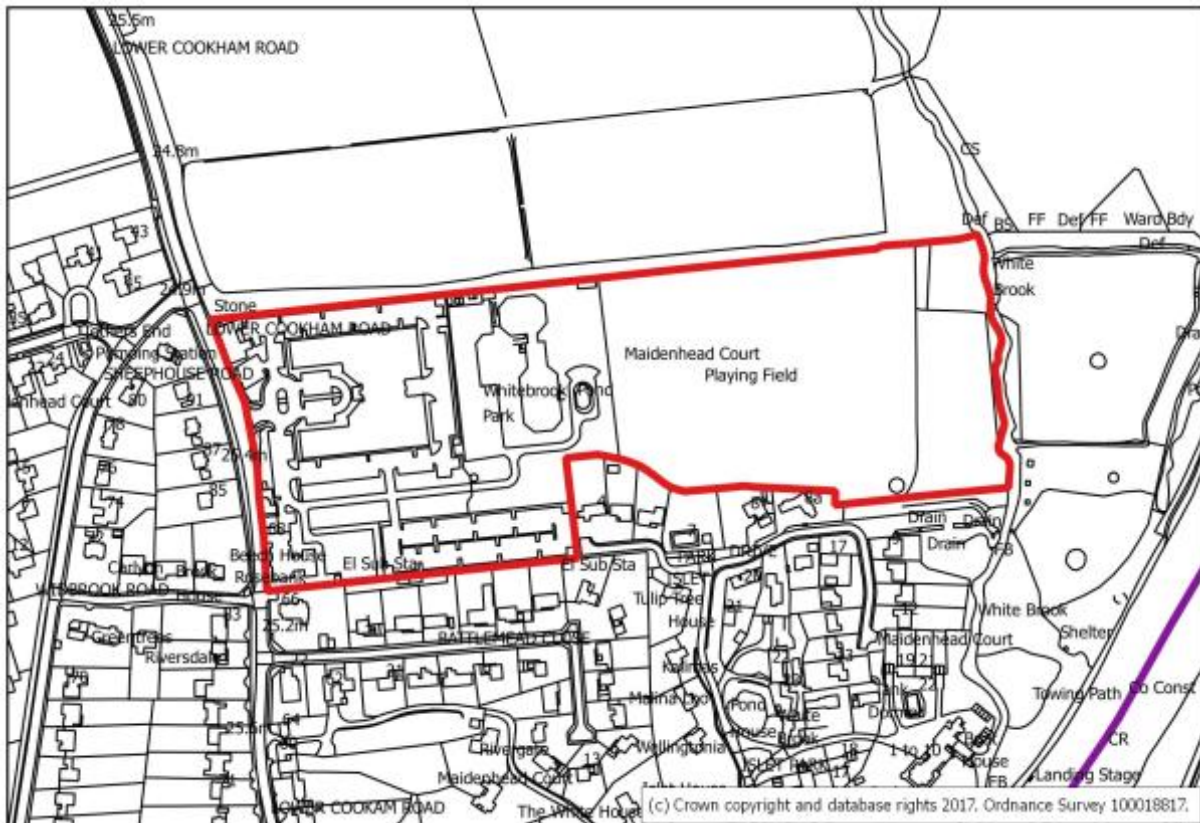
Map HA18 Land between Windsor Road and Bray Lake

HA18: Land between Windsor Road and Bray Lake, south of Maidenhead	
Allocation	<ul style="list-style-type: none"> • Approximately 100 residential units on Green Belt land • Relocation of Thames Hospice
Site area	<ul style="list-style-type: none"> • 7.42Ha
Requirements	<ul style="list-style-type: none"> • Designed to be high quality with appropriate edge treatment to lake • Achieve flood risk betterment on site by moving/reducing the footprint of building, and incorporating appropriate flood risk reduction measures • Provide appropriate mitigation measures to address the impacts of noise from the Windsor Road so to protect residential amenity • Link to permitted path around the lake • Designed sensitively to consider the impact of long distance views • Retain valuable trees and hedgerows, particularly at site boundaries
Key considerations	<ul style="list-style-type: none"> • Flooding • Access • Air quality • Ecology/protected species

Table HA18 Land between Windsor Road and Bray Lake

D Housing Site Allocation Proformas

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



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"> • Approximately 175 residential units, on some areas of Green Belt land • Plots for self build/custom housing
Site area	<ul style="list-style-type: none"> • 8.12Ha
Requirements	<ul style="list-style-type: none"> • Retain valuable trees where possible, particularly at site boundaries • 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 • Appropriate edge treatment and transition to the countryside • Designed to be of high quality • Provision of on-site public open space • Facilitate recreational access to Thames Path
Key considerations	<ul style="list-style-type: none"> • Flooding • Access • Design and character • Biodiversity

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

Housing Site Allocation Proformas

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



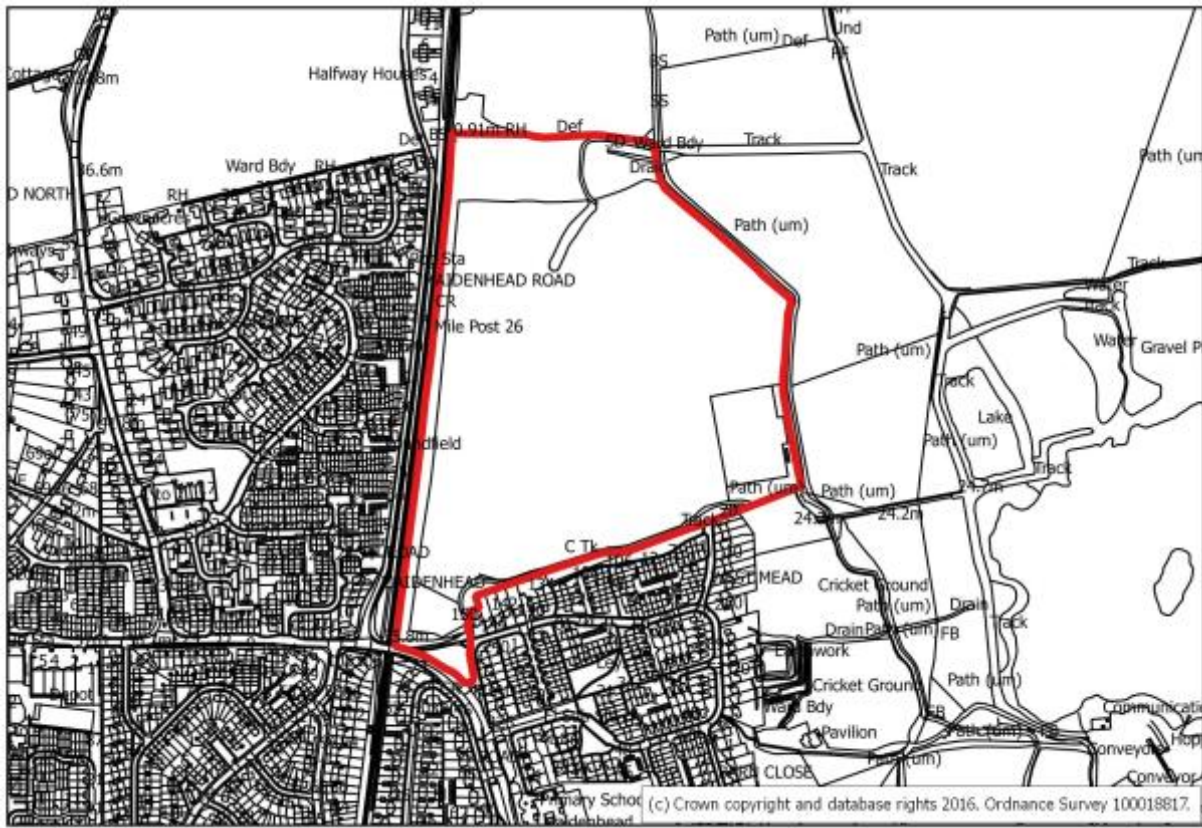
Map HA20 Land east of Woodlands Park Avenue and north of Woodlands Business Park

HA20: Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead	
Allocation	<ul style="list-style-type: none"> • Approximately 300 residential units on Green Belt land • Strategic public open space • Sports pitches
Site area	<ul style="list-style-type: none"> • 16.69Ha
Requirements	<ul style="list-style-type: none"> • Retain valuable trees where possible, particularly at site boundaries • Appropriate edge treatment and transition to the countryside • Designed sensitively to conserve and enhance the setting of nearby listed building • Provide pedestrian and cycle links through the site • Development to front Woodlands Park Avenue • Connect to Public Rights of Way network
Key considerations	<ul style="list-style-type: none"> • Heritage • Landscape • Biodiversity

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

Housing Site Allocation Proformas

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



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

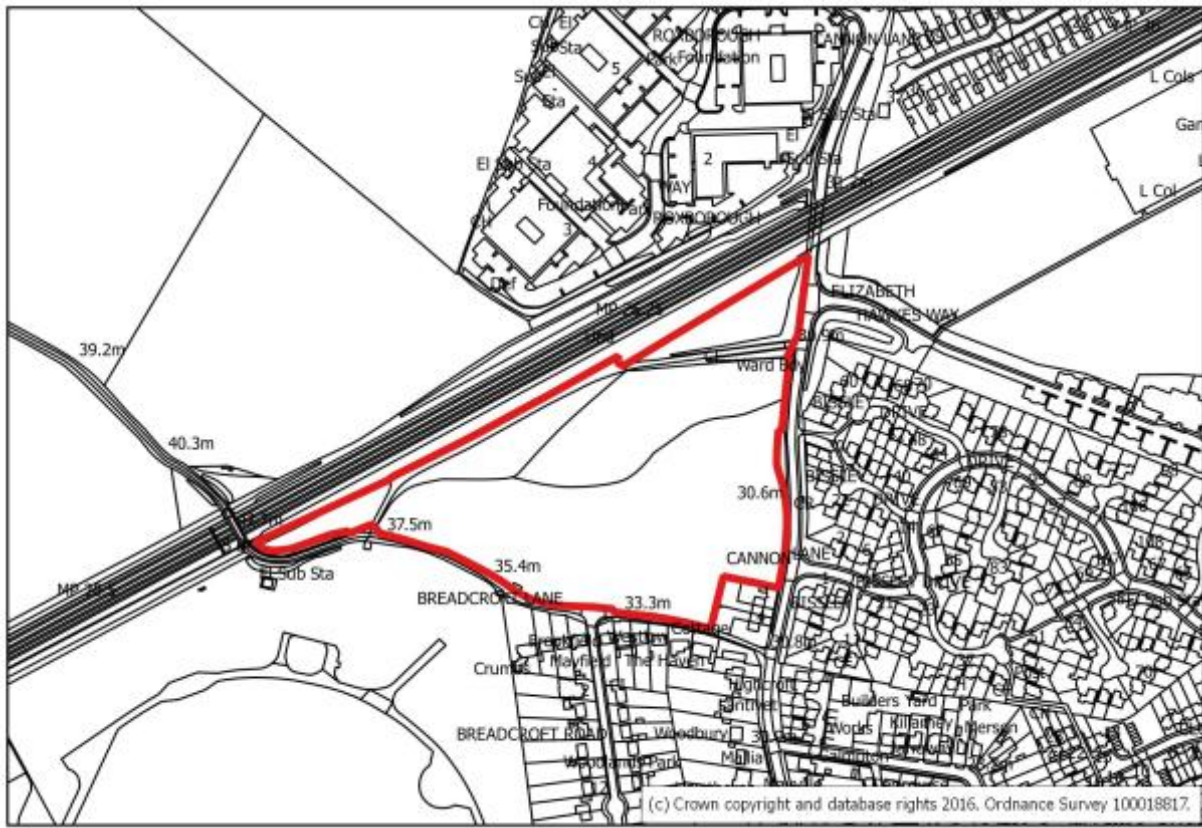
HA21: Land known as Spencer's Farm, north of Lutman Lane, Maidenhead	
Allocation	<ul style="list-style-type: none"> • Approximately 300 residential units on Green Belt land • Educational facilities and associated pitches
Site area	<ul style="list-style-type: none"> • 19.94Ha
Requirements	<ul style="list-style-type: none"> • Retain existing football pitch and provide changing facilities • Consider providing junior football pitch • Appropriate edge treatment and transition to the countryside • Connectivity to the Public Rights of Way network • Provide appropriate mitigation measures to address the impacts of noise from the railway line so to protect residential amenity
Key considerations	<ul style="list-style-type: none"> • Topography • Flooding and surface water • Access • Biodiversity

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

Housing Site Allocation Proformas

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



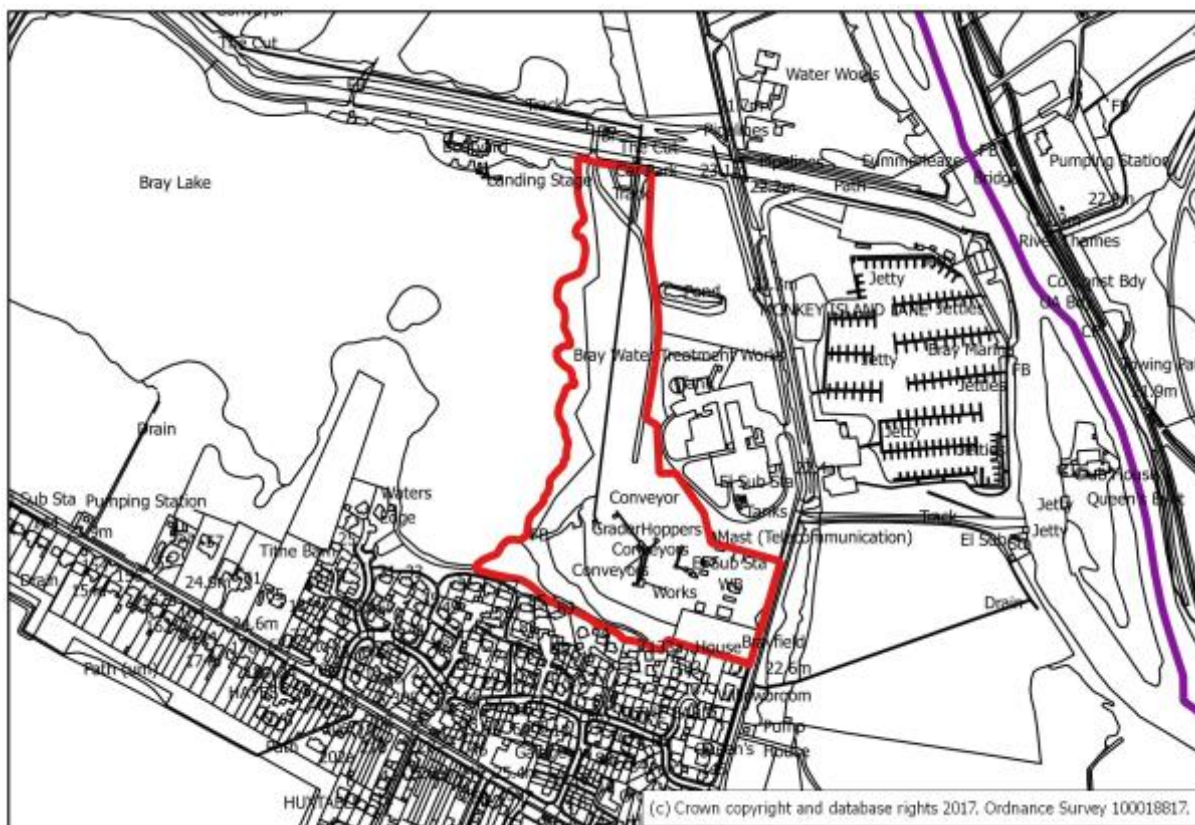
Map HA22 Land north of Breadcroft Lane and south of the railway line

HA22: Land north of Breadcroft Lane and south of the railway line, Maidenhead	
Allocation	<ul style="list-style-type: none"> Approximately 100 residential units on Green Belt land
Site area	<ul style="list-style-type: none"> 3.88Ha
Requirements	<ul style="list-style-type: none"> Retain access point to the railway tracks for Network Rail Provide appropriate mitigation measures to address the impacts of noise from the railway line so to protect residential amenity Retain valuable trees where possible, particularly at site boundaries Designed to be of a high quality which supports the character of the area Connectivity to the Public Rights of Way network
Key considerations	<ul style="list-style-type: none"> Noise Access Ecology Biodiversity

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

Housing Site Allocation Proformas

HA23: Land west of Monkey Island Lane, Maidenhead



HA23 Land west of Monkey Island Lane, Maidenhead

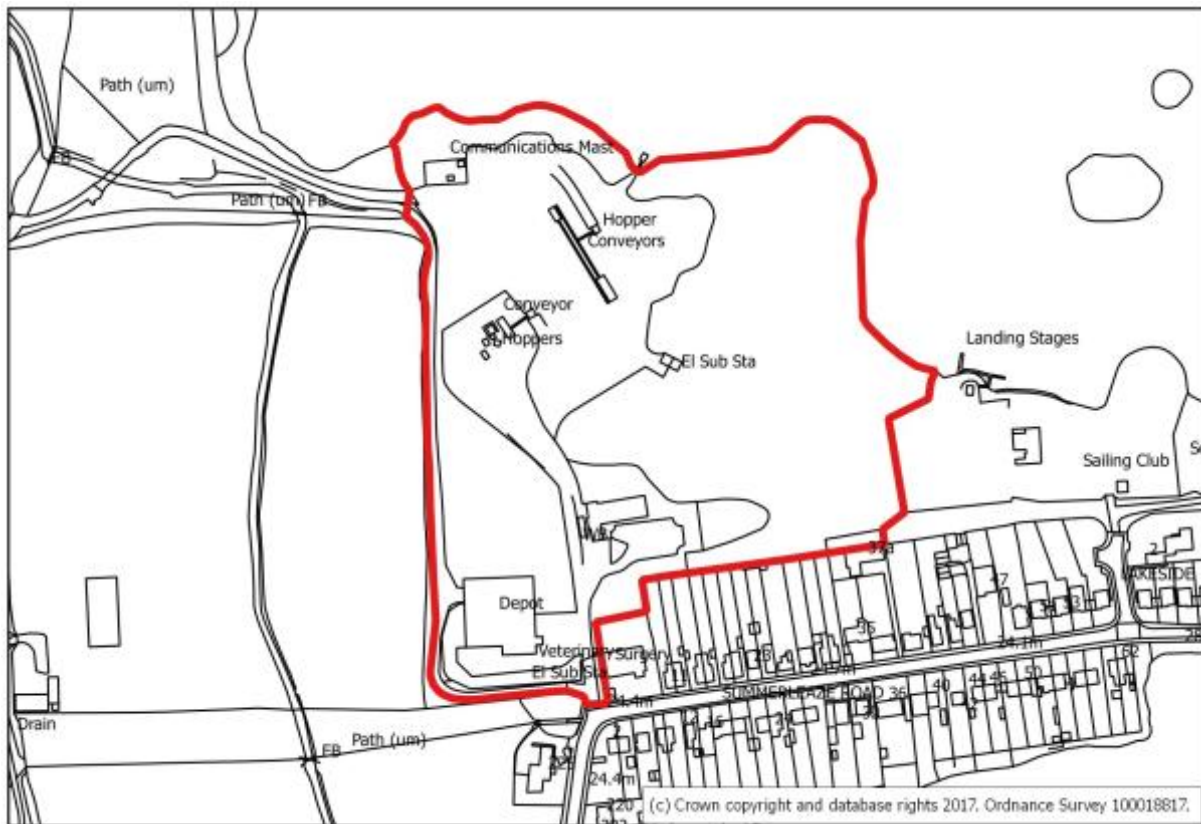
HA23: Land west of Monkey Island Lane, Maidenhead	
Allocation	<ul style="list-style-type: none"> Approximately 100 residential units on Green Belt land
Site area	<ul style="list-style-type: none"> 6.69Ha
Requirements	<ul style="list-style-type: none"> Provide an appropriate solution for addressing the possible contamination of the site Connect to Public Rights of Way network Retain valuable trees where possible, particularly at site boundaries 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 Designed sensitively to conserve biodiversity of the area Appropriate edge treatment and transition to the countryside and lake Designed sensitively to consider the impact on long distance views Link to permitted path around lake
Key considerations	<ul style="list-style-type: none"> Access Flooding Ecology/protected species Air quality

Table HA23 Land west of Monkey Island Lane, Maidenhead

Housing Site Allocation Proformas

D

HA24: Summerleaze, Summerleaze Road, Maidenhead



Map HA24 Summerleaze, Summerleaze Road, Maidenhead

HA24: Summerleaze, Summerleaze Road, Maidenhead	
Allocation	<ul style="list-style-type: none"> Approximately 130 residential units on Green Belt land
Site area	<ul style="list-style-type: none"> 6.20Ha
Requirements	<ul style="list-style-type: none"> Provide suitable mitigation for development located in Flood Zone 3a 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 Maintain and enhance the existing tree belt around the perimeter of the site Designed sensitively to consider long distance views across Summerleaze Lake Maintain and enhance the existing Public Right of Way Designed sensitively to conserve biodiversity of the area Provide an appropriate solution for addressing the possible contamination of the site Appropriate edge treatment and transition to the countryside Improve connectivity to leisure/recreational provision at Summerleaze Park
Key considerations	<ul style="list-style-type: none"> Biodiversity Access

Housing Site Allocation Proformas

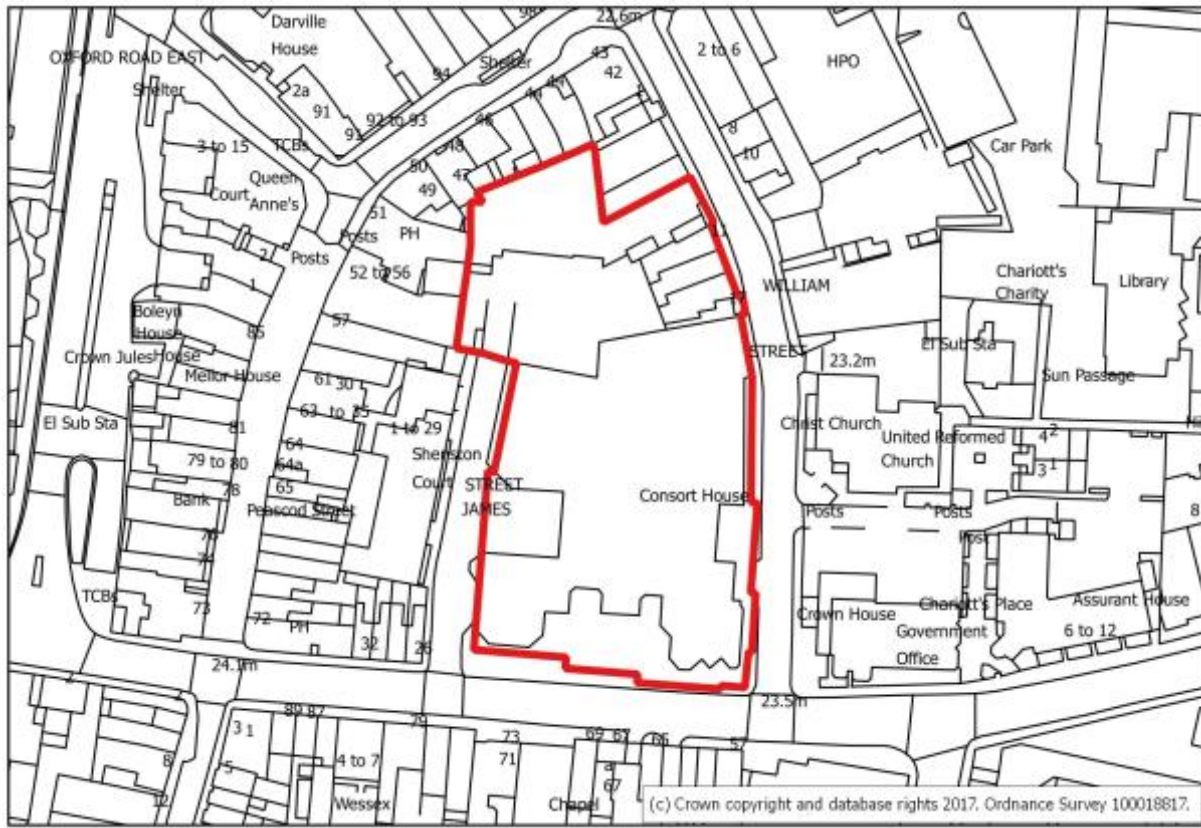
HA24: Summerleaze, Summerleaze Road, Maidenhead	
	<ul style="list-style-type: none">• Flooding• Contamination/remediation

Table HA24 Summerleaze, Summerleaze Road, Maidenhead

Housing Site Allocation Proformas

D

HA25: Minton Place, Victoria Street, Windsor



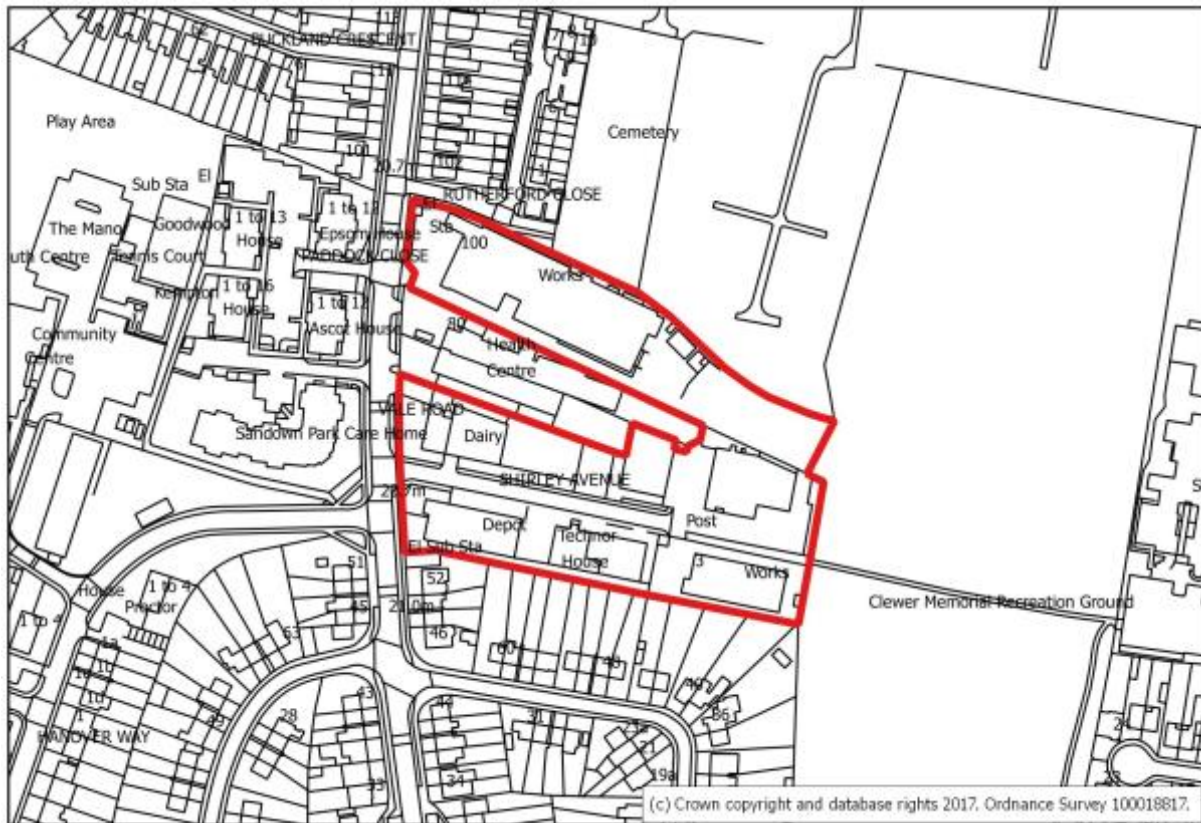
Map 1 HA25 Minton Place, Victoria Street, Windsor

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

Table HA25 Minton Place, Victoria Street, Windsor

Housing Site Allocation Proformas

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



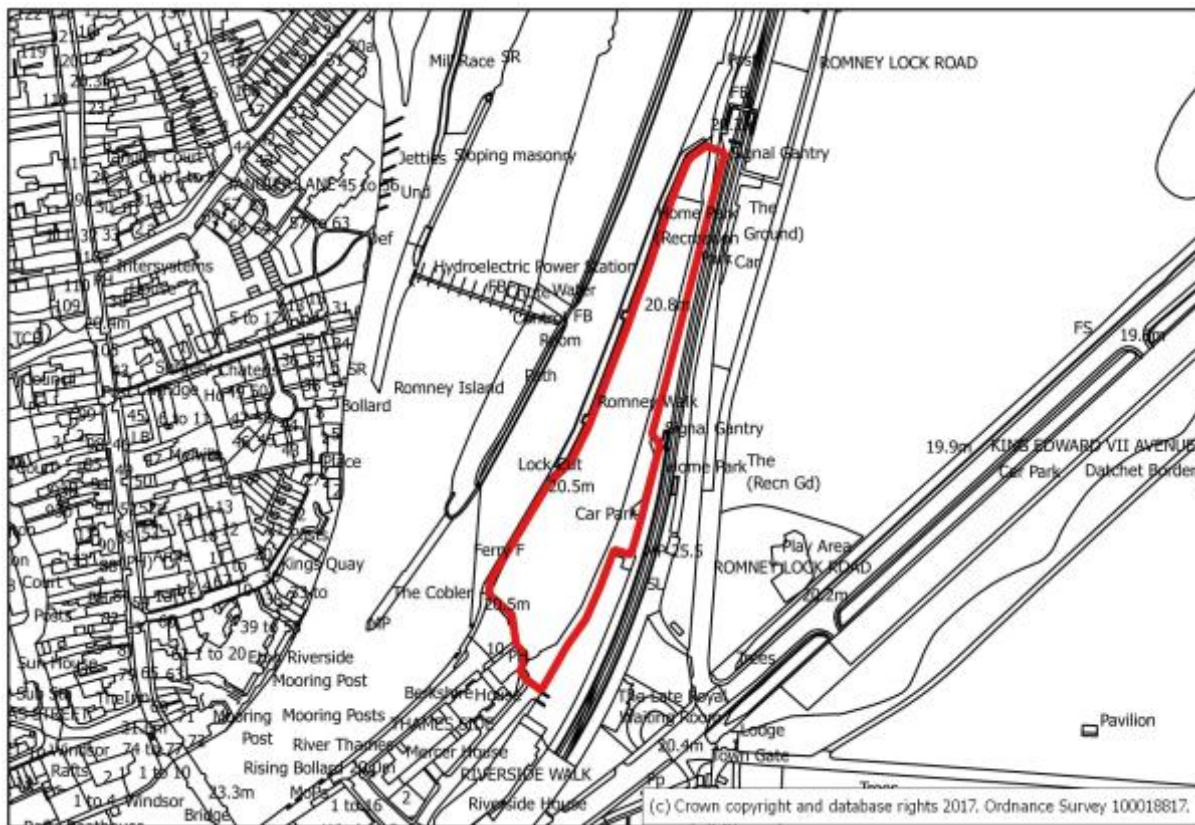
HA26 Shirley Avenue (Vale Road Industrial Estate), Windsor

HA26: Shirley Avenue (Vale Road Industrial Estate), Windsor	
Allocation	<ul style="list-style-type: none"> Approximately 80 residential units as part of a mixed use site on previously developed land
Site area	<ul style="list-style-type: none"> 1.58Ha
Requirements	<ul style="list-style-type: none"> Provide public open space on-site 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 Retain and enhance pedestrian and cycle access to Clewer Memorial Recreation Ground Designed to be of a high quality Provide pedestrian, cycle and vehicular access onto Vale Road Provide appropriate soft landscaping
Key considerations	<ul style="list-style-type: none"> Potential contamination and remediation Flood risk Access Design Community facility Noise

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

Housing Site Allocation Proformas

HA28: Windsor and Eton Riverside Station Car Park



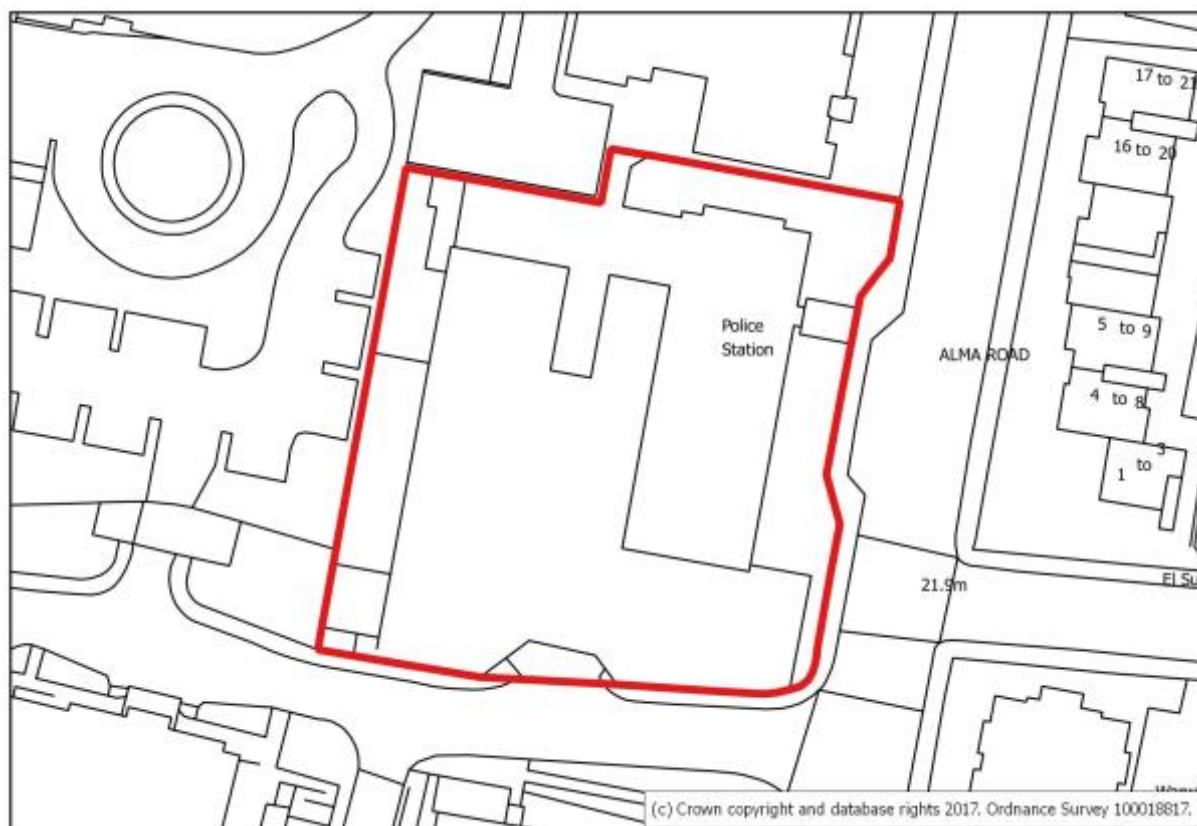
HA28 Windsor and Eton Riverside Station Car Park

HA28: Windsor and Eton Riverside Station Car Park	
Allocation	<ul style="list-style-type: none"> Approximately 30 residential units on previously developed land
Site area	<ul style="list-style-type: none"> 0.86Ha
Requirements	<ul style="list-style-type: none"> Retain or reprovide car parking Designed sensitively to consider the impact on long distance views, including from the River Thames Designed to be of a high quality which supports the character and function of Windsor, and the Town Centre Conservation Area Designed to be sensitive to the scale and heights of existing properties around the site, and its location in Windsor Retain trees along river frontage to provide a green corridor along the River Thames
Key considerations	<ul style="list-style-type: none"> Heritage Design Flooding Noise Operational railway Access to the River Thames and Thames Path

Table HA28 Windsor and Eton Riverside Station car park

Housing Site Allocation Proformas

HA29: Windsor Police Station, Alma Road, Windsor



HA29 Windsor Police Station, Alma Road, Windsor

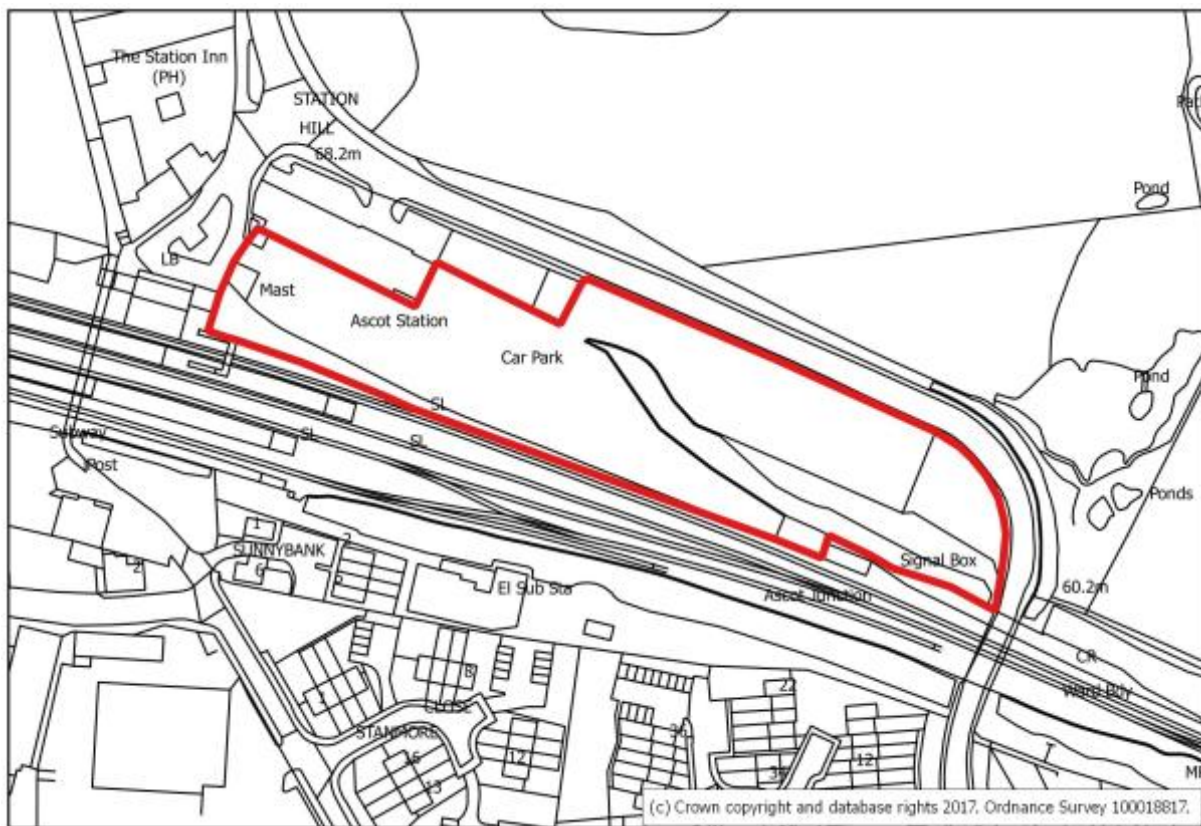
HA29: Windsor Police Station	
Allocation	<ul style="list-style-type: none"> Approximately 35 residential units on previously developed land
Site area	<ul style="list-style-type: none"> 0.32Ha
Requirements	<ul style="list-style-type: none"> Provide appropriate green landscaping to the Alma Road frontage 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 Designed to be of high quality Retain the valuable trees in proximity to the south west boundary Pedestrian and cycle links to Recreation Ground
Key considerations	<ul style="list-style-type: none"> Access Trees and hedgerows Heritage Noise

Table HA29 Windsor Police Station

Housing Site Allocation Proformas

D

HA30: Ascot Station Car Park



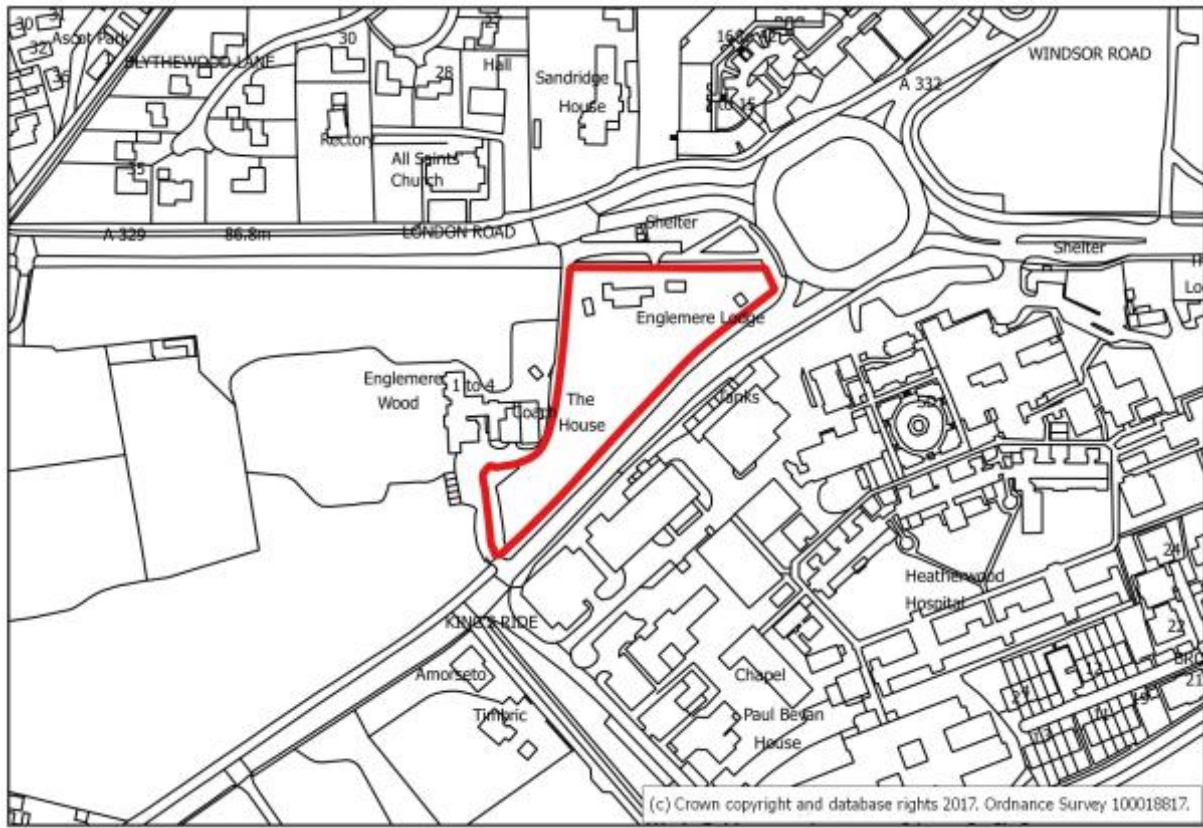
Map HA30 Ascot Station Car Park

HA30: Ascot Station Car Park	
Allocation	<ul style="list-style-type: none"> Approximately 35 residential units on previously developed Green Belt land Car parking
Site area	<ul style="list-style-type: none"> 1.14Ha
Requirements	<ul style="list-style-type: none"> Provide an increase in the amount of public car parking currently available 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 Retain mature trees where possible Designed sensitively to enhance the gateway into Ascot Provide improvements to the quality of the public realm Enhanced pedestrian and cycle access into and through the station from Station Hill Designed sensitively to consider the impact on long distance views Provide appropriate mitigation measure to address the impact on noise and air quality from the railway so to protect residential amenity
Key considerations	<ul style="list-style-type: none"> Car parking Noise Railway station access

Table HA30 Ascot Station Car Park

Housing Site Allocation Proformas

HA31: Englemere Lodge, London Road, Ascot



HA31 Englemere Lodge, London Road, Ascot

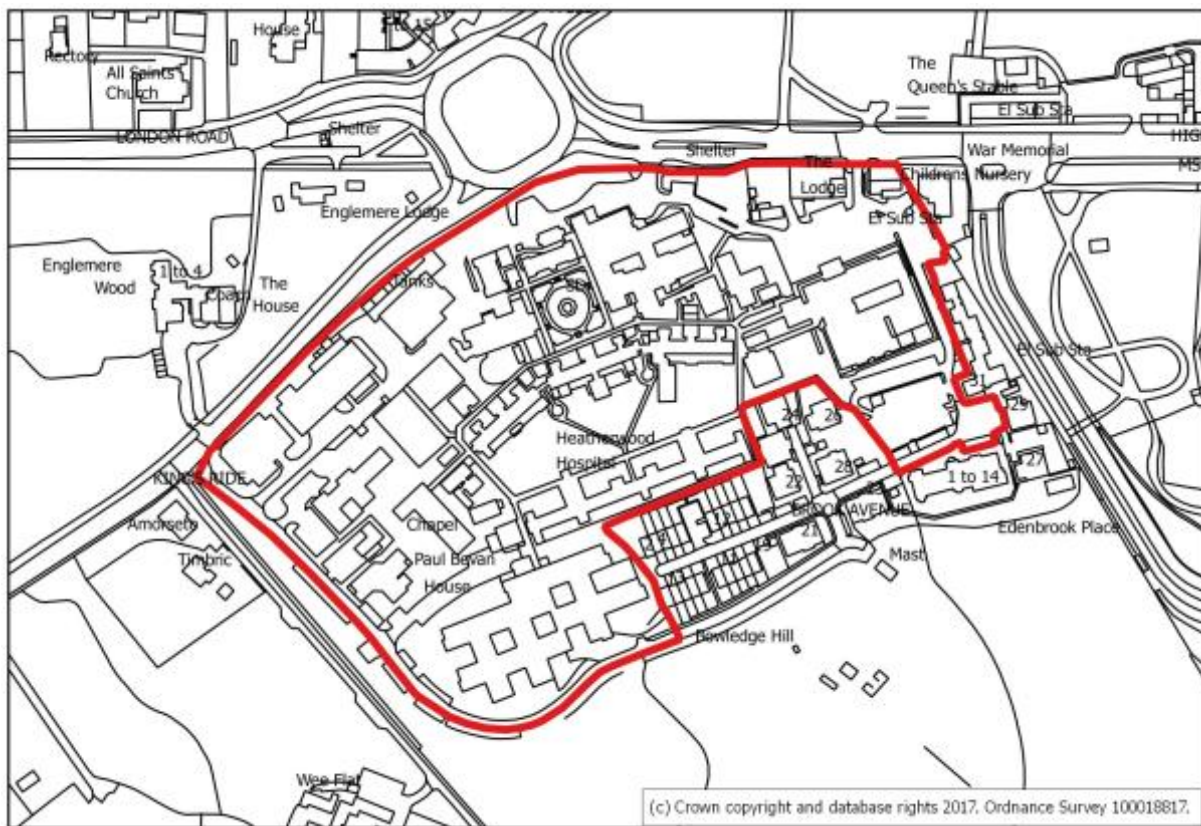
HA31: Englemere Lodge, London Road, Ascot	
Allocation	<ul style="list-style-type: none"> • Approximately 10 residential units on Green Belt land
Site area	<ul style="list-style-type: none"> • 0.65Ha
Requirements	<ul style="list-style-type: none"> • Retain valuable trees where possible, particularly at site boundaries • Designed sensitively to enhance the gateway into Ascot • Designed to be of a high quality which supports the character of Ascot • Designed sensitively to consider the impact on long distance views, including from surrounding highways
Key considerations	<ul style="list-style-type: none"> • Trees • Design • Access • Noise

Table HA31 Englemere Lodge, London Road, Ascot

Housing Site Allocation Proformas

D

HA32: Heatherwood Hospital, Ascot



HA32 Heatherwood Hospital, Ascot

HA32: Heatherwood Hospital, Ascot	
Allocation	<ul style="list-style-type: none"> Approximately 250 residential units (in addition to retained health use) on previously developed Green Belt land
Site area	<ul style="list-style-type: none"> 6.95Ha
Requirements	<ul style="list-style-type: none"> 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 Provision of hospital facilities Provision of on site public open space in accordance with standards Provide a landscape buffer to the woodland south of the site Designed sensitively to conserve biodiversity of the area Enhance the setting of the Scheduled Ancient Monument by a landscape buffer Provide pedestrian and cycle access into and through the site Ensure vehicular access utilises the existing junctions on Kings Road and High Street Provide an appropriate solution for addressing the possible contamination of the site Provide appropriate mitigation measures to address the impacts of noise from Kings Ride and High Street so to protect residential amenity

Housing Site Allocation Proformas

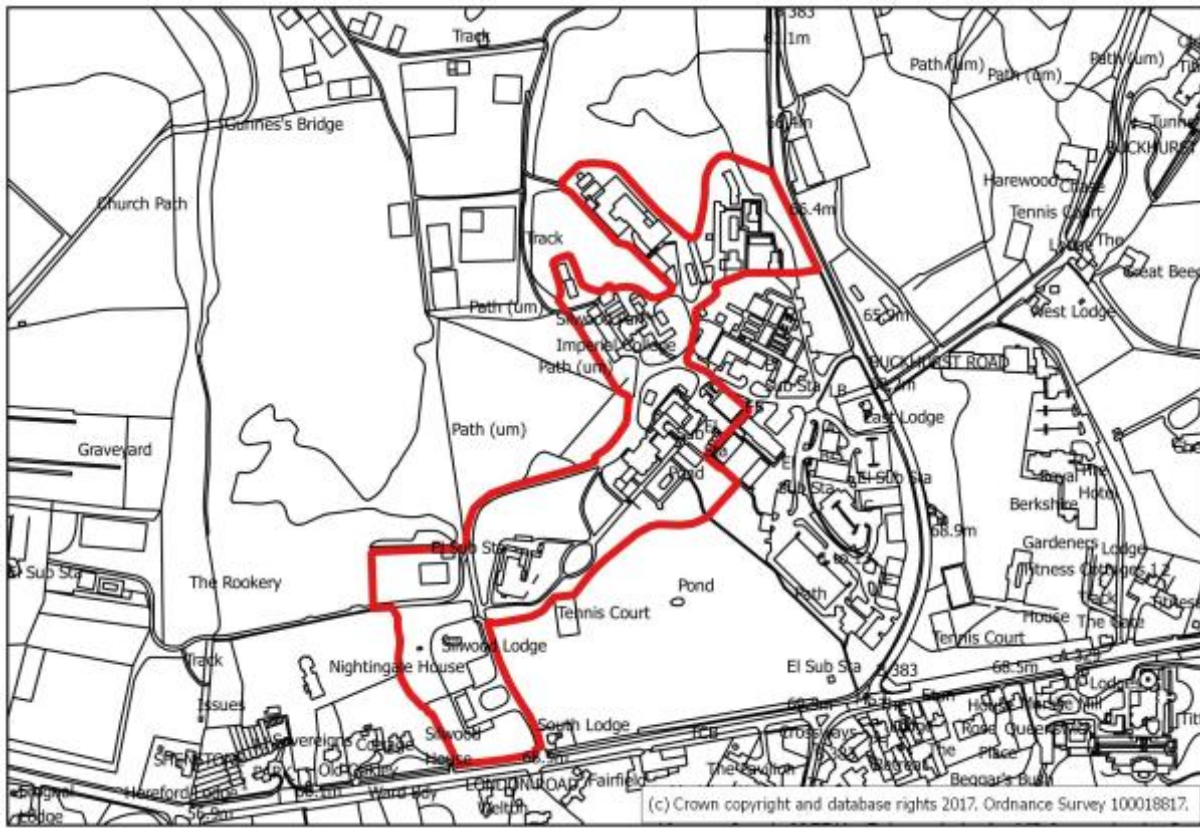
HA32: Heatherwood Hospital, Ascot	
Key considerations	<ul style="list-style-type: none"> • Biodiversity • Heritage • Health facilities • SANG • Trees • Topography • Access • Rights of Way Improvement Plan

Table HA32 Heatherwood Hospital, London Road, Ascot

Housing Site Allocation Proformas

D

HA33: Silwood Park, Sunningdale



HA33 Silwood Park

HA33: Silwood Park, Sunningdale	
Allocation	<ul style="list-style-type: none"> Approximately 75 residential units on Green Belt land
Site area	<ul style="list-style-type: none"> 7.12Ha
Requirements	<ul style="list-style-type: none"> Conservation Management Plan Retain valuable trees where possible, particularly at site boundaries 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 Designed sensitively to conserve biodiversity of the area Designed sensitively to conserve and enhance the setting of listed buildings and non designated heritage assets Appropriate edge treatment and transition to the countryside Provide pedestrian and cycle links through the site to improve connectivity and new bridleway

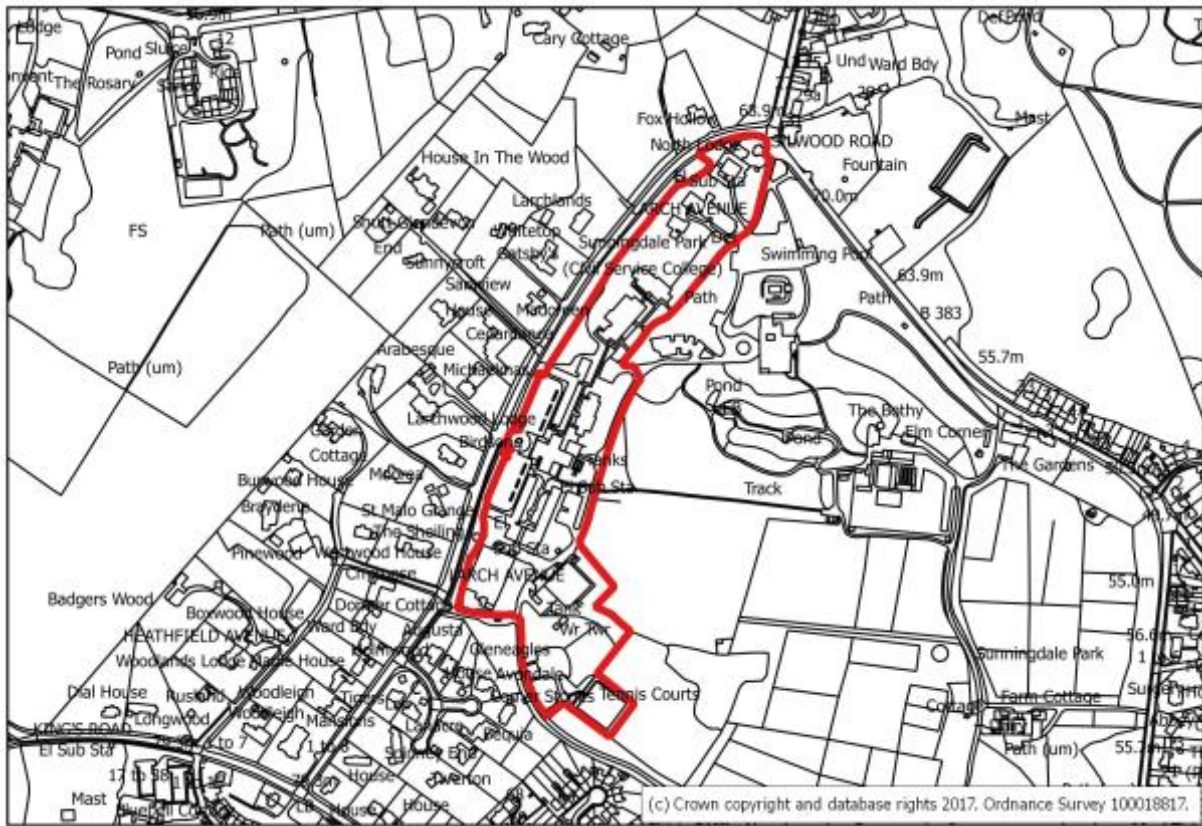
Housing Site Allocation Proformas

HA33: Silwood Park, Sunningdale	
Key considerations	<ul style="list-style-type: none"> • Ecology/protected species • SANG • Design • Ancient woodland • Heritage • Rights of Way Improvement Plan • Contamination • Notifiable hazard zone

Table HA33 Silwood Park

Housing Site Allocation Proformas

HA34: Sunningdale Park, Sunningdale



HA34 Sunningdale Park, Sunningdale

HA34: Sunningdale Park, Sunningdale	
Allocation	<ul style="list-style-type: none"> Approximately 230 residential units which may include specialist accommodation for older people on Green Belt land
Site area	<ul style="list-style-type: none"> 4.83Ha
Requirements	<ul style="list-style-type: none"> Heritage Management Plan 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. Designed sensitively to conserve and where possible enhance the biodiversity of the area Designed sensitively to preserve and enhance the setting of listed buildings and non designated heritage assets Retain mature trees and hedgerows Enhance the setting of the historic park and garden of Sunningdale Park Enhance the setting of the Grade II Listed Northcote House Provide pedestrian and cycle access from Larch Avenue and new routes through the site to Sunningdale village and Sunningdale Railway Station
Key considerations	<ul style="list-style-type: none"> Biodiversity

Housing Site Allocation Proformas

HA34: Sunningdale Park, Sunningdale	
	<ul style="list-style-type: none"> • Heritage • Ecology/protected species • Trees/ancient woodland • Topography • Access • Rights of Way Improvement Plan • Notifiable hazard zone

Table HA34 Sunningdale Park, Sunningdale

Housing Site Allocation Proformas

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HA35: Gas holder site, Bridge Road, Sunninghill



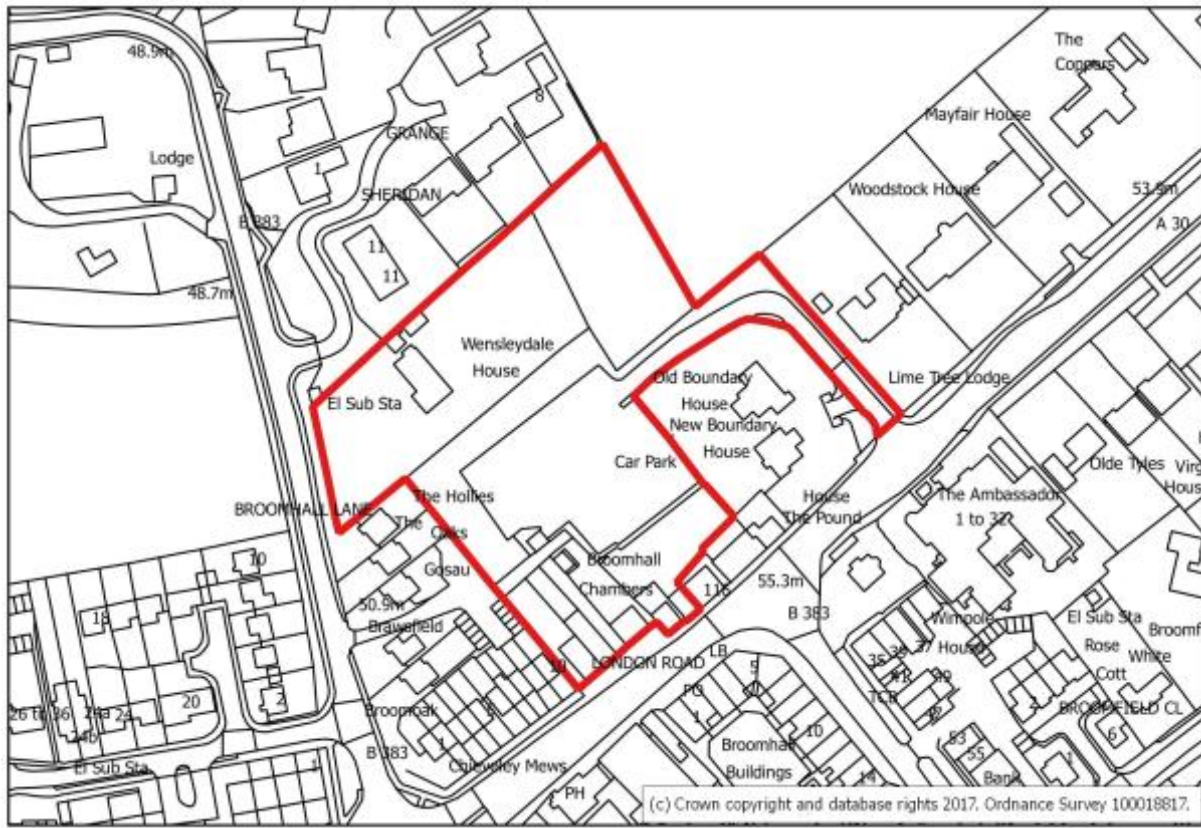
Gas holder site, Bridge Road, Sunninghill

HA35: Gas holder site, Bridge Road, Sunninghill	
Allocation	<ul style="list-style-type: none"> Approximately 53 residential units on previously developed land
Site area	<ul style="list-style-type: none"> 2.41Ha
Requirements	<ul style="list-style-type: none"> Retain existing mature trees Provide appropriate mitigation measure to address the impact of noise and air quality from the railway Preserve and enhance the green corridor adjacent to the railway line Provide an appropriate solution for addressing the possible contamination of the site Enhance vehicular access to Bridge Road and High Street Provide pedestrian and cycle access to Bridge Road and High Street Designed sensitively to conserve biodiversity of the area
Key considerations	<ul style="list-style-type: none"> Access Contamination Trees Topography Noise

Table HA35 Gas holder site, Bridge Road, Sunninghill

Housing Site Allocation Proformas

HA36: Broomhall Car Park, Sunningdale



Map HA36 Broomhall Car Park, Sunningdale

HA36: Broomhall Car Park, Sunningdale	
Allocation	<ul style="list-style-type: none"> Approximately 28 residential units on previously developed land
Site area	<ul style="list-style-type: none"> 1.36Ha
Requirements	<ul style="list-style-type: none"> 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 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 Ensure predominantly small retail units fronting London Road with no net loss of retail floorspace Enhanced vehicular access Improved pedestrian and cycle access into and through the site, including enhanced crossing facilities on London Road Designed to be of a high quality which supports the character and function of the area Designed sensitively to take account of views of the site from Chobham Road (B383) Retain mature trees located on the north west boundary of the site
Key considerations	<ul style="list-style-type: none"> Car parking Highways access Existing mature trees Character and appearance of Sunningdale.

Housing Site Allocation Proformas

D

HA37: White House, London Road, Ascot



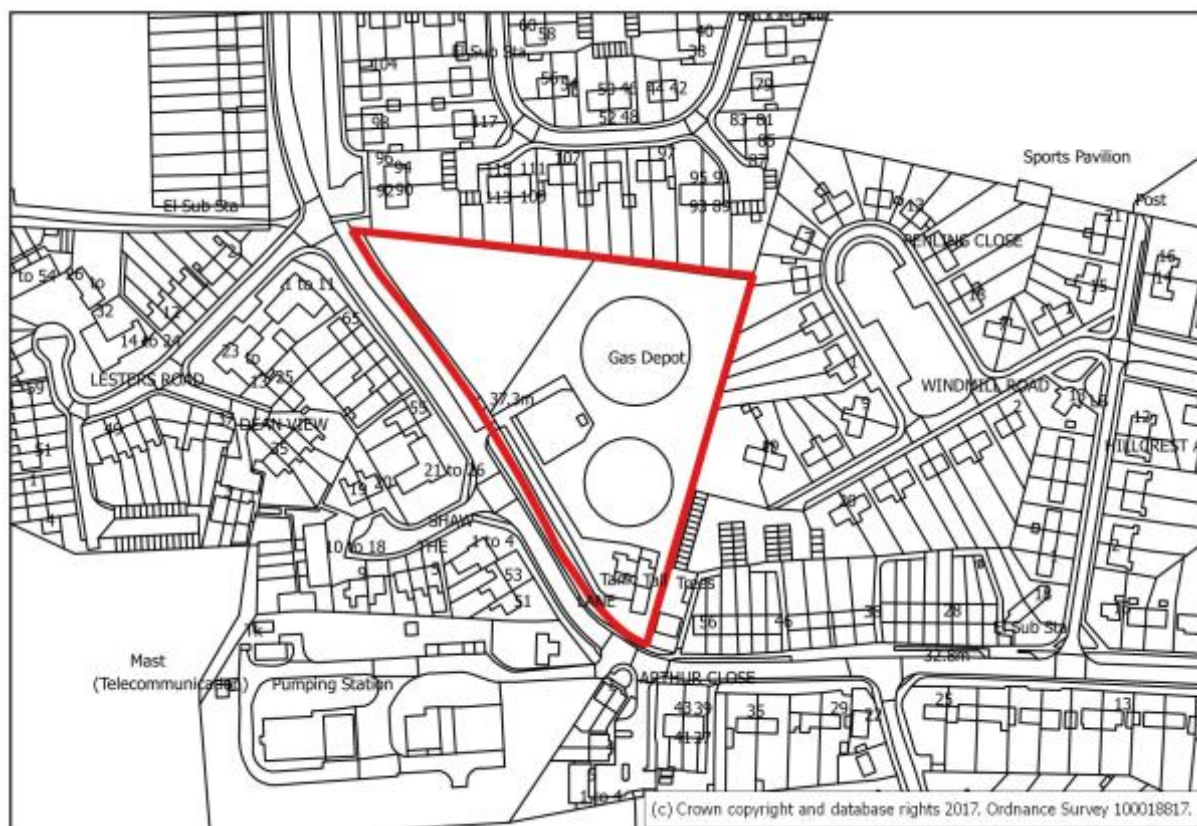
HA37 White House, London Road, Ascot

HA37: White House, London Road, Sunningdale	
Allocation	<ul style="list-style-type: none"> Approximately 10 residential units on residential garden land
Site area	<ul style="list-style-type: none"> 0.82Ha
Requirements	<ul style="list-style-type: none"> Retain valuable trees where possible, particularly at site boundaries Designed to be of a high quality which supports the character of the area Pedestrian and cycle links to village centre
Key considerations	<ul style="list-style-type: none"> Design Topography Trees Access

Table HA37 White House, London Road, Ascot

Housing Site Allocation Proformas

HA38: Cookham Gas holder, Whyteladyes Lane, Cookham



HA38 Cookham gas holder, Whyteladyes Lane, Cookham

HA38: Cookham Gas holder, Whyteladyes Lane, Cookham	
Allocation	<ul style="list-style-type: none"> Approximately 40 residential units on previously developed land
Site area	<ul style="list-style-type: none"> 1.25Ha
Requirements	<ul style="list-style-type: none"> Provide an appropriate solution for addressing the possible contamination of the site Retain mature trees and hedgerows where possible Provide vehicular, cycle and pedestrian access onto Whyteladyes Lane Appropriate relationship to adjoining land uses Improve connectivity to local facilities in Cookham Rise
Key considerations	<ul style="list-style-type: none"> Contamination Gas infrastructure Topography Surface water flooding

Table HA38 Cookham gas holder, Whyteladyes Lane, Cookham Rise

Housing Site Allocation Proformas

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HA39: Land east of Strande Park, Cookham



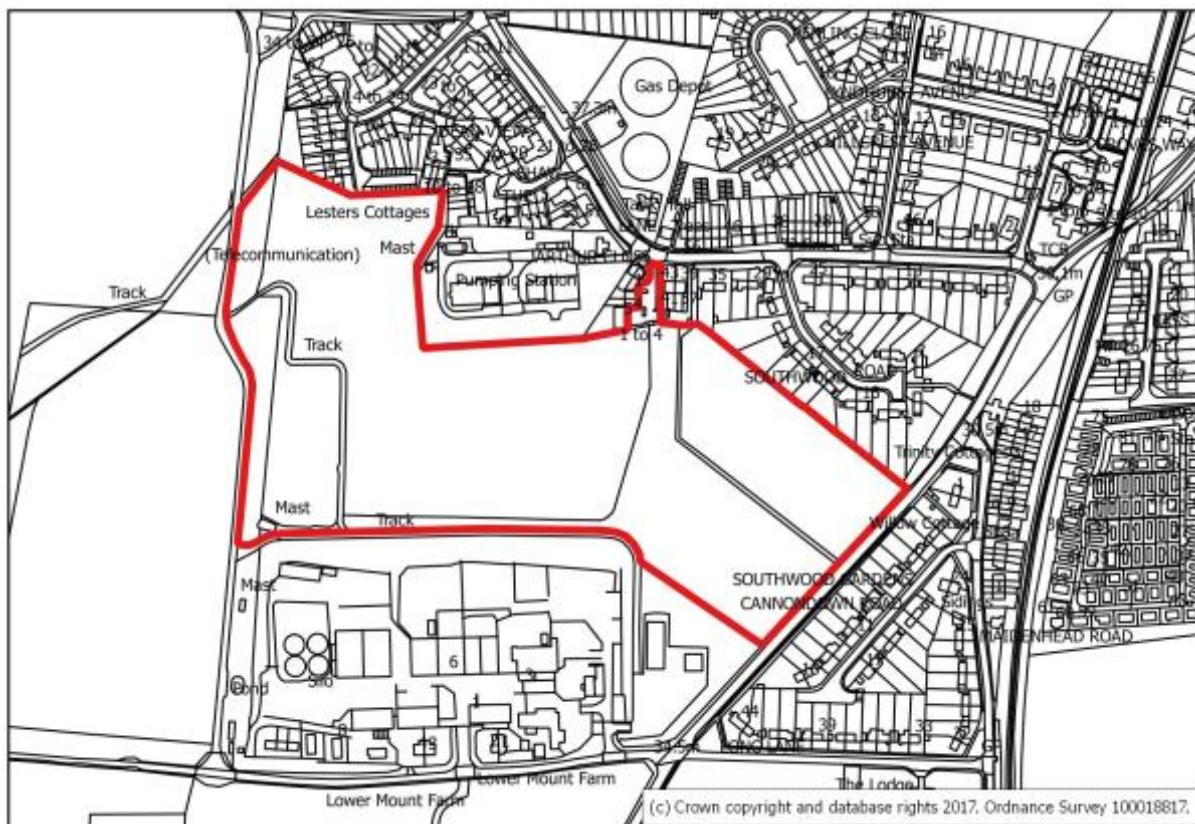
HA39 Land east of Strande Park, Cookham

HA39: Land east Strande Park, Cookham	
Allocation	<ul style="list-style-type: none"> Approximately 20 residential units on Green Belt land
Site area	<ul style="list-style-type: none"> 0.90Ha
Requirements	<ul style="list-style-type: none"> Appropriate edge treatment and transition to the countryside Retain valuable trees where possible, particularly at site boundaries
Key considerations	<ul style="list-style-type: none"> Scale of development

Table HA39 Land east of Strande Park, Cookham

Housing Site Allocation Proformas

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



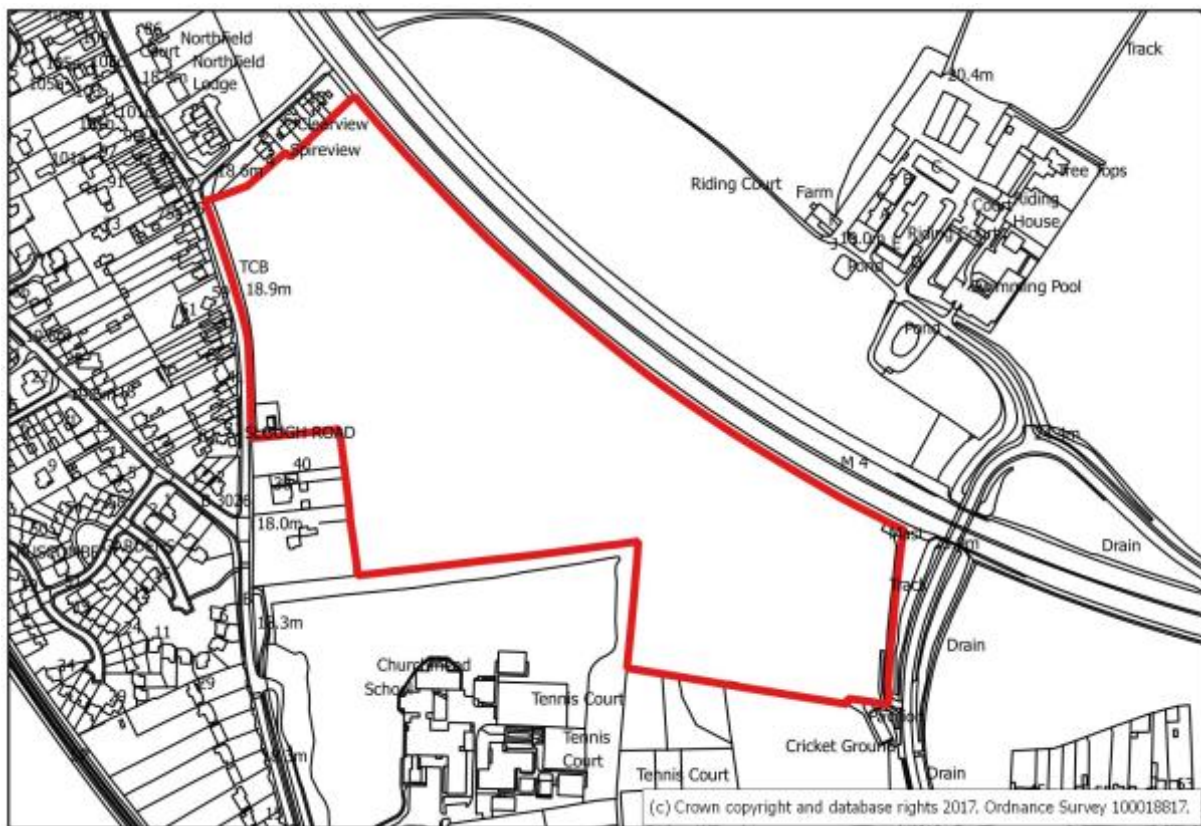
HA40 Land north of Lower Mount Farm, Long Lane, Cookham

HA40: Land north of Lower Mount Farm, Long Lane, Cookham	
Allocation	<ul style="list-style-type: none"> Approximately 200 residential units on Green Belt land
Site area	<ul style="list-style-type: none"> 8.78Ha
Requirements	<ul style="list-style-type: none"> Appropriate edge treatment and transition to the countryside Provide pedestrian and cycle links through the site to improve connectivity Provide appropriate mitigation measures to address the impacts of noise to protect residential amenity Designed to be of a high quality which supports and enhances local character Play provision and informal open space Connect to Public Rights of Way network Opportunities for structural planting
Key considerations	<ul style="list-style-type: none"> Topography Landscape Access Provision of health/community facilities Relationship to adjoining land uses Surface water flooding Biodiversity

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

Housing Site Allocation Proformas

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



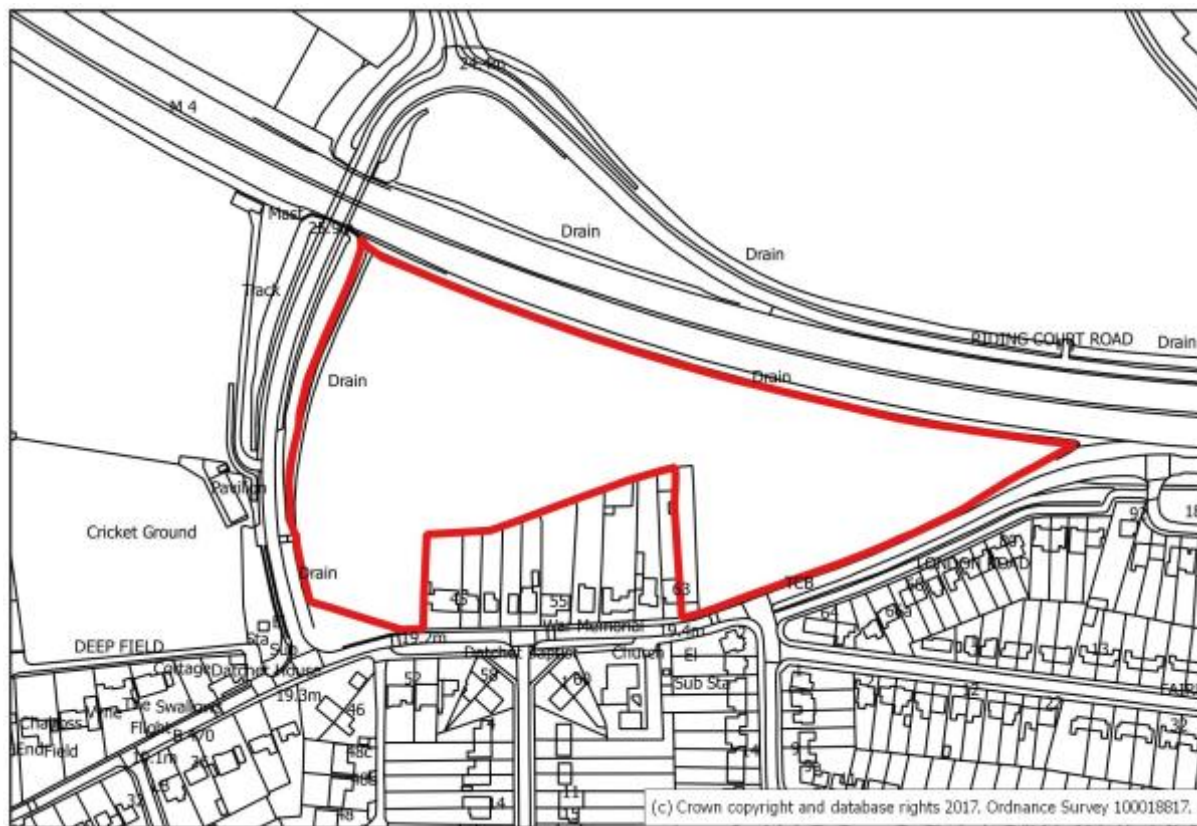
HA41 Land north and east of Churchmead School, Datchet

HA41: Land north and east of Churchmead Secondary School, Priory Road, Datchet	
Allocation	<ul style="list-style-type: none"> Approximately 175 residential units as part of a mixed use scheme on Green Belt land Educational facilities that may include an extension to Churchmead Secondary School or relocation of other educational facilities
Site area	<ul style="list-style-type: none"> 11.71Ha
Requirements	<ul style="list-style-type: none"> Designed sensitively to consider the impact on long distance views Provide pedestrian and cycle links through the site to improve connectivity Designed to be of a high quality which supports the character and function of the area Retain valuable trees where possible, particularly at site boundaries Provide appropriate mitigation measures to address the impacts of noise to protect residential amenity Appropriate treatment to boundaries with adjoining land uses Provide on site open space and play facilities Provide improve linkages to village centre
Key considerations	<ul style="list-style-type: none"> Heritage Noise

Table HA41 Land north and east of Churchmead Secondary School, Datchet

Housing Site Allocation Proformas

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



HA42 Land at Slough Road/Riding Court Road, Datchet

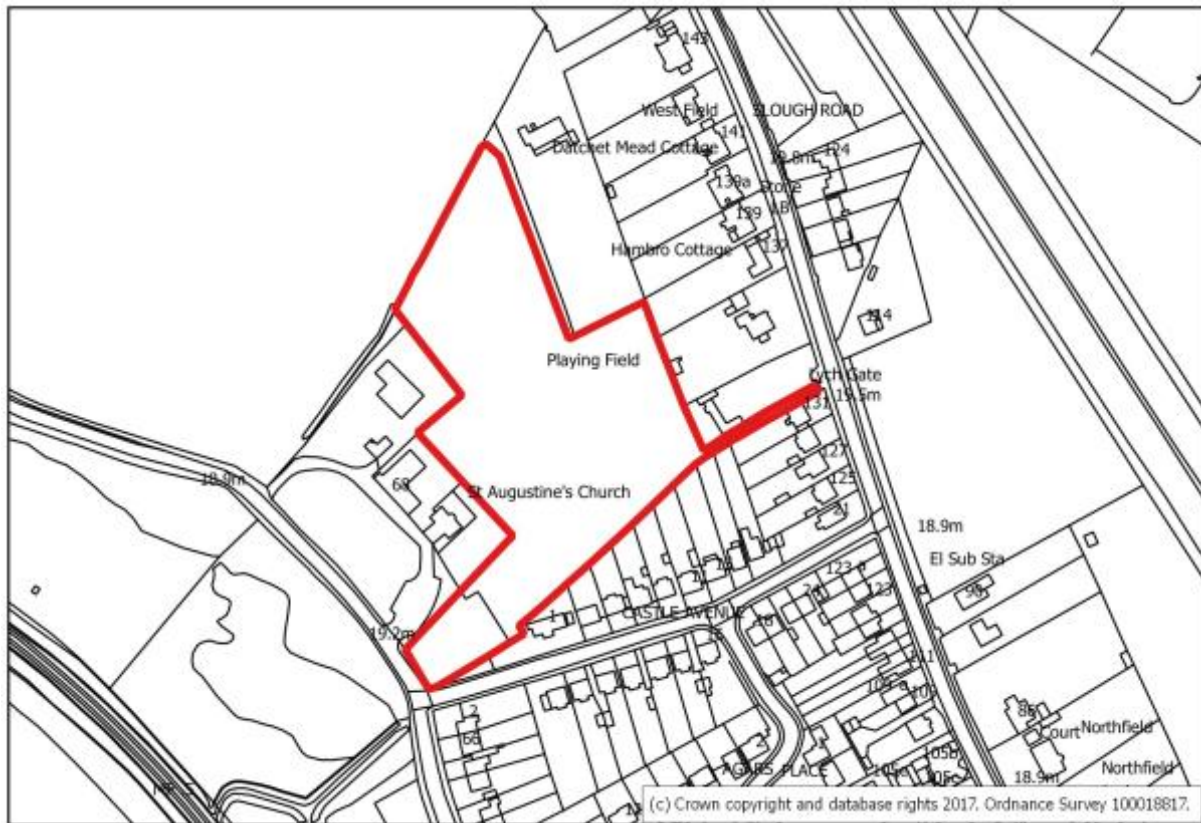
HA42: Land at Slough Road and Riding Court Road, Datchet	
Allocation	<ul style="list-style-type: none"> Approximately 150 residential units on Green Belt land
Site area	<ul style="list-style-type: none"> 3.92Ha
Requirements	<ul style="list-style-type: none"> Designed sensitively to consider the impact on long distance views Provide pedestrian and cycle links through the site to improve connectivity Designed to be of a high quality which supports the character and function of the area Retain valuable trees where possible, particularly at site boundaries Provide appropriate mitigation measures to address the impacts of noise to protect residential amenity Appropriate treatment to boundaries with adjoining land uses Provision of on-site open space and play facilities Provide improve linkages to village centre
Key considerations	<ul style="list-style-type: none"> Flooding Opportunity to link Slough Road and Riding Court Road Heritage Air quality Noise

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

Housing Site Allocation Proformas

D

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



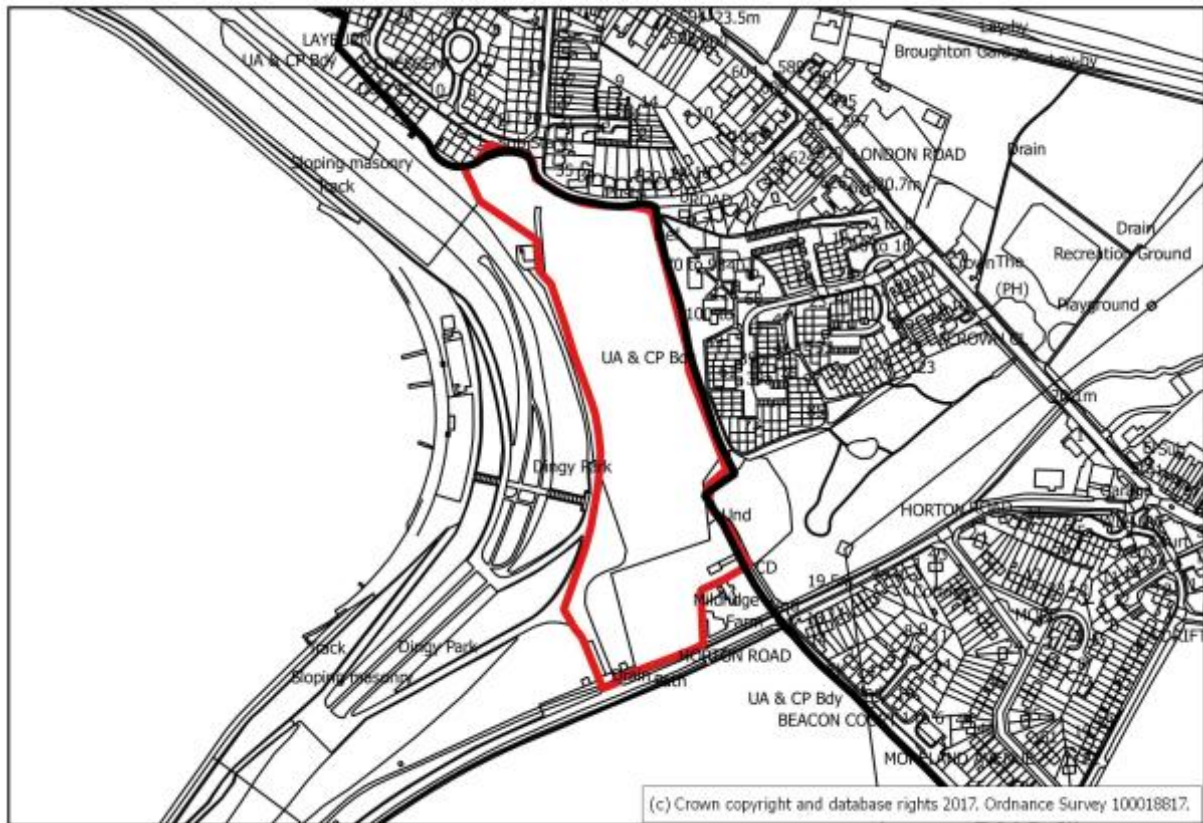
HA43 Land north of Eton Road, adjacent to St Augustine's Church, Datchet

HA43: Land north of Eton Road adjacent to St Augustine's Church, Datchet	
Allocation	<ul style="list-style-type: none"> Approximately 35 residential units on Green Belt land
Site area	<ul style="list-style-type: none"> 1.63Ha
Requirements	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Design Access Noise Flooding

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

Housing Site Allocation Proformas

HA44: Land east of Queen Mother Reservoir, Horton



Map 2 HA44 Land east of Queen Mother Reservoir, Horton

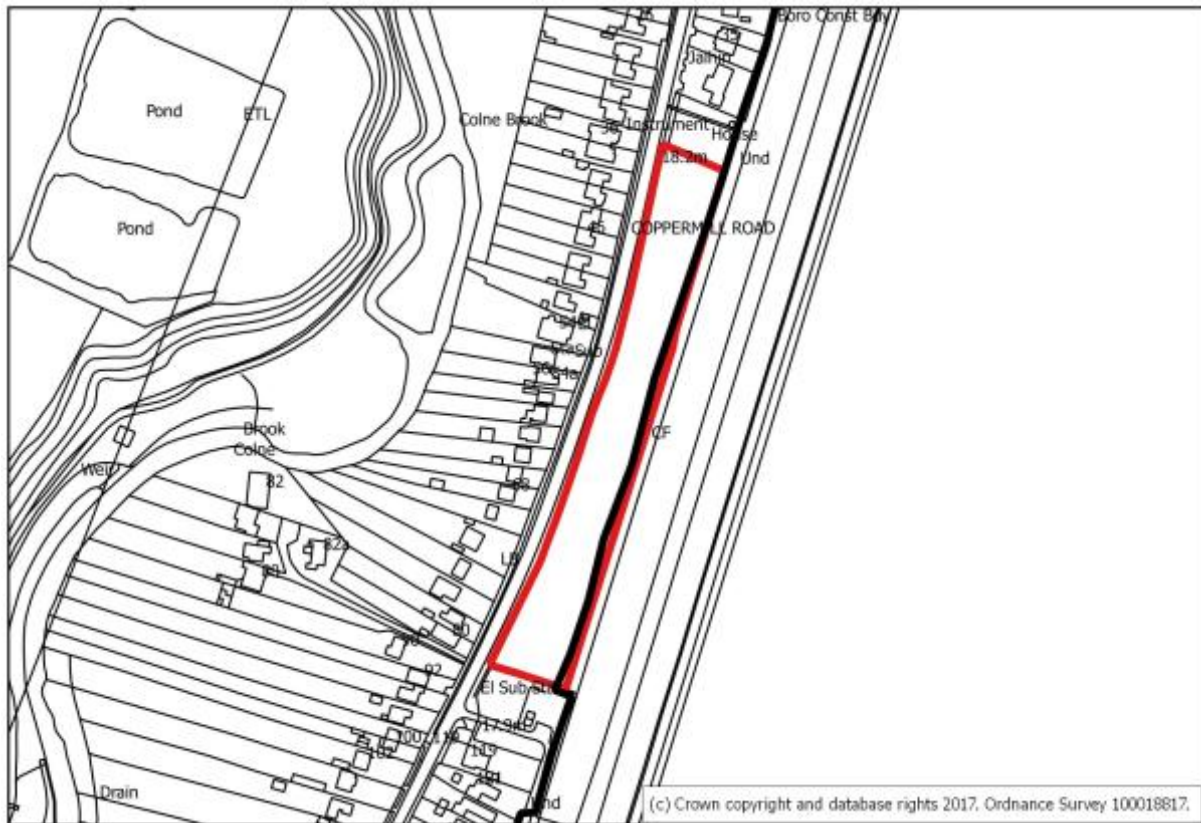
HA44: Land east of Queen Mother Reservoir, Horton	
Allocation	<ul style="list-style-type: none"> Approximately 100 residential units on Green Belt land
Site area	<ul style="list-style-type: none"> 4.44Ha
Requirements	<ul style="list-style-type: none"> Designed sensitively to conserve and enhance the setting of the near by listed building Retain valuable trees where possible, particularly at site boundaries
Key considerations	<ul style="list-style-type: none"> Design Access Noise Topography Biodiversity

Table HA44 Land east of Queen Mother Reservoir, Horton

Housing Site Allocation Proformas

D

HA45: Land adjacent to Coppermill Road, Horton



HA45 Land adjacent to Coppermill Road, Horton

HA45: Land adjacent to Coppermill Road, Horton	
Allocation	<ul style="list-style-type: none"> Approximately 27 residential units on Green Belt land
Site area	<ul style="list-style-type: none"> 1.06Ha
Requirements	<ul style="list-style-type: none"> Prevent public access to the reservoir east of the site to protect its status as an important wildlife site Development to front Coppermill Road Designed to be of a high quality which supports the character of the neighbouring residential units Provide appropriate mitigation measures to address the impacts of noise from Heathrow airport
Key considerations	<ul style="list-style-type: none"> Design Noise Impact on wildlife

Table HA45 Land adjacent to Coppermill Road, Horton

Housing Site Allocation Proformas

HA46: Straight Works, Old Windsor



HA46 Straight Works, Old Windsor

HA46: Straight Works, Old Windsor	
Allocation	<ul style="list-style-type: none"> Approximately 20 residential units on previously developed land
Site area	<ul style="list-style-type: none"> 0.55Ha
Requirements	<ul style="list-style-type: none"> 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 Retain valuable trees, where possible, at the site boundaries Designed to be of high quality which supports the character of the residential area Provide an appropriate solution for addressing the possible contamination of the site
Key considerations	<ul style="list-style-type: none"> Flood risk Access Impact on neighbouring properties Noise

Table HA46 Straight Works, Old Windsor

Housing Site Allocation Proformas

D

HA47: 95 Straight Road, Old Windsor



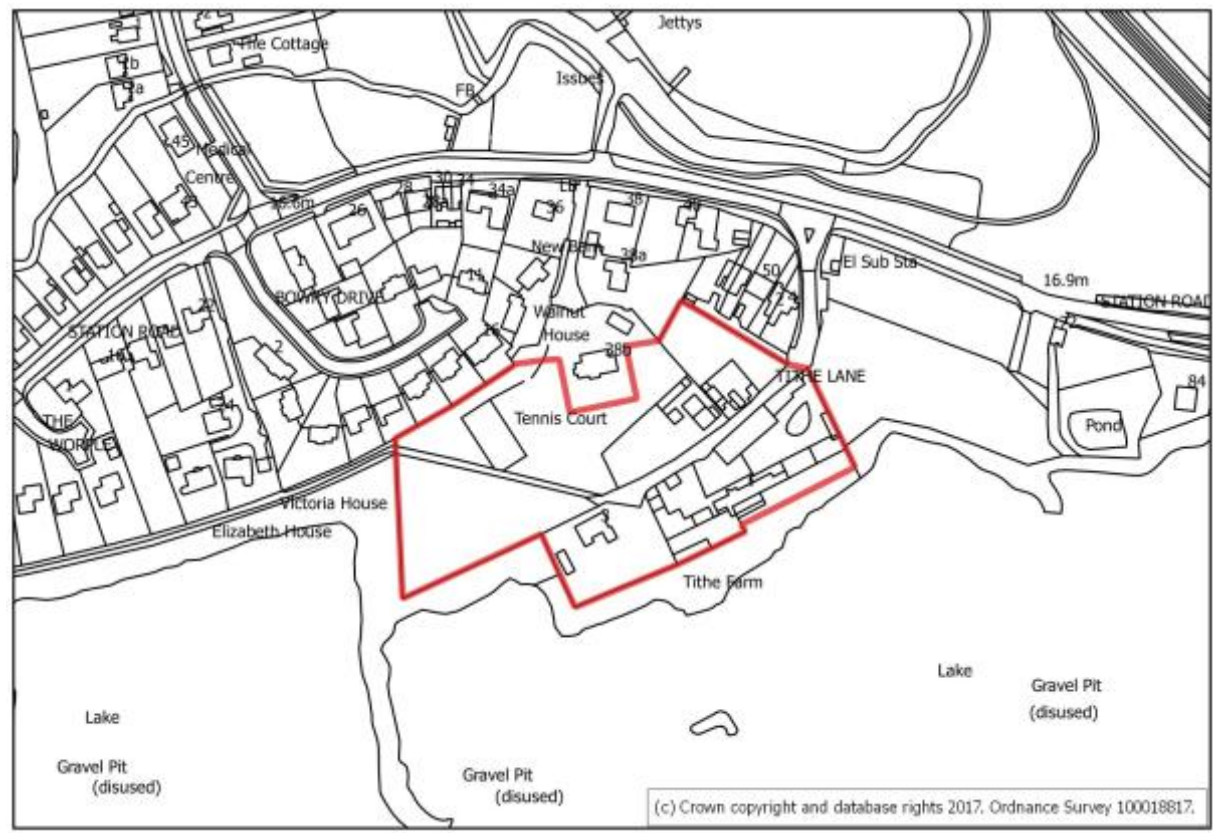
HA47 95 Straight Road, Old Windsor

HA47: 95 Straight Road, Old Windsor	
Allocation	<ul style="list-style-type: none"> Approximately 11 residential units on previously developed land
Site area	<ul style="list-style-type: none"> 0.25Ha
Requirements	<ul style="list-style-type: none"> 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 Retain valuable trees, where possible, at the site boundaries Designed to be of high quality which supports the character of the residential area Provide an appropriate solution for addressing the possible contamination of the site
Key considerations	<ul style="list-style-type: none"> Flood risk Access Impact on neighbouring properties Noise

Table HA47 95 Straight Road, Old Windsor

Housing Site Allocation Proformas

HA48: Tithe Farm, Tithe Lane, Wraysbury



HA48: Tithe Farm, Tithe Lane, Wraysbury

HA48: Tithe Farm, Tithe Lane, Wraysbury	
Allocation	<ul style="list-style-type: none"> Approximately 30 residential units on previously developed land
Site area	<ul style="list-style-type: none"> 1.73Ha
Requirements	<ul style="list-style-type: none"> Designed to be of a high quality which supports the character of the area Designed sensitively to conserve and enhance the setting of near by listed buildings 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 Appropriate edge treatment and transition to the countryside
Key considerations	<ul style="list-style-type: none"> Flooding Access Noise

Table HA48 Tithe Farm, Tithe Lane, Wraysbury

Housing Site Allocation Proformas

HA49: DTC Research, Belmont Road, Maidenhead



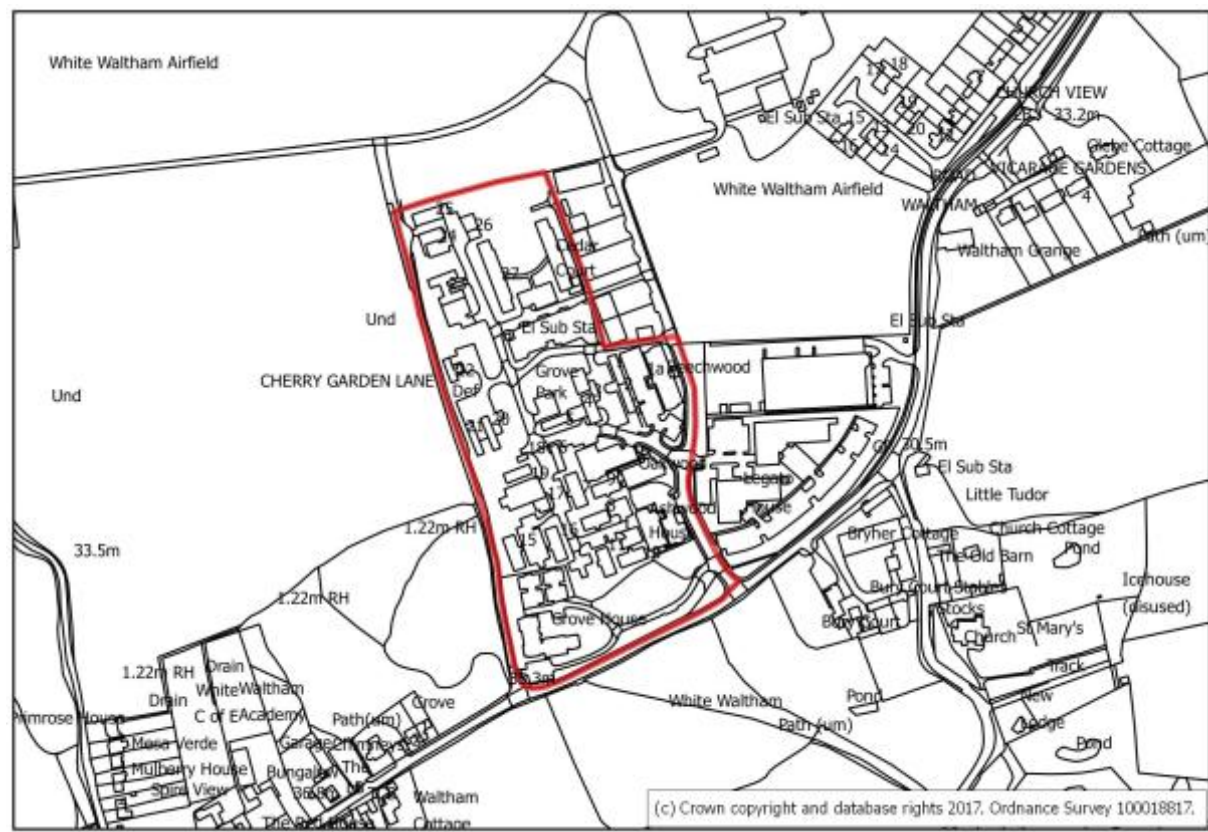
HA49 DTC Research, Belmont Road, Maidenhead

HA49: DTC Research, Belmont Road, Maidenhead	
Allocation	<ul style="list-style-type: none"> Approximately 31 residential units as part of a mixed use site on previously developed land
Site area	<ul style="list-style-type: none"> 2.09Ha
Requirements	<ul style="list-style-type: none"> Retain mature trees Appropriate landscaping between employment and residential uses Designed to be of a high quality which supports the character of the area Designed sensitively to consider the privacy and amenity of neighbouring residential properties
Key considerations	<ul style="list-style-type: none"> Access Topography Mix of uses

Table HA49 DTC Research, Belmont Road, Maidenhead

Housing Site Allocation Proformas

HA50: Grove Business Park, White Waltham



HA50: Grove Business Park, White Waltham

HA50: Grove Business Park, White Waltham	
Allocation	<ul style="list-style-type: none"> Approximately 66 residential units as part of a mixed use site on previously developed land in the Green Belt
Site area	<ul style="list-style-type: none"> 7.89Ha
Requirements	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Biodiversity Design Landscaping

Table HA50 Grove Business Park, White Waltham

Marketing and Viability Evidence

Marketing and Viability Evidence

Marketing and viability evidence

Marketing

E.1 A number of policies in this plan require marketing evidence to be submitted in support of a planning application. The following details will be used to assess the acceptability, or otherwise, of the information submitted and the marketing undertaken.

E.2 Marketing evidence requires demonstration of an active marketing campaign for a continuous period of at least 12 months prior to submission of a planning application, unless otherwise agreed by the Borough Council, whilst the premises were vacant, which has been shown to be unsuccessful. Any marketing of property or tenancy also require the site freehold to be marketed in the same fashion.

E.3 Marketing must be undertaken through a recognised commercial agent at a price that genuinely reflects the market value of the current or last use of the site. It must be shown to the Council's satisfaction that marketing has been unsuccessful for all relevant floor space proposed to be lost through redevelopment or change of use.

E.4 Active marketing is to include all of the following:

- a. contact information posted in a prominent location on site in the form of an advertising board (subject to advertising consent, if required).
- b. registration of the property with at least one commercial property agent.
- c. full property details and particulars available to enquirers on request.
- d. property marketed for its current or last use and any others as required by a policy applying to the site.
- e. property marketed at a reasonable price and terms, including in relation to use, condition, quality and location of floorspace.
- f. no covenant or any other form of tie restricting the future use or operation of the property or land.

E.5 Sufficient detailed information is required to be submitted alongside any planning application to demonstrate compliance with the above criteria.

E.6 In addition, information is to be submitted regarding:

- a. the number and details of enquiries received;
- b. the number, type, proposed uses and value of offers received;
- c. reasons for refusal of any offer received, and reasons why any offers fell through;
- d. the asking price or rent at which the site or property has been offered, including a professional valuation from at least three independent agents to confirm that this is reasonable;
- e. the length of marketing period (at least 12 months continuous marketing), including dates; and
- f. the length of the vacancy period.

Viability

E.7 Where applications for a change of use or redevelopment of a commercially-operated community facility are received, the Council will require evidence that:

- a. the community facility is not financially viable; and
- b. an objective evaluation method has been employed to assess the viability of the business

E.8 In order to determine whether a community facility is not viable, the Council will require submission of full trading accounts for the last three full years in which the facility was operating as a full-time business. In addition, the outcomes of an objective evaluation method are to be shared with the Council and must successfully demonstrate that the community facility is no longer economically viable.

E.9 Demonstration of unviability will not of itself be sufficient to justify the loss of a community facility if other policy considerations also apply.

Marketing and Viability Evidence

Public houses

E.10 Special considerations that also apply in the case of public houses are:

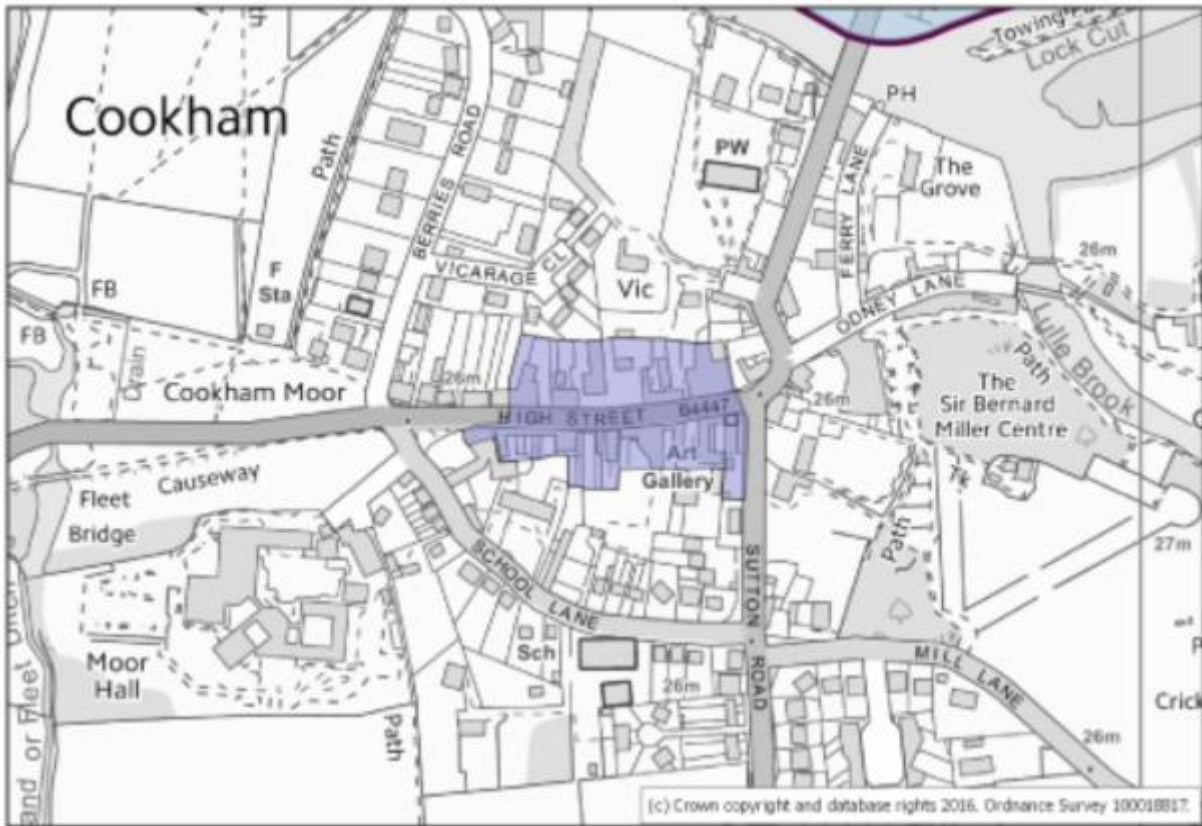
- a. the public house must be marketed on a free of tie basis
- b. the premises must remain licensed for the sale of alcohol.

Local Centre Maps

Local Centre Maps

F

Local Centre Maps

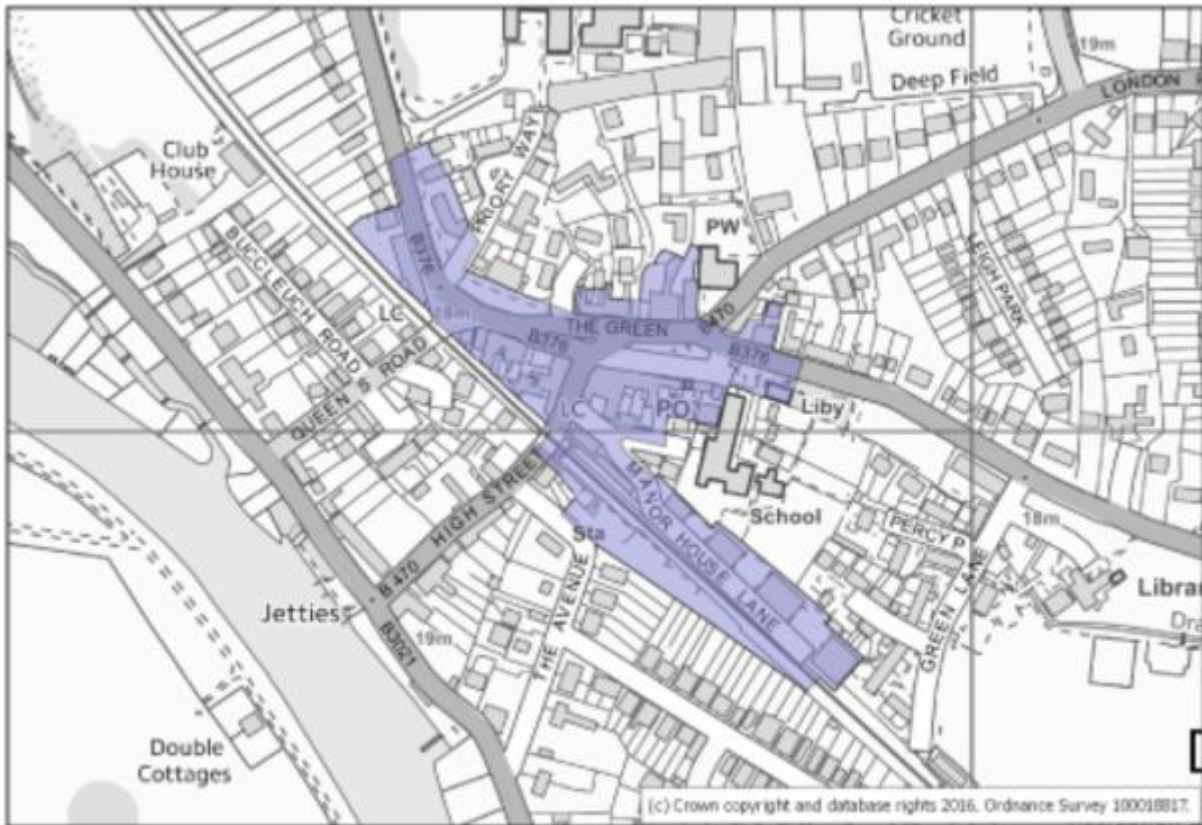


Map LC1 : Cookham

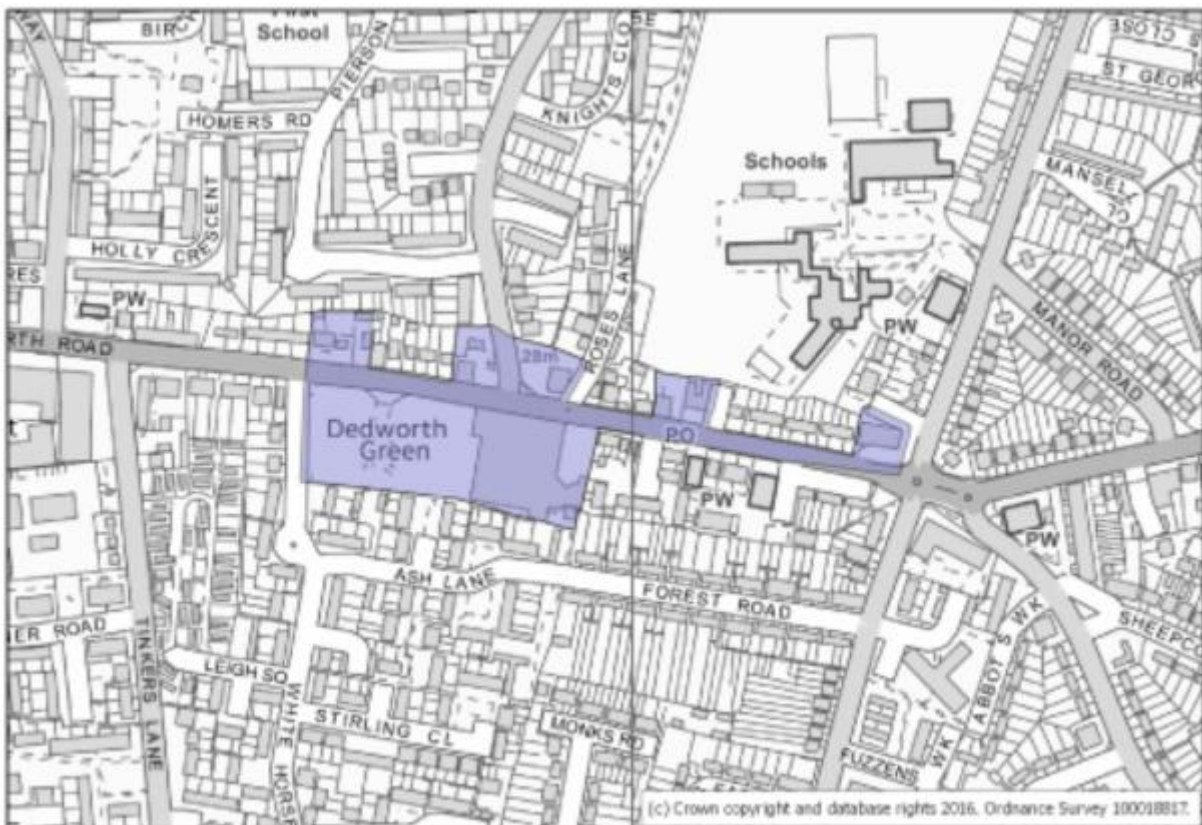


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Map LC2 : Cookham Rise

Local Centre Maps



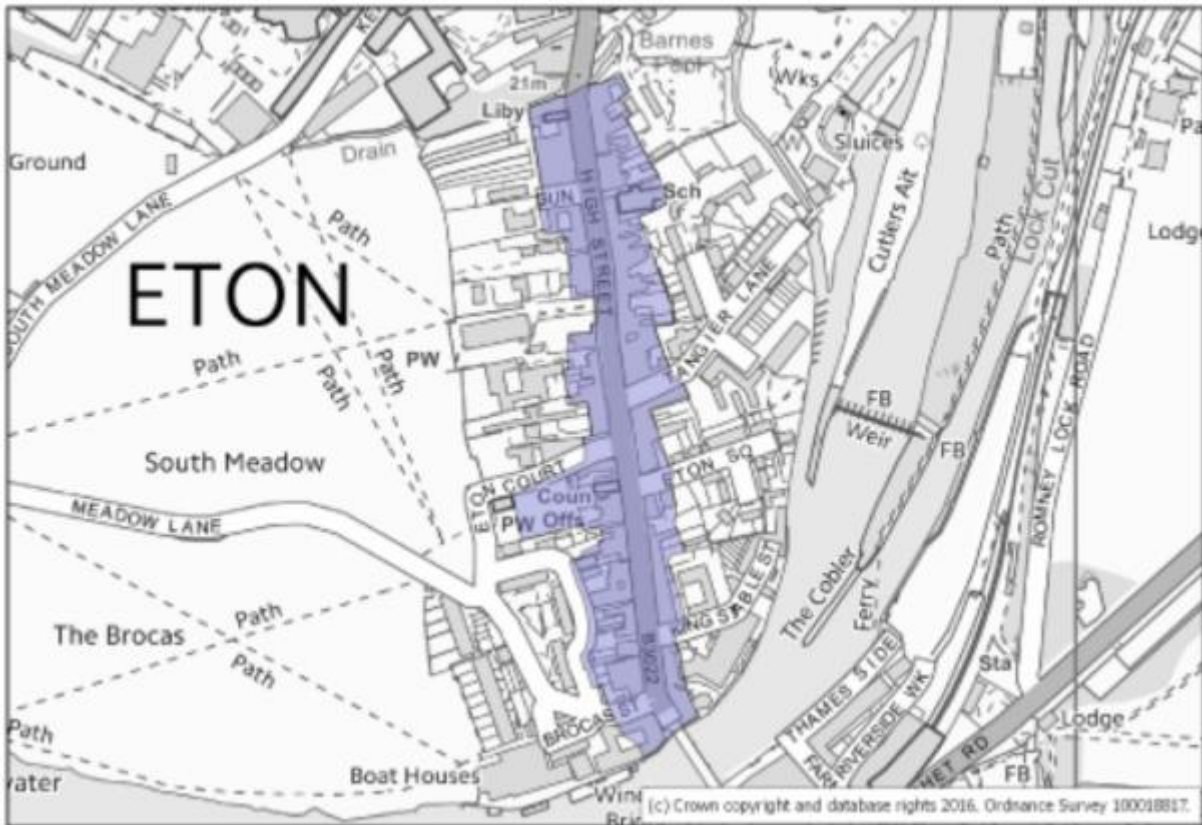
Map LC3 : Datchet



Map LC4 : Dedworth Road West, Windsor

Local Centre Maps

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Map LC5 : Eton



Map LC6 : Eton Wick

Local Centre Maps



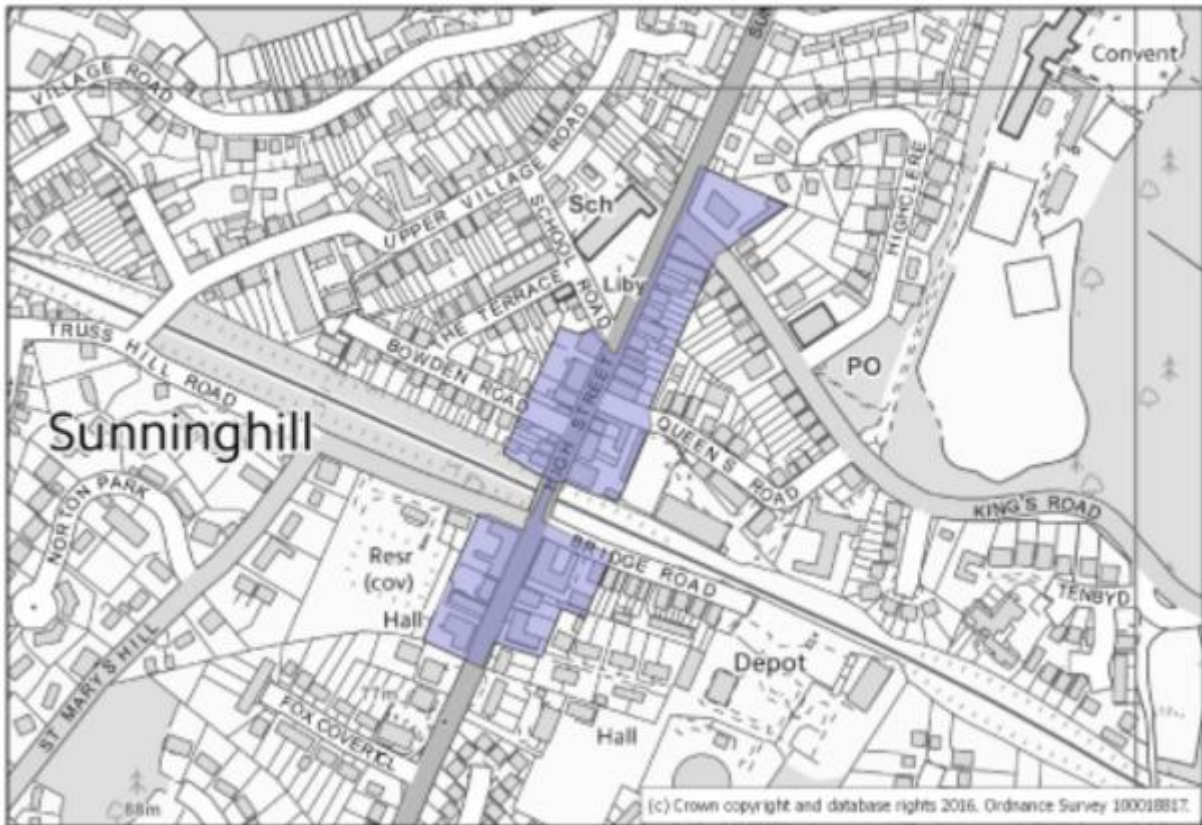
Map LC7 : Old Windsor



Map LC8 : Shifford Crescent, Maidenhead

Local Centre Maps

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Map LC9 : Sunninghill

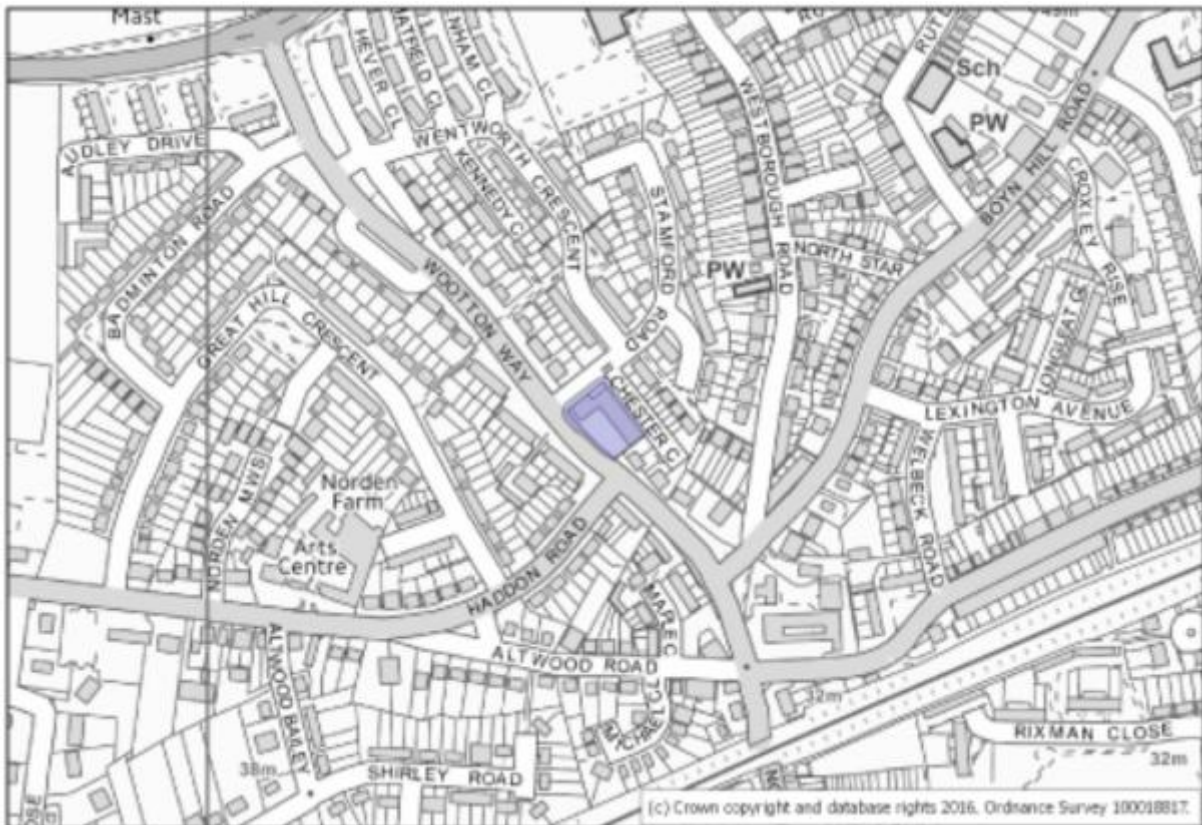


Map LC10 : Vale Road, Windsor

Local Centre Maps



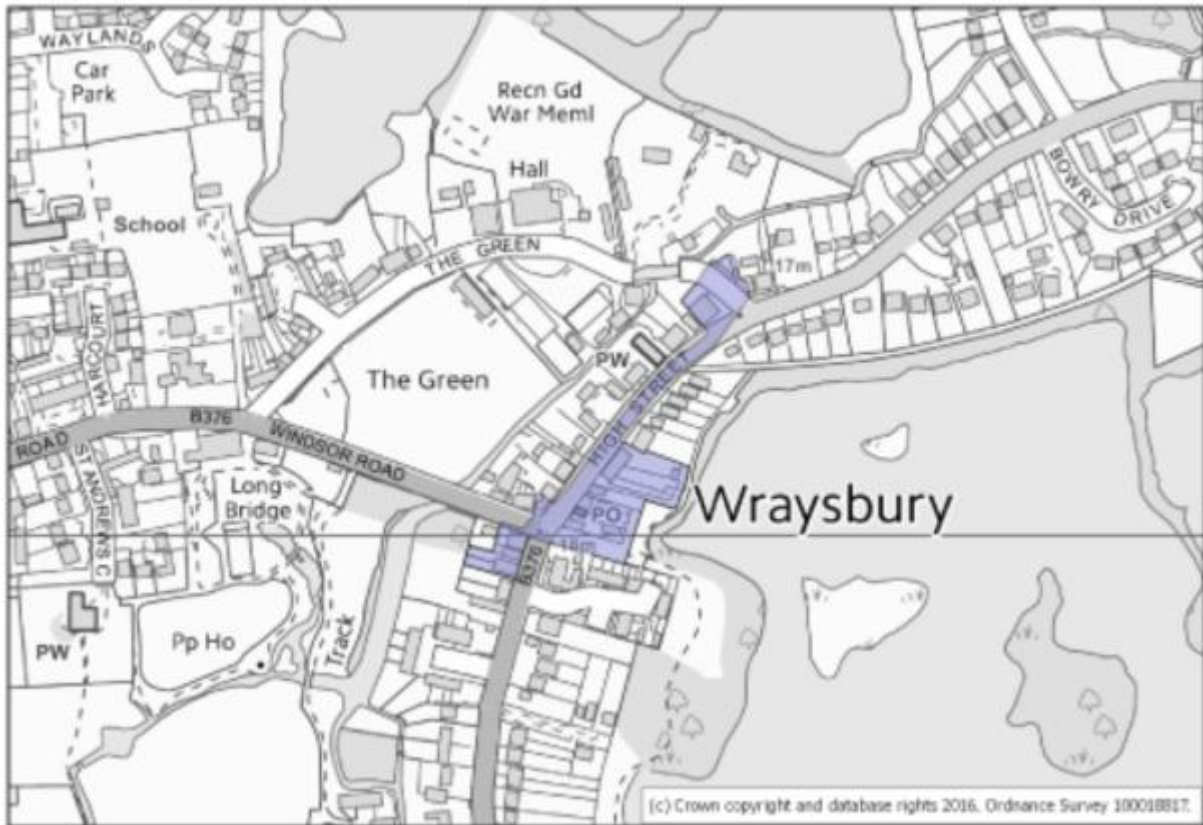
Map LC11 : Wessex Way, Cox Green



Map LC12 : Wootton Way, Maidenhead

Local Centre Maps

F



Map LC13 : Wraysbury

Open Space Standards

Open Space Standards

Open Space Typology	Quantity Guideline (Hectares per 1,000 population)	Walking Guideline (Walking distance, metres from dwellings)	Quantity Guideline
Parks and Gardens (including urban parks, country parks and formal gardens)	0.8Ha	710m	<ul style="list-style-type: none"> Green Flag Standard Appropriately landscaped Positive management Provision of footpaths Designed to be free of the fear of harm or crime
Amenity Greenspace (including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens)	0.6Ha	480m	<ul style="list-style-type: none"> Appropriately landscaped Positive management Provision of footpaths Designed to be free of the fear of harm or crime
Natural and Semi-Natural Green Space (including woodlands, urban forestry, scrub, grasslands, wetlands, open and running water, wastelands and derelict open land and rock areas)	1.8Ha	720m	<ul style="list-style-type: none"> Appropriately landscaped Positive management Provision of footpaths Designed to be free of the fear of harm or crime
Provision for children and young people (including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas)	Equipped / Designated Play Areas: 0.25 ha	LAPs: 100 m LEAPs: 400 m NEAPs: 1,000 m	<ul style="list-style-type: none"> Quality appropriate to the intended level of performance, designed to appropriate technical standards Located where they are of most value to the community to be served
	Other Outdoor Provision: n/a	700 m	
Allotments and Community Gardens	0.2 ha	Local significance: 400 m	N/A
Green Corridors (including river and canal banks, cycleways and rights of way)	N/A	N/A	N/A
Cemeteries and Churchyards	N/A	Local significance: 400 m	N/A

Open Space Standards

Open Space Typology	Quantity Guideline (Hectares per 1,000 population)	Walking Guideline (Walking distance, metres from dwellings)	Quantity Guideline
Civic spaces (including civic and market squares and other hard surfaced areas designed for pedestrians)	N/A	N/A	N/A

Table 24 Open Space Standards

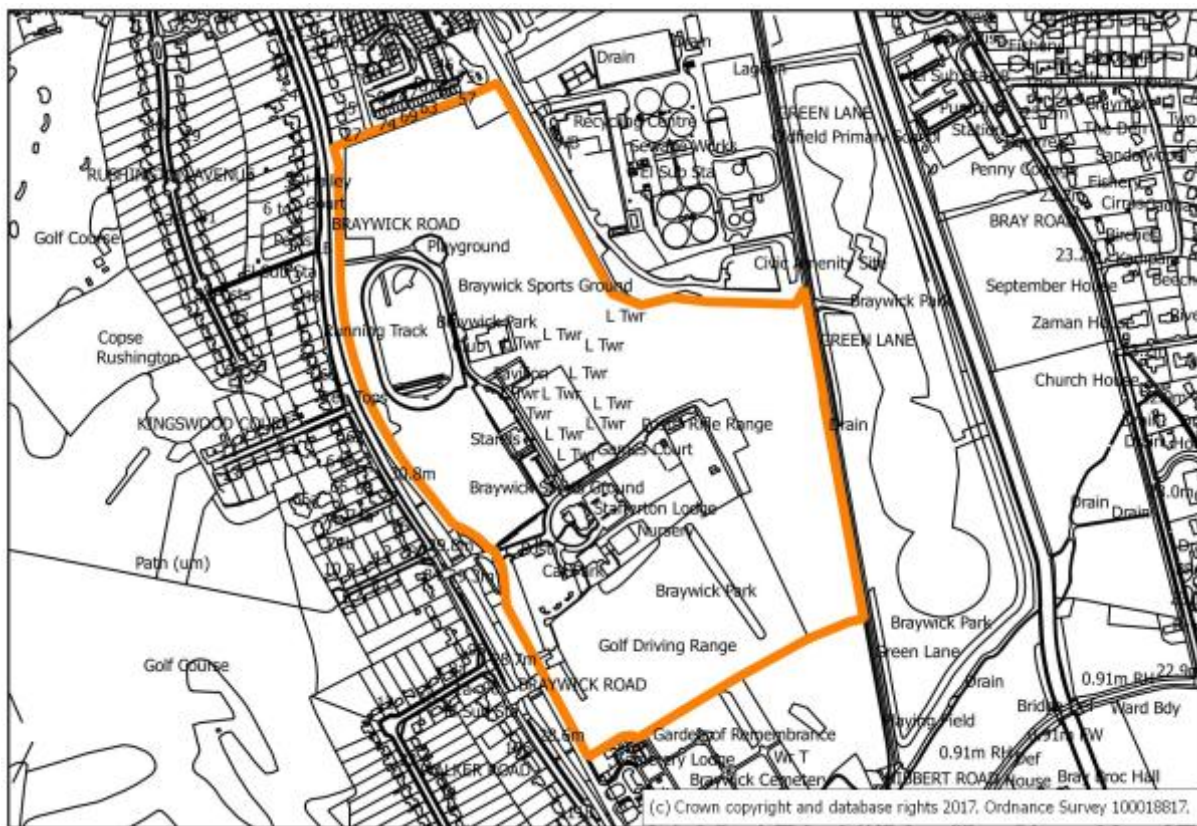
	LAP (Local Area of Play)	LEAP (Locally Equipped Area for Play)	NEAP (Neighbourhood Equipped Area for Play)
5 to 10 dwellings	Required	Not required	Not required
11 to 200 dwellings	Required	Required	Not required
201 to 500 dwellings	Required	Required	Required
500+ dwellings	Required	Required	Required

Table 25 Guidelines for contribution towards LAPs, LEAPs, and NEAPs from new residential development

Sports and Leisure Development Site Proforma

Sports and Leisure Development Site Proforma

IF6: New Sports and Leisure Development at Braywick Park



IF6 Braywick Park

IF6: New Sports and Leisure Development at Braywick Park

The site is located in the Green Belt surrounded on three sides by existing built form. The site is allocated for leisure development to accommodate a relocated Magnet Leisure Centre and associated facilities.

Table IF6 : Braywick Park

Borough Local Plan Submission Version (2017)

Table of Changes

The Borough Local Plan Submission Version (2017) has been developed through a continual process of review. This includes analysing representations submitted during the consultation on the Draft Borough Local Plan (2016), and through further engagement with statutory bodies, developers, landowners, local communities and other interested parties.

The following table sets out the changes proposed to the Draft Borough Local Plan (2016) and the Submission version of the Borough Local Plan (June 2017). Changes have sought to ensure that the Borough Local Plan is more concise, and that repetition between policies and chapters is reduced.

Changes to Draft Borough Local Plan (2016) in Borough Local Plan Submission Version (2017)

Reg 18 Policy Reference	Reg 18 Policy Name	Reg 19 Policy Reference	Reg 19 Policy Name	Reason
SP1	Spatial Strategy	SP1	Spatial Strategy	Rewritten for clarity and conciseness
SP2	Community led development	SP2	Sustainability and Placemaking	New policy incorporating community led development, sustainability and placemaking issues.
SP3	Design	SP3	Character and design of new development	Incorporates elements of HO5 (in Regulation 18 version) and expanded to emphasise design and character
SP4	Townscape and Landscape	Deleted	N/A	Forms part of SP3 - Character and Design of development
SP5	River Thames Corridor	SP4	River Thames Corridor	Minor text changes to take account of Reg 18 consultation responses
SP6	Development in the Green Belt	SP5	Development in the Green Belt	Text & Policy redrafted for clarity and expanded to include extra classes of GB development
SP7	Countryside Character	Deleted	N/A	Incorporated within Policy SP6.
HO1	Housing Development Sites	HO1	Housing Development Sites	Minor changes to site references, boundaries and capacities, including adding of HA49 and 50 and removing HA9 and HA27
HO2	Meeting Housing Need	HO2	Housing Mix and type	Policy changed to explicitly deal with housing type/mix. Policy has been formed through amalgamation of other policies, including parts of existing Policy on meeting Housing Need
HO3	Affordable housing	HO3	Affordable Housing	Amended to reflect Viability Study findings. Reduction of affordable housing threshold to national standards

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Reg 18 Policy Reference	Reg 18 Policy Name	Reg 19 Policy Reference	Reg 19 Policy Name	Reason
HO4	Gypsies and Travellers	HO4	Gypsies and Travellers	Minor changes to take account of consultation responses and progress with Gypsy and Traveller Local Plan
HO5	Housing layout and design	Deleted	N/A	Forms part of SP3
HO6	Housing Density and amenity	Becomes HO5	Housing density	Reduced scope to deal just with density. Amenity now covered in SP3
HO7	Subdivision of dwellings	Becomes HO6	Subdivision of dwellings	Expanded policy to aid clarification
HO8	Development involving residential gardens	Deleted	N/A	Covered by SP3
HO9	Extensions and outbuildings in residential curtilages	Deleted	N/A	Covered by SP3
ED1	Economic development	ED1	Economic development	Updated to specify the quantum of employment development
ED2	Employment sites	ED2	Employment sites	Changes to sites. Additional sites added and some removed, including boundary adjustments
ED3	Other sites and Loss of Employment Floorspace	ED3	Other sites and Loss of Employment Floorspace	Minor text changes
N/A	N/A	ED4	Farm diversification	Responding to Reg 18 consultation and officer requirements. New policy to take account of increasing development pressures in rural areas.

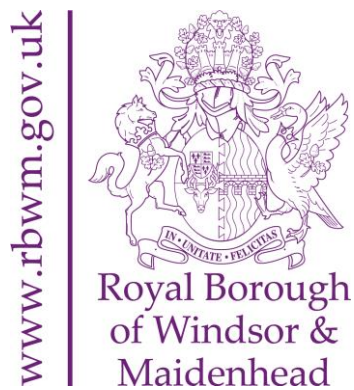
Reg 18 Policy Reference	Reg 18 Policy Name	Reg 19 Policy Reference	Reg 19 Policy Name	Reason
TR1	Hierarchy of Centres	TR1	Hierarchy of Centres	Minor adjustments to text to aid clarification and to re-inforce importance of Maidenhead
TR2	Windsor Town Centre	TR2	Windsor Town Centre	Minor adjustments to text to aid clarification
TR3	Maidenhead Town Centre	TR3	Maidenhead Town Centre	Additional text provided
TR4	District Centres	TR4	District Centres	Minor text changes in response to Reg 18 consultation
TR5	Local centres	TR5	Local Centres	Minor text changes in response to Reg 18 consultation
TR6	Strengthening the role of Centres	TR6	Strengthening the role of Centres	Minor text changes in response to Reg 18 consultation
TR7	Shops and Parades outside Defined Centres	TR7	Shops and Parades outside Defined Centres	Minor text changes in response to Reg 18 consultation
TR8	Markets	TR8	Markets	Minor text changes in response to Reg 18 consultation
VT1	Visitor Development	VT1	Visitor Development	Changes in response to Reg 18 consultation representations, and VT2 incorporated
VT2	Visitor Development	Deleted	N/A	Covered by VT1
HE1	Historic Environment	HE1	Historic Environment	Policy redrafted to focus on designated heritage assets. Parts of policy moved into supporting text
HE2	Listed Buildings	Deleted	N/A	Covered by HE1
HE3	Ancient Monuments	Deleted	N/A	Covered by HE1
HE4	Archaeology	Deleted	N/A	Covered by HE1
HE5	Registered Parks and Gardens	Deleted	N/A	Covered by HE1

Reg 18 Policy Reference	Reg 18 Policy Name	Reg 19 Policy Reference	Reg 19 Policy Name	Reason
HE6	Conservation Areas	Deleted	N/A	Covered by HE1
HE7	Windsor Castle and Great Park	Becomes HE2	Windsor Castle and Great Park	Minimal changes and renamed as HE2
HE8	Local Heritage Assets	Becomes HE3	Local Heritage Assets	No change
NR1	Sustainable Design and Construction	Deleted	N/A	Covered in Building Regulations and SP3
NR2	Renewable energy	Becomes NR5	Renewable energy	Minor changes to policy but renamed as NR5
NR3	Managing flood risk and waterways	Becomes NR1	Managing flood risk and waterways	Minor changes but renamed as NR1
EP1	Environmental Protection	EP1	Environmental Protection	Minor text changes in response to Reg 18 consultation
EP2	Air Pollution	EP2	Air Pollution	Minor text changes in response to Reg 18 consultation
EP3	Artificial light pollution	EP3	Artificial light pollution	Minor text changes in response to Reg 18 consultation
EP4	Noise	EP4	Noise	Minor text changes in response to Reg 18 consultation
EP5	Contaminated land and water	EP5	Contaminated land and water	Minor text changes in response to Reg 18 consultation
NE1	Nature Conservation	Becomes NR3	Nature Conservation	Expanded to take strengthen biodiversity section and references to green infrastructure
NE2	Thames Basin Heaths Special Protection Area	Becomes NR4	Thames Basin Heaths Special Protection Area	Minor text changes in response to Reg 18 consultation

Reg 18 Policy Reference	Reg 18 Policy Name	Reg 19 Policy Reference	Reg 19 Policy Name	Reason
NE3	Trees woodlands and hedgerows	Becomes NR2	Trees woodlands and hedgerows	Minor text changes in response to Reg 18 consultation
NE5	Local Green Space	Becomes SP6	Local Green Space	Minor text changes in response to Reg 18 consultation
NE4	Open space	Becomes IF4	Open space	Minor text changes in response to Reg 18 consultation
NE6	Rights of way and access to the countryside	Becomes IF5	Rights of way and access to the countryside	More suitable in Infrastructure section. Minor/no changes
IF1	Community Facilities	Becomes IF7	Community facilities	Minor changes to policy for consistency/conciseness including some reordering
IF2	New sports and leisure facilities at Braywick Park	Becomes IF6	New sports and leisure facilities at Braywick Park	Statement relating to Exceptional Circumstances removed. No changes to policy
IF3	Sustainable Transport	Becomes IF2	Transport	Revised to make clearer
IF4	Infrastructure and developer contributions	Becomes IF1	Infrastructure and developer contributions	Reduced to remove existing clause 2.
IF5	Telecommunications	Amalgamated into IF 8	Utilities	Minor text changes in response to Reg 18 consultation
IF6	Water supply and sewerage infrastructure	Amalgamated into IF 8	Utilities	Minor text changes in response to Reg 18 consultation

Reg 18 Policy Reference	Reg 18 Policy Name	Reg 19 Policy Reference	Reg 19 Policy Name	Reason
Chapter 16	Monitoring	Chapter 16	Monitoring	Deletions and additions of monitoring indicators in response to Reg 18 consultation, and to reflect policy changes
Appendix A	Glossary	Section 16	Glossary	Incorporated into main body of the document
Appendix B	Marketing and Viability Evidence	Appendix E	Marketing and Viability Evidence	Moved to reflect the order referred to in the document
Appendix C	Open Space Standards	Appendix G	Open Space Standards	Updated to reflect national open space standards
Appendix D	Conservation Areas	Deleted	Deleted	Deleted to instead cross refer to the Council's website
Appendix E	Site Allocation Proformas	Appendix D	Housing Site Allocation Proformas	Various amendments to take account of changes to limited number of site capacity and boundary changes. Additional proformas added
Appendix F	Maidenhead Town Centre Area Action Place Superseded Policies	Appendix A	Maidenhead Town Centre Area Action Place Superseded Policies	Moved to reflect the order referred to in the document and updated to reflect revised policy numbering.
Appendix G	Local Centre Proformas	Appendix F	Local Centre Maps	Moved to reflect the order referred to in the document and amended to reflect status as maps
None	None	Appendix B	Green Belt boundary amendments	Included to clarify Green Belt boundary amendments.
None	None	Appendix C	Housing Trajectory	Included to show possible housing trajectory
None	None	Appendix H	Sports and Leisure Development Site Proforma	Separated from housing site proformas for clarity

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Royal Borough of Windsor & Maidenhead

**Borough Local Plan
Regulation 19 Consultation**

DRAFT Habitat Regulations Screening Report

June 2017

Planning
Royal Borough of Windsor and Maidenhead
Town Hall
St Ives Road
Maidenhead
SL6 1RF

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9	Methodology
10	Detailed Methodology: Screening
11	Screening Stage 1: Identification of Relevant Designated Sites
12	Screening Stage 2: Identification of the nature conservation importance and sensitivities of the relevant designated sites.
12	Screening Stage 3: Assessment of sources that could potentially have a significant effect on the favourable conservation status of the identified designated sites.
22	Screening Stages 4 and 5: Summary of alone and in combination effects arising from BLP Policies
77	Effects Arising in Combination with other Plans and Programmes
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84	Screening Opinion
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	Appendix 2 – Maps showing proposed allocations in relation to designated sites

Introduction

1.1 This screening report has been prepared to support the development of the Borough Local Plan for the Royal Borough of Windsor and Maidenhead. The Borough Local Plan will be the principle development plan document for the borough and once adopted will guide development for the period 2013 to 2033.

1.2 This screening opinion has been prepared in accordance with Regulation 102 of the Conservation of Habitats and Species Regulations 2010. This stage of the Habitat Regulation Assessment (HRA) considers the effects that the Borough Local Plan (BLP) is likely to have on sites that have been recognised as internationally important for nature. The aim of the screening process is to highlight any likely significant effects on designated sites that may require further investigation through an Appropriate Assessment.

1.3 The Habitats Regulation Assessment process together with the Sustainability Appraisal and Strategic Environmental Assessment will help to guide the BLP to ensure that the development aims of the plan can be achieved without incurring significant damage to the environment. The final Habitats Regulation Assessment report will be submitted alongside the BLP and will form part of the plan making evidence base when the BLP is submitted to the Secretary of State.

1.4 The application of the Habitats Regulations adopts a precautionary approach. Plans and projects can only be permitted where it has been determined that there are unlikely to be adverse effects on the integrity of the designated sites. However, plans and projects may be permitted if there are no alternatives and there are imperative reasons of overriding public interest as to why they should go ahead. In these cases, compensatory measures will be necessary to ensure the overall integrity of the network of designated sites.

1.5 A comprehensive review of the BLP policies was undertaken following the December 2016 Regulation 18 Consultation. The review aimed to:

- Make the plan more concise and easier to understand;
- Address clarifications;
- Provide updates with respect to the evidence base;
- Include appropriate changes put forward during the consultation;
- Remove repetition;
- Remove re-statement of national policy without application at a local level.

1.6 The plan strategy has not altered, however the changes to the policy naming, numbering and amalgamation together with site allocation changes would make an update to the screening undertaken for the Regulation 18 unnecessarily verbose and may confuse rather than clarify the position with regard to likely significant effects on designated sites. Accordingly this report comprises a full screening for the Regulation 19 BLP rather than providing an update to the Regulation 18 screening. This Regulation 19 screening opinion reflects on the impact of the changes to the plan with respect to designated sites in the Section 6: Screening Assessment Conclusions. The changes to the policy naming and numbering is shown in Table 1.

1.7 Natural England recommends that the HRA process begins at an early stage of plan preparation and if necessary continues through all the stages of plan production. This screening report builds on both the site screening exercise undertaken in September 2013 during the early stages of the development of the BLP, the screening exercise undertaken to support the Preferred Options version of the plan in 2014 and the 2016 screening of the Regulation 18 Draft BLP.

1.8 This screening report has been prepared to reflect the proposals on which the BLP will consult upon during June 2017 to August 2017. Feedback from previous consultation with Natural England has been taken into account in this HRA where appropriate. Any additional comments from Natural England regarding effects on designated sites will be considered prior to submission of the BLP.

Table 1: Changes to Policy Naming from Regulation 18 to Regulation 19

Reg 18 Policy	Reg 18 Policy Name	Reg 19 Policy	Reg 19 Policy Name
SP1	Spatial Strategy	SP1	Spatial Strategy
SP2	Community led development	SP2	Sustainability and Placemaking
SP3	Design	SP3	Character and design of new development
SP4	Townscape and Landscape	Deleted	N/A
SP5	River Thames Corridor	SP4	River Thames Corridor
SP6	Development in the Green Belt	SP5	Development in the Green Belt
SP7	Countryside Character	Deleted	N/A
HO1	Housing Development Sites	HO1	Housing Development Sites
HO2	Meeting Housing Need	HO2	Housing Mix and type
HO3	Affordable housing	HO3	Affordable Housing
HO4	Gypsies and Travellers	HO4	Gypsies and Travellers
HO5	Housing layout and design	Deleted	N/A
HO6	Housing Density and amenity	HO5	Housing density
HO7	Subdivision of dwellings	HO6	Subdivision of dwellings
HO8	Development involving residential gardens	Deleted	N/A
HO9	Extensions and outbuildings in residential curtilages	Deleted	N/A
ED1	Economic development	ED1	Economic development
ED2	Employment sites	ED2	Employment sites
ED3	Other sites and Loss of Employment Floorspace	ED3	Other sites and Loss of Employment Floorspace
	N/A	ED4	Farm diversification

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Reg 18 Policy	Reg 18 Policy Name	Reg 19 Policy	Reg 19 Policy Name
TR1	Hierarchy of Centres	TR1	Hierarchy of Centres
TR2	Windsor Town Centre	TR2	Windsor Town Centre
TR3	Maidenhead Town Centre	TR3	Maidenhead Town Centre
TR4	District Centres	TR4	District Centres
TR5	Local centres	TR5	Local Centres
TR6	Strengthening the role of Centres	TR6	Strengthening the role of Centres
TR7	Shops and Parades outside Defined Centres	TR7	Shops and Parades outside Defined Centres
TR8	Markets	TR8	Markets
VT1	Visitor Development	VT1	Visitor Development
VT2	Visitor Development	Deleted	N/A
HE1	Historic Environment	HE1	Historic Environment
HE2	Listed Buildings	Deleted	N/A
HE3	Ancient Monuments	Deleted	N/A
HE4	Archaeology	Deleted	N/A
HE5	Registered Parks and Gardens	Deleted	N/A
HE6	Conservation Areas	Deleted	N/A
HE7	Windsor Castle and Great Park	Becomes HE2	Windsor Castle and Great Park
HE8	Local Heritage Assets	HE3	Local Heritage Assets
NR1	Sustainable Design and Construction	Deleted	N/A
NR2	Renewable energy	NR5	Renewable energy
NR3	Managing flood risk and waterways	Becomes NR1	Managing flood risk and waterways

Reg 18 Policy	Reg 18 Policy Name	Reg 19 Policy	Reg 19 Policy Name
EP1	Environmental Protection	EP1	Environmental Protection
EP2	Air Pollution	EP2	Air Pollution
EP3	Artificial light pollution	EP3	Artificial light pollution
EP4	Noise	EP4	Noise
EP5	Contaminated land and water	EP5	Contaminated land and water
NE1	Nature Conservation	Becomes NR3	Nature Conservation
NE2	TBHSPA	Becomes NR4	TBH SPA
NE3	Trees woodlands and hedgerows	Becomes NR2	Trees woodlands and hedgerows
NE5	Local Green Space	Becomes SP6	Local Green Space
NE4	Open space	Becomes IF4	Open space
NE6	Rights of way and access to the countryside	Becomes IF5	Rights of way and access to the countryside
IF1	Community Facilities	Becomes IF7	Community facilities
IF2	New sports and leisure facilities at Braywick Park	Becomes IF6	New sports and leisure facilities at Braywick Park
IF3	Sustainable Transport	Becomes IF2	Transport
IF4	Infrastructure and developer contributions	Becomes IF1	Infrastructure and developer contributions
IF5	Telecommunications	Amalgamated into IF 8	Utilities
IF6	Water supply and sewerage infrastructure	Amalgamated into IF 8	Utilities
	Monitoring		Monitoring

Legal Basis for Habitats Regulations Assessment

2.1 The Conservation of Habitats and Species Regulations 2010 (as amended) are commonly referred to as the “Habitats Regulations”. The Habitat Regulations translate European requirements for the protection of habitats and species of international interest into English law; as such the regulations are unaffected by the country’s membership of the European Union. The Habitats Regulations (Regulation 8) define “European sites” as candidate Special Areas of Conservation (cSACs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), and Sites of Community Importance (SCIs)

2.2 The Habitats Regulations do not provide statutory protection for potential Special Protection Areas (pSPA), possible/proposed Special Areas of Conservation (pSACs) or listed or proposed Ramsar sites (Ramsar sites are an international designation under the Ramsar Convention on Wetlands of International Importance 1971). For the purposes of considering development proposals and their likely impacts on such sites, government policy in England is that the aforementioned sites ‘should be given the same protection’ as statutory European sites.

2.3 For simplicity, the term “designated site” has been used in this report to mean all current and potential European sites and Ramsar sites, plus any compensatory sites.

2.4 Requirements of the Conservation of Habitats and Species Regulations

Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (as amended) states that:

‘A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which:

- (a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects); and
- (b) is not directly connected with or necessary to the management of that site;

must make an appropriate assessment of the implications for that site in view of that site’s conservation objectives’.

2.5 Regulation 102 further states that ‘In the light of the conclusions of the assessment, and subject to considerations of overriding public interest, the competent authority may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be)’.

2.6 By virtue of Regulation 5(1), statutory consultation is required in respect of the appropriate assessment by virtue of Regulation 102 (2) which states: “The plan-making authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority may specify.” The first consultation with Natural England on this HRA report took place as part of the public consultation on the Reg18 version of the Borough Local Plan.

Methodology

3.1 There is no prescribed methodology to undertaking Habitat Regulation Assessment (HRA) however, Regulation 102 of the Habitats Regulations describe a procedure that provides a systematic set of stages for the transparent consideration of the likely effects a plan or project could have on a European site. The procedure is summarised in Table 2. Each stage determines whether a further stage in the process is required. This means that if the conclusions at the end of Stage One are that there are no likely significant effects on the European sites, then there is no requirement to proceed to Stage Two.

3.2 This screening opinion constitutes Stage One of the process and makes use of the methodology established through earlier work undertaken to support the development of the Borough Local Plan (BLP) which adheres to the procedure set out in the Habitat Regulations.

Table 2: Summary of HRA Procedure set out in the Habitat Regulations

Stage One: Screening	The process which identifies whether the plan is required for the management of European site(s) and if not whether there are likely to be any effects upon a European site as a result of the plan, either alone or in combination with other projects or plans, and considers whether these effects are likely to be significant.
Stage Two: Appropriate Assessment	The consideration of the impact on the integrity of the European site of the plan, either alone or in combination with other projects or plans, with respect to the site’s structure and function and its conservation objectives. Additionally, where adverse effects on site integrity exist, an assessment of the effectiveness of potential mitigation of those impacts will be made.
Stage Three: Assessment of alternative	The process which examines alternative ways of achieving the objectives of the plan that avoid significant effects on the integrity of the European site(s) identified at Stage Two.

solutions	
Stage Four: Assessment where no alternative solutions exist and where adverse impacts remain.	An assessment of compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the plan should proceed

3.3 Detailed Methodology: Screening

The screening methodology uses sources, pathways and receptors. Each of these elements is considered, and used to screen out/in sources/pathways and receptors. When screening in / out sites and interest features it needs to be established whether there is a potential pathway between possible causes of effects and the features of the designated site. Where there are no sources or pathways to affect a designated site from the approach set out in the Borough Local Plan, then there is unlikely to be a significant effect and the site is not considered further.

1. Identification of any designated sites that could potentially be affected by policies and directions in the plan.
2. Identification of the nature conservation importance of the designated sites.
3. Assesses plan proposals that could potentially have a significant effect on the favourable conservation status of the sites in terms of:
 - a. Identifying the possible sources of effects on the integrity of designated site;
 - b. Identifying possible pathways of effects to the designated sites;
 - c. Considers the effects on possible receptors in the designated site.
4. Considers whether any plan proposals have the potential to result in a likely significant effect alone.
5. Considers whether any plan proposals have the potential to result in a likely significant effect in combination with any other project or plan.
6. Identifies any avoidance measures that could be included or introduced that could act to avoid or mitigate these effects.
7. Identifies alterations to the BLP that would be necessary to avoid these impact

Screening Stage 1: Identification of Relevant Designated Sites

4.1 To consider what distance impacts of a plan might have and thereby which designated sites should be considered as part of an assessment, regard has been had to past decisions and standard approaches to HRA in other boroughs. Sites within a 5km radius of the plan area are commonly screened for likely significant effects.

4.2 The screening assessment for the adopted Maidenhead Town Centre Area Action Plan (AAP) reviewed sites within a 10 km radius of Maidenhead town centre. This distance was chosen to take account of possible downstream effects arising from enhancement of the waterways in Maidenhead town centre. HRA screening was also undertaken to support the preparation of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan. The Neighbourhood Plan has been 'made' and is part of the development plan for the borough. The HRA screening considered a review of sites within a 5 km linear distance of the plan area to be sufficiently precautionary.

4.3 Regard has also been had to the development control procedure agreed in partnership with Natural England which has established that the public body is routinely consulted on all planning applications within 5km of the Thames Basin Heaths SPA.

4.4 The Thames Basin Heaths Delivery Framework sets out a mechanism by which significant effects on the SPA can be avoided or mitigated. This takes the form of a 5 km zone of influence around the SPA boundary, where measures must be taken to ensure that the integrity of the SPA is protected. Within 400 m of the SPA boundary, an exclusion zone applies, where no net increase in the number of dwellings is permitted. This ensures that development within this zone avoids significant effects on the SPA. There are no equivalent exclusion zones around any other designated sites.

4.5 The policy position on waterway enhancements was established in the Maidenhead Town Centre AAP and the Borough Local Plan does not propose any amendments. It is therefore not considered necessary to apply a 10 km distance in this instance. It is considered that a review of designated sites within the borough and within 5 km of the borough boundary provides an appropriate precautionary stance.

4.6 Seven sites have been identified as having potential to be significantly affected by the Borough Local Plan. Five designated sites lie wholly or partly within the borough, these are: Chiltern Beechwoods SAC; South West London Water Bodies SPA and Ramsar; Thames Basin Heaths SPA; Thursby, Ash, Pirbright & Chobham SAC (part of Thames Basin Heaths SPA); Windsor Forest and Great Park SAC see Appendix 1.

4.7 Relevant designated sites outside the borough are as follows: Broadmoor to Bagshot Heaths SSSI (part of Thames Basin Heaths SPA) and Burnham Beeches SAC.

4.8 The site assessments consider the Thursby, Ash, Pirbright & Chobham SAC as part of the Thames Basin Heaths SPA since likely impacts on these individual areas are identical. A map showing the location of the designated sites in relation to the Borough is shown in Appendix 1.

Screening Stage 2: Identification of the nature conservation importance and sensitivities of the relevant designated sites

4.9 The designated site data is summarised in Table 3. Data was collated from a number of sources. This included information contained within Natura 2000 data forms held by the Joint Nature Conservation Council (JNCC) website (www.jncc.gov.uk) and also Natural England's European Site Conservation Objective statements.

Stage 3: Assessment of sources that could potentially have a significant effect on the favourable conservation status of the identified designated sites.

- 4.10 In carrying out the screening process the following three stages have been carried out:
- a. Identifying the possible sources of effects on the integrity of designated site;
 - b. Identifying possible pathways of effects to the designated sites;
 - c. Considers the effects on possible receptors in the designated site

Only where there is an identifiable source, a pathway and a receptor is there likely to be a significant effect.

Stage 3.a: Identifying the possible sources of effects on the integrity of designated site;

4.11 Five main potential effects on the integrity of designated sites have been identified, these are: Air Quality; Species Disturbance; Recreational Pressure; Direct Land take; Water Quality; and Water Quantity.

Table 3: Site Characteristics and Threats to Integrity

Designated Site Name	Main Characteristics	Qualifying Features	Favourable Conservation Status	Threats to site integrity
<p>South West London Water Bodies SPA and Ramsar</p>	<p>The South-West London Water Bodies SPA comprises a series of embanked water supply reservoirs and former gravel pits that support a range of man-made and semi-natural open water habitats. The SPA covers an area of approximately 828 Ha.</p> <p>The reservoirs and gravel pits function as important feeding and roosting sites for wintering wildfowl, in particular Gadwall (<i>Anas strepera</i>) and Shoveler (<i>Anas clypeata</i>), both of which occur in numbers of European importance.</p>	<p>The site qualifies under article 4.2 of the Directive (79/409/EEC) as it is used regularly by 1% or more of the biogeographical populations of the following regularly occurring migratory species (other than those listed on Annex 1), in any season:</p> <p>Migratory species</p> <p>Gadwall <i>Anas strepera</i> 710 individuals - wintering 2.4 % NW Europe</p> <p>Shoveler <i>Anas clypeata</i> 853 individuals - wintering 2.1 % NW/Central Europe</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <ul style="list-style-type: none"> ▪ The extent and distribution of the habitats of the qualifying features ▪ The structure and function of the habitats of the qualifying features ▪ The supporting processes on which the habitats of the qualifying features rely ▪ The population of each of the qualifying features, and, ▪ The distribution of the qualifying features within the site. 	<ul style="list-style-type: none"> ▪ Water quality ▪ Air quality ▪ Eutrophication and siltation of water bodies. ▪ Changes in biotic conditions ▪ Outdoor sports and leisure activities including watersports and angling leading to disturbance to bird feeding and roosting habitat. ▪ Introduction of invasive non-native species

Designated Site Name	Main Characteristics	Qualifying Features	Favourable Conservation Status	Threats to site integrity
<p>Thames Basin Heaths SPA</p>	<p>The Thames Basin Heaths SPA is a composite site that is located across the counties of Surrey, Hampshire and Berkshire in southern England covering approximately 8274 Ha. The open heathland habitats overlie sand and gravel sediments which give rise to sandy or peaty acidic soils, supporting dry heath vegetation on well-drained slopes, wet heath on low-lying shallow slopes and bogs in valleys. The site consists of tracts of heathland, scrub and woodland, once almost continuous, but now fragmented into separate blocks by roads, urban development and farmland. Less open habitats of scrub, acidic woodland and conifer plantations dominate, within which are scattered areas of open heath and mire.</p> <p>The site supports important breeding populations of a number of birds of lowland heathland, especially Nightjar (<i>Caprimulgus europaeus</i>) and Woodlark (<i>Lullula arborea</i>), both of which nest on the ground, often at the woodland/heathland edge, and Dartford Warbler (<i>Sylvia undata</i>), which often nests in gorse (<i>Ulex</i>). Scattered trees and scrub are used for roosting. Together with the nearby Wealden Heaths SPA and Ashdown Forest SPA, the Thames Basin Heaths form part of a complex of heathlands in southern England that support important breeding bird populations.</p>	<p><i>Caprimulgus europaeus</i>; European nightjar (Breeding)</p> <p><i>Lullula arborea</i>; Woodlark (Breeding)</p> <p><i>Sylvia undata</i>; Dartford warbler (Breeding) N</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <ul style="list-style-type: none"> ▪ The extent and distribution of the habitats of the qualifying features ▪ The structure and function of the habitats of the qualifying features ▪ The supporting processes on which the habitats of the qualifying features rely ▪ The population of each of the qualifying features, and, ▪ The distribution of the qualifying features within the site. 	<p>Lack of grazing or other management allowing the encroachment of scrub.</p> <p>Formal and informal recreation activities that are a potential threat to the breeding success of the Annex 1 birds</p> <p>Uncontrolled fires.</p> <p>Predation of Annex 1 birds by household pets.</p> <p>Light and noise pollution through new housing developments adjacent to this ES. Provision of new roads as part of housing developments leading to potential light impacts from car headlights.</p> <p>Increased disturbance by use by MoD.</p>

Designated Site Name	Main Characteristics	Qualifying Features	Favourable Conservation Status	Threats to site integrity
Thursley, Ash, Pirbright and Chobham SAC		<p>Northern Atlantic wet heaths with <i>Erica tetralix</i></p> <p>European dry heaths</p> <p>Depressions on peat substrates of the Rynchosporion</p>		<p>Scrub encroachment</p> <p>Spread of non-native/invasive species</p> <p>Maintenance of water table</p> <p>Water quality</p> <p>Changes in management practices</p> <p>Recreational activities.</p>

Designated Site Name	Main Characteristics	Qualifying Features	Favourable Conservation Status	Threats to site integrity
<p>Burnham Beeches SAC</p>	<p>Burnham Beeches occupies an extensive area (approximately 382Ha) of the Burnham Plateau where Thames gravels and underlying Reading Beds give rise to acid soils, supporting mature and developing woodland, old coppice, scrub and heath. The site contains an extensive area of former beech <i>Fagus sylvatica</i> wood-pasture with many old pollards and associated beech and oak <i>Quercus</i> spp. high forest. It is one of the richest sites for dead-wood (saproxylic) invertebrates in the UK and it also retains important epiphytic communities, including the moss <i>Zygodon forsteri</i>.</p> <p>Holly <i>Ilex aquifolium</i> and honeysuckle <i>Lonicera periclymenum</i> are the main components of the shrub layer of the woodlands, and bracken</p> <p><i>Pteridium aquilinum</i> and brambles <i>Rubus fruticosus</i> agg. frequently dominate the ground flora, but in places these are lacking and the woodland floor may bear no more than scattered patches of wavy hair-grass <i>Deschampsia flexuosa</i> and cushions of the distinctive moss <i>Leucobryum glaucum</i>.</p> <p>The site also supports an extensive area of acid mire with several locally uncommon plants including bog pimpernel <i>Anagallis tenella</i>, marsh St. John's wort <i>Hypericum elodes</i> and royal fern <i>Osmunda regalis</i>.</p>	<p>Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrublayer (<i>Quercion robori-petraeae</i> or <i>Ilici-Fagenion</i>) for which this is considered to be one of the best areas in the United Kingdom.</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> ▪ The extent and distribution of qualifying natural habitats ▪ The structure and function (including typical species) of qualifying natural habitats, and ▪ The supporting processes on which qualifying natural habitats rely 	<ul style="list-style-type: none"> ▪ Outdoor sports and leisure activities, recreational activities ▪ Air pollution, air-borne pollutants ▪ problematic native species ▪ Other ecosystem modifications ▪ Changes in biotic conditions ▪ modification of cultivation practices ▪ grazing ▪ Forest and Plantation management & use

Designated Site Name	Main Characteristics	Qualifying Features	Favourable Conservation Status	Threats to site integrity
<p>Chiltern Beechwoods SAC</p>	<p>The Chilterns Beechwoods represent a very extensive tract of ancient semi-natural beech <i>Fagus sylvatica</i> forests in the centre of the habitat's UK range. The woodland is an important part of a mosaic with species-rich chalk grassland and scrub. A distinctive feature in the woodland flora is the occurrence of the rare coralroot <i>Cardamine bulbifera</i>. Standing and fallen dead timber provide habitat for dead-wood (saproxylic) invertebrates, including stag beetle <i>Lucanus cervus</i>.</p> <p>The individual woods include Bradenham Woods, Park Wood and the Coppice, Ellesborough and Kimble Warrens, Hollowhill and Pullingshill Woods, Naphill Common, Windsor Hill, Aston Rowant, Bisham Woods and Ashridge Woods and Commons and cover approximately 1,276 ha.</p> <p>Broad-leaved deciduous woodland – 88% Dry grassland, Steppes – 8% Heath, Scrub, Maquis and Garrigue, Phygrana – 4%</p> <p>The soil and geology is a mix of basic, clay, and limestone, nutrient-poor, sand and sedimentary</p>	<p>Semi-natural dry grasslands and scrubland facies: on calcareous substrates (<i>Festuco-Brometalia</i>); Dry grasslands and scrublands on chalk or limestone</p> <p><i>Asperulo-Fagetum</i> beech forests; Beech forests on neutral to rich soils</p> <p><i>Lucanus cervus</i>; Stag beetle beetle)</p>	<p>Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.</p> <p>Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> ▪ The extent and distribution of qualifying natural habitats and habitats of qualifying species; ▪ The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species; ▪ The supporting processes on which qualifying natural habitats and habitats of qualifying species rely; ▪ The populations of qualifying species; ▪ The distribution of qualifying species within the site. 	<ul style="list-style-type: none"> ▪ Forest and Plantation management & use ▪ invasive non-native species ▪ problematic native species ▪ Interspecific floral relations ▪ modification of cultivation practices

Designated Site Name	Main Characteristics	Qualifying Features	Favourable Conservation Status	Threats to site integrity
Windsor Great Park SAC	<p>Windsor Forest contains dry oak-dominated woodland. Relicts of the primary forest still survive as ancient oak pollards scattered throughout the Park and Forest. Veteran trees occur with a mosaic of unimproved and semi-improved grassland and grass-heath. It has the largest number of ancient oaks <i>Quercus</i> spp. in Britain (and probably in Europe), a consequence of its management as wood-pasture. Many of these trees are over 500 years old and some reputed to be up to 800 years. Of equal importance, although not reaching such a great age, are numerous over-mature beech trees <i>Fagus sylvatica</i>.</p> <p>Being partially hollow and decayed, the oaks and beech afford habitats for a number of extremely rare and specialised insects. The site is of importance for its range and diversity of saproxylic (dead wood) invertebrates, including many rare species (e.g. the violet click beetle <i>Limoniscus violaceus</i>), and has recently been recognised as having rich fungal assemblages.</p> <p>The area of continuous woodland and parkland covers approximately 1,687 ha. The predominant habitat is mixed woodland (95%), with also areas of dry grasslands and inland water bodies. The soil and geology is a mix of acidic, clay, neutral and sand.</p>	<p>Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrublayer (<i>Quercion robori-petraeae</i> or <i>Ilici-Fagenion</i>) for which the area is considered to support a significant presence.</p> <p>Old acidophilous oak woods with <i>Quercus robur</i> on sandy plains for which this is one of only four known outstanding localities in the United Kingdom.</p> <p><i>Limoniscus violaceus</i> for which this is one of only three known outstanding localities in the United Kingdom. which is known from 15 or fewer 10 x 10 km squares in the United Kingdom.</p>	<p>Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.</p> <p>Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> ▪ The extent and distribution of qualifying natural habitats and habitats of qualifying species; ▪ The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species; ▪ The supporting processes on which qualifying natural habitats and habitats of qualifying species rely; ▪ The populations of qualifying species; ▪ The distribution of qualifying species within the site. 	<ul style="list-style-type: none"> ▪ Forest and Plantation management & use ▪ modification of cultivation practices ▪ Air pollution, air-borne pollutants ▪ invasive non-native species ▪ Interspecific floral relations ▪ Scrub encroachment ▪ High and stable water table ▪ recreational disturbance leading to damage ▪ burning (through arson)

Stage 3.b: Identifying possible pathways of effects to the designated sites;

Air Quality

4.12 Atmospheric emissions from increases in motor vehicles use and industrial processes are of particular concern for air quality. These emissions contribute to air pollution at both the local and regional scales and deterioration in air quality may result. Diffuse air pollution in particular can act at regional scales and while individual plans are unlikely to contribute high levels the cumulative levels of pollution have the potential for significant effects. Air pollutants may also become deposited within soils; this can affect soil fertility which can have serious effects on the quality of habitats.

4.13 Air pollution arising from nitrogen deposition is of key concern for designated sites. The main effects of nitrogen deposition on the designated sites identified are shown in Table 4.

Species Disturbance/ Recreational Pressure

4.14 Species are likely to be disturbed as a result of the recreational pressures placed on designated sites by visitors. The effects of visitors on the designated sites include deliberate species disturbance, destruction by trampling, damage or removal plants, dog fouling and littering. These effects are likely to increase as the number of visitors to designated sites increases. While visitors to designated sites may be drawn from a wide area, a visitor survey conducted by English Nature to support the Thames Basin Heaths SPA delivery plan concluded that the zones relating to recreational pressure was 5km. An axiomatic assumption from this finding was that increasing the resident population within 5km of the Thames Basin Heaths SPA is likely to increase the number of visitors to it. It is reasonable to assume that increasing the resident population local to a designated site is likely to increase the recreational pressures experienced.

4.15 Increasing the levels of residential development in close proximity to designated sites may also have other negative effects. The harm that can be caused by disturbance to the ground nesting birds in particular arises from a growth in the number of cats and dogs frequenting the designated sites. While other negative effects such as fly tipping, and malicious fire settings are not linked to recreational pressures they can be products of increasing the residential population close to designated sites. The principle adverse ecological effect of fly tipping is the introduction of invasive alien species with garden waste. Garden waste can result in the introduction of invasive alien species precisely because it is the most troublesome garden plants that are typically thrown out. Alien species may also be introduced deliberately or may be bird-sown from local gardens.

Direct Land Take

4.16 The designated sites are particularly vulnerable to land take from agriculture and development. The loss of the land within designated sites is often permanent and irreversible. Any development that would reduce the quantity or increase fragmentation of a designated site would be considered to result in a likely significant effect. The scale and extent of any adverse effects would depend on the location, maintenance, and use of the new development and the nature conservation characteristics and value of the area affected.

4.17 Temporary operations may also damage the special interest of the designated sites and include the extraction of materials from the site (for example through mineral working), the dumping or storage of materials and the erection of structures on the site.

Table 4: Nitrogen Deposition Effects on Designated Sites

The critical levels identified and the potential effects on designated sites have been sourced from the Air Pollution Information System (APIS) website which may be accessed using the following url: <http://www.apis.ac.uk/>

Designated Site Name	Qualifying Features	Relevant Critical Load (Kg/N/Ha/Y)	Sensitivity and Potential Effects of Increased Deposition/Exceeded Thresholds
South West London Water Bodies SPA and Ramsar	Gadwall <i>Anas strepera</i> 710 individuals - wintering 2.4 % NW Europe and Shoveler <i>Anas clypeata</i> 853 individuals - wintering 2.1 % NW/Central Europe	No specific sensitivities for the species is given by APIS. Therefore habitat sensitivities are used as a proxy and are considered broadly similar to those set out for the primary habitats within the designated site.	High levels of eutrophication could result in increase in replacement of macrophyte-dominated community with algae-dominated community (algal bloom) thus reducing food availability.
Thames Basin Heaths SPA including Thursley, Ash, Pirbright and Chobham SAC	A224 <i>Caprimulgus europaeus</i> ; European nightjar (Breeding)	5 to 15 (coniferous woodland equivalent broad habitat)	While the habitat is considered sensitive to nitrogen, APIS indicates that there is no expected negative impact on the species due to impacts on the species' habitat.
	A246 <i>Lullula arborea</i> ; Woodlark (Breeding)	5 to 15 (coniferous woodland equivalent broad habitat)	Species considered sensitive to changes to the broad habitat as a result of changes in nitrogen. Species may breed during certain plantation stages. As it is a temporary habitat, long term loss of heath could result in a species decline.
	A302 <i>Sylvia undata</i> ; Dartford warbler (Breeding)	10 to 20 (dry heaths – equivalent broad habitat)	Species requires large, unbroken dwarf-shrub layer, mainly heather and gorse. Breeding territories strongly associated with heath, so loss of this habitat could have a negative impact.
	Northern Atlantic wet heaths with <i>Erica tetralix</i>	10 to 20	Transition heather to grass. Ericaceous species susceptible to frost and drought.

Designated Site Name	Qualifying Features	Relevant Critical Load (Kg/N/Ha/Y)	Sensitivity and Potential Effects of Increased Deposition/Exceeded Thresholds
	European dry heaths	10 to 20	Transition from heather to grass dominance; decline in lichens, changes in plant biochemistry, increased sensitivity to abiotic stress.
	Depressions on peat substrates of the Rynchosporion	10 to 15	Transition from heather to grass dominance; decline in lichens, changes in plant biochemistry, increased sensitivity to abiotic stress.
Burnham Beeches SAC	Atlantic acidophilous beech forests with Ilex and sometimes also Taxus in the shrublayer (Quercion robori-petraeae or Ilici-Fagenion)	10 to 20 (Fagus Woodland)	Changes in ground vegetation and mycorrhiza, nutrient imbalance, changes in soil fauna
Chiltern Beechwoods SAC	<i>Asperulo-Fagetum</i> beech forests; Beech forests on neutral to rich soils	10 to 20 (most comparable CL Fagus Woodland)	Changes in ground vegetation and mycorrhiza, nutrient imbalance, changes in soil fauna.
	Semi-natural dry grasslands and scrubland facies: on calcareous substrates (<i>Festuco-Brometalia</i>); Dry grasslands and scrublands on chalk or limestone.	15 to 25 (most comparable CL: Sub atlantic semi-dry calcareous grassland)	Increase in tall grasses, decline in diversity, increased mineralization, Nitrogen leaching, surface acidification.
	<i>Lucanus cervus</i> ; Stag beetle beetle)	No specific sensitivities for the species is given by APIS. Therefore habitat sensitivities are used as a proxy and are considered broadly similar to those set out for the primary habitats within the designated site.	
Windsor Great Park SAC	Old acidophilous oak woods with Quercus robur on sandy plains.	10 to 15	Decrease in mycorrhiza, loss of epiphytic lichens and bryophytes, changes in soil fauna.
	Atlantic acidophilous beech forests with Ilex and sometimes also Taxus in the shrublayer.	10 to 20	Changes in ground vegetation and mycorrhiza, nutrient imbalance, changes in soil fauna.
	<i>Limoniscus violaceus</i> (Violet Click Beetle)	No specific sensitivities for the species is given by APIS. Therefore habitat sensitivities are used as a proxy and are considered broadly similar to those set out for the primary habitats within the designated site.	

Water Quality

4.18 Rivers, streams and other aquatic environments that support designated sites can be affected by development. Obvious polluters such as sewage effluent, fertilisers, pesticides and industrial chemicals entering water bodies can have direct effects on water quality. In addition, diffuse pollution from urban hardstanding run-off can also contribute to unfavourable conditions over time.

4.19 Poor water quality can have a range of environmental impacts. At high levels, toxic chemicals and metals can result in the immediate death of aquatic life. At lower levels, detrimental effects can also be experienced. Some pesticides, industrial chemicals, and components of sewage effluent may have negative effects on the reproduction and development of aquatic life, and subsequently bird life that feed on them.

4.20 Oxygen depletion within aquatic environments is particularly harmful and can have a variety of causes. For example, the enrichment of nutrients within the water, known as eutrophication, often results from an increase in run-off of phosphorus fertilisers. Eutrophication due to phosphorus increases plant growth within the aquatic environment and reduces the oxygen levels. Decomposition of organic material further acts to deoxygenate water. Algal blooms often result from eutrophication and the bloom acts to decrease light penetration.

Water Quantity

4.21 The south east of England is a densely populated area with high demands for treated water. Population increases are expected over the next twenty to thirty years and associated development pressures are likely to increase the demand for the quantity of treated water needed by homes and businesses. The south east is also experiencing lower levels of annual rainfall as a result of climate change. Designated sites with features that are dependent on a specific water resource level could experience significant effects under higher abstraction levels.

Stages 4 and 5: Consideration of whether any plan proposals have the potential to result in a likely significant effect alone or in combination.

4.22 The policy proposals set out in the BLP have been analysed to assess whether they would be likely to result in likely significant effects on designated sites. The policy screening was carried out in a five step process. The first step considered the likely impacts on designated sites of each policy in isolation. Where potential for significant effects as a result of the operation of the individual policy were identified, the policies were taken forward to a more detailed screening analysis. The second step of the policy screening considered whether any of the effects identified

in Stage 3 were likely to have a significant effect on the designated sites identified in Stage 2. Where effects were identified, the third step of the analysis went on to examine whether other policies within the plan offer appropriate mitigation for the potential significant effects arising when considered in combination. The fourth step considered further any policies which required more detailed analysis in order to ascertain whether potential significant effects would be likely to occur. A fifth step takes into account the in combination effects of all the policies in the plan.

4.23 The screening undertaken for the first three steps of the policy analysis are presented in Tables 5, 6 and 7. As a result of the first step of the policy screening, it was possible to identify that 22 policies would have no likely significant effects (LSE). The remaining 24 policies were subject to further analysis in steps two and three. As a result it was possible to identify that 21 of the policies were subject to appropriate mitigation measures through the operation of the other policies proposed within the plan. Three policies were taken forward to step four: HO1 Housing Development Sites, ED2 Defined Employment Sites and IF6 New Sports and Leisure Development at Braywick Park.

Table 5: Step 1 Screening of Policies Alone for Potential Significant Effects (PSE)

Key to Initial Screening Assessment Step 1

Code	Initial Screening Assessment
1	The policy is intended to protect the natural environment, including biodiversity.
2	The policy will not lead to development in itself.
3	The policy makes provision for a quantum or type of development at a specific location that does not include a designated site or where development is unlikely to indirectly affect a designated site
4	The policy makes provision for a quantum/type of development within a defined area but the specific location will be determined through lower tier plans.
5	The policy makes provision for a quantum/type of development but the specific location will be determined through the submission of development proposals.
6	The proposal steers a quantum or type of development towards, or encourages development in, an area that includes a designated site or an area where development may indirectly affect a designated site.
7	The proposal makes provision for a quantum, or type of development that would be likely to have a significant effect on a designated site.

Policy	Policy Description Relevant to HRA	1	2	3	4	5	6	7	PSE
SP1 Spatial Strategy for RBWM	Sets out the intended spatial distribution of development over the plan period. Development will be concentrated on the existing settlements of Maidenhead, Windsor and Ascot to make best use of infrastructure and services, with limited development and other villages. The significance of Windsor Great Park and the River Thames is recognised together with the need to protect areas designated as Green Belt from inappropriate development.		2	3		5	6		Yes
SP2 Sustainability and Place Making	Provides the approach to sustainable place making within the borough with an expectation that larger developments will contribute to infrastructure to enhance residential amenity, including natural infrastructure.	1	2						No
SP3 Character and Design of New Development	Strategic design policy which supports development that enhances the natural character of the location, protects trees and vegetation worthy of retention, includes integrated and comprehensive green and blue infrastructure schemes and maximises the use of sustainable modes of transport.	1							No
SP4 River Thames Corridor	Specific policy setting out approach to development adjacent to the Thames. Includes specific support for maintaining tree cover and riverbank vegetation and conserving and enhancing the ecological value of the river as a wildlife network.	1							No
SP5 Development in the Green Belt	Sets out the circumstances under which development in the Green Belt will be considered appropriate.	1				5			Yes
SP6 Local Green Space	Policy designating a Local Green Space at Poundfield, Cookham and setting out the circumstances under which development within a Local Green Space will be deemed acceptable.		2						No
HO1 Housing Development Sites	Policy allocating sites to accommodate a total of 8,286 dwellings. The majority of the dwellings will be located within or adjacent to Maidenhead which will accommodate over 70% of the allocated dwellings. Approximately 9% of the dwellings allocated will be within or adjacent to Windsor with a further 12% concentrated around Ascot, Sunninghill and Sunningdale.			3			6	7	Yes
HO2 Housing Mix and Type	Housing policy setting out the housing mix within development with reference to the Strategic Housing Market Assessment and supporting self build on appropriate sites.		2						No
HO3 Affordable Housing	Housing policy setting out the quantum of affordable housing expected as a proportion of market development and the circumstances under which a rural exception site will be permitted.		2			5			Yes
HO4 Gypsies and Travellers	Criteria based policy for determining planning applications for Gypsies, Travellers and Travelling Showpeople.				4	5			Yes
HO5 Housing Density	Location and amenity criteria for high density residential development.					5			Yes
HO6 Subdivision of Dwellings	Policy supporting sub-division of existing dwellings subject to specific criteria and the circumstances under which loss of a residential dwelling will be acceptable.		2						No

Policy	Policy Description Relevant to HRA	1	2	3	4	5	6	7	PSE
ED1 Economic Development	Policy supporting the intensification and redevelopment of existing employment sites and the encouragement of local employment opportunities.		2			5			Yes
ED2 Defined Employment Sites	Policy allocating a number of employment sites across the borough to provide accommodation for 10,500 net new jobs.			3			6		Yes
ED3 Other Sites and Loss of Employment Floorspace	Protection policy to ensure that employment sites are maintained unless marketing evidence can demonstrate that there is no demand for the site.		2						No
ED4 Farm Diversification	Policy setting out the circumstances under which farm diversification schemes will be supported and directing retail development not associated to a farm enterprise to existing settlements.					5			Yes
TR1 Hierarchy of Centres	Establishes a hierarchy of retail centres.		2			5			Yes
TR2 Windsor Town Centre	Establishes the type of development that will be accepted in Windsor Town Centre.		2			5			Yes
TR3 Maidenhead Town Centre	Establishes the type of development that will be accepted in Maidenhead Town Centre.		2			5			Yes
TR4 District Centres	Establishes the type of development that will be accepted in Ascot and Sunningdale District Centres.		2			5			Yes
TR5 Local Centres	Establishes the type of development that will be accepted in the defined local centres of Cookham; Cookham Rise; Datchet; Dedworth Road West, Windsor; Eton; Eton Wick; Old Windsor; Shifford Crescent, Maidenhead; Sunninghill; Vale Road, Windsor; Wessex Way, Cox Green; Wooton Way, Maidenhead; Wraysbury.		2			5			Yes
TR6 Strengthening the Roles of Centres	Supports town centres as the main focus for retail development and sets out the criteria for the impact tests required when development cannot be located within or adjacent to a defined centre.		2			5			Yes
TR7 Shops and Parades outside Defined Centres	Policy to protect local shops and parades from conversion to functions that do not benefit the community without evidence of marketing for retail use.		2			5			Yes
TR8 Markets	Policy support for markets and criteria regarding protection of residential amenity of nearby properties.		2			5			Yes
VT1 Visitor Development	Policy setting out the locational preference for visitor development within Maidenhead and Windsor together with criteria that visitor development in all locations will be expected to satisfy.		2			5			Yes
HE1 Historic Environment	Design policy aimed at conservation of heritage assets and a commitment to the creation of a local list of heritage assets.		2						No
HE2 Windsor Castle and Great Park	Design criteria for development that affects Windsor Castle which aims to ensure that it is safeguarded for its architectural and historical significance within the Great Park setting and support for meeting the needs of visitors.	1	2			5		7	Yes
HE3 Local Heritage Assets	Protection policy for Local Heritage Assets on the Local List.		2						No

Policy	Policy Description Relevant to HRA	1	2	3	4	5	6	7	PSE
NR1 Managing Flood Risk and Waterways	Establishes the sequential approach to sites at risk of flooding and flood considerations for development. In addition the policy requires that development should maintain the waterway's viability as an ecological network or habitat for notable species of flora or fauna.	1							No
NR2 Trees, Woodlands and Hedgerows	Policy requiring that development proposals maximise opportunities for the creation, restoration, enhancement and connection of natural habitats with reference to the Tree and Woodland Strategy for the Borough. The policy sets out the protection and retention of trees, woodlands and hedgerows. Where trees, woodlands and hedgerows are present on site, or protected species are suspected to be present then a tree survey, constraints plan, tree protection plan, and ecological assessment will be required.	1							No
NR3 Nature Conservation	Policy setting out the requirement for the maintenance, protection and enhancement of sites of international and national nature conservation importance and the safeguarding of protected species from harm or loss. Development proposals will be expected to demonstrate how biodiversity will be maintained, protected and enhance within application sites. Development proposals will be assessed both individually and in combination with other development to ensure that a detrimental impact on sites of importance for biodiversity will not result from the development. Compensatory measures for biodiversity offsetting will be required as a means to prevent biodiversity loss where avoidance and mitigation cannot be achieved. The policy further sets out the measures by which the biodiversity of application sites should be protected and enhanced.	1							No
NR4 Thames Basin Heaths Special Protection Area	NR4 translates the requirements of the Thames Basin Heaths SPA Avoidance Strategy into policy. This includes the adoption of appropriate exclusion zones under which development will be controlled. Where development is expected within the buffer zone of 5km of the SPA boundary then contributions towards the provision of Suitable Alternative Natural Greenspace(SANG) and Strategic Access Management and Monitoring (SAMM) will be required. Development proposals of 50 or more residential units between 5km to 7km of the SPA boundary will be required an assessment to ensure that appropriate mitigation measure are identified. It is expected that a minimum of eight hectares of SANG land will be provided per 1,000 new occupants. Three areas of SANG are proposed for allocation at land south of Allen's Field and at Heatherwood Hospital and Sunningdale Park.	1							No
NR5 Renewable Energy	Sets out criteria for installation of renewable energy generation equipment. Restricts the erection of wind turbines to areas identified on the Wind Mapping Exercise Maps.	1				5			Yes

Policy	Policy Description Relevant to HRA	1	2	3	4	5	6	7	PSE
EP1 Environmental Protection	Policy requiring development to avoid significant adverse impact on the natural environment. Specific clause requires development proposals to conserve and enhance existing environmental quality in the locality, including areas of ecological value (land and water based), and improve quality where possible, both during construction and upon completion.	1							No
EP2 Air Pollution	Approach to air pollution arising from new developments specifically aimed at existing and future residents and referencing the UK Air Quality Strategy.	1							No
EP3 Artificial Light Pollution	Policy for the control of artificial light pollution. Mitigating measures are required for outdoor lighting schemes which may impact on areas of biodiversity. Motion sensitive lighting and outdoor lighting are restricted where there would be an impact on the amenity of the area.	1							No
EP4 Noise	The policy sets out average and maximum acceptable noise levels. Development proposals that generate unacceptable levels of noise are restricted. Effective mitigation measures are required for development proposals that generate significant levels of noise affecting residential amenity, rural areas or biodiversity.	1							No
EP5 Contaminated Land and Water	Policy for the protection of ground and surface water and setting out the role of the Environment Agency and water companies. Development proposals for contaminated land will need to demonstrate that the development will not harm the environment or local residents.	1							No
IF1 Infrastructure and Developer Contributions	Policy to ensure that development proposals deliver infrastructure to support the overall spatial strategy.		2						No
IF2 Sustainable Transport	The policies and objectives of the Local Transport Plan are supported. Criteria be met by development proposals is set out in the policy and the criteria includes a requirement to optimise traffic flows and circulation to minimise the effects of congestion, air pollution and noise. Travel plans and transport assessments will be required to support proposals and provision for public transport services and infrastructure will also be required.	1	2			5			Yes
IF3 Green and Blue Infrastructure	Policy to support improvements to the quality and quantity of the blue and green infrastructure network. High intensity development will be resisted that does not support the development of high quality blue and green infrastructure.	1	2						No
IF4 Open Space	Policy regarding the provision, maintenance and enhancement of open space. Development proposals to increase access to natural open space are expected to evaluate the impact of visitor numbers. Protection for allotments, community gardens and orchards is included in the policy. Land at Ockwells, Maidenhead is proposed for allocation to provide Open Space to meet the needs of new development within Maidenhead town centre.	1	2						No

Policy	Policy Description Relevant to HRA	1	2	3	4	5	6	7	PSE
IF5 Rights of Way and Access to the Countryside	Policy protecting the existing rights of way network. Enhancement of the Green Way, the Thames National Trail and National Cycle Network are supported.		2						No
IF6 New Sports and Leisure Development at Braywick Park	Allocation of a new sports and leisure development on the site of the former golf driving range at Braywick Park as a replacement for the facilities at the Magnet Leisure Centre.			3			6		Yes
IF7 Community Facilities	Policy to ensure that community facilities will be retained, improved and enhanced and that the loss of facilities should be resisted unless the criteria set out in the policy are met.		2			5			Yes
IF8 Utilities	Sets out the circumstances under which new telecommunications masts will be acceptable. Development proposals will be supported, provided environmental impacts are minimised. The policy also pertains to water supply and sewage infrastructure; development proposals are required to demonstrate have sufficient capacity to serve the development without overloading of existing infrastructure. Where improvement to the infrastructure is necessary then funding will need to be provided to the water or sewage company before the commencement of the development. New water resource schemes, improvements to the water supply network, demand management measures needed to meet current and future water supply needs and those needed to meet the challenges of climate change and environmental protection are supported.	1	2			5			Yes

Table 6: Step 2, Screening of BLP Policies with potential for significant effects for likely significant effects (LSE) alone

Policy	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
SP1 Spatial Strategy for RBWM	Sets out the intended spatial distribution of development over the plan period. Development will be concentrated on the existing settlements of Maidenhead, Windsor and Ascot to make best use of infrastructure and services, with limited development and other villages. The significance of Windsor Great Park and the River Thames is recognised together with the need to protect areas designated as Green Belt from inappropriate development.	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution. Air quality during the construction phase of development may also be poor within the immediate vicinity of the sites.	Greater levels of development in the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation).	Greater levels of development in the area could lead to increased recreational pressures on designated sites. These pressures include destruction of fauna by trampling, damage or removal plants, dog fouling and littering. These effects are likely to increase as the number of visitors to designated sites increases. While other negative effects such as fly tipping, and malicious fire settings are not linked to recreational pressures they can be products of increasing the residential population close to designated sites.	No development within designated sites is proposed.	Increased levels of diffuse pollution from an increase in urban hardstanding run-off has the potential to contribute to unfavourable conditions.	The plan does not propose additional water extraction to serve new development.	Yes

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Policy	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
SP5 Development in the Green Belt	Sets out the circumstances under which development in the Green Belt will be considered appropriate.	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution. Air quality during the construction phase of development may also be poor within the immediate vicinity of the sites.	Greater levels of development in the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation).	Greater levels of development in the area could lead to increased recreational pressures on designated sites. These pressures include destruction of fauna by trampling, damage or removal plants, dog fouling and littering. These effects are likely to increase as the number of visitors to designated sites increases. While other negative effects such as fly tipping, and malicious fire settings are not linked to recreational pressures they can be products of increasing the residential population close to designated sites.	No development within designated sites is proposed.	Increased levels of diffuse pollution from an increase in urban hardstanding run-off has the potential to contribute to unfavourable conditions.	The plan does not propose additional water extraction to serve new development.	Yes

Policy	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
HO1 Housing Development Sites	Policy allocating sites to accommodate a total of 8,286 dwellings. The majority of the dwellings will be located within or adjacent to Maidenhead which will accommodate over 70% of the allocated dwellings. Approximately 9% of the dwellings allocated will be within or adjacent to Windsor with a further 12% concentrated around Ascot, Sunninghill and Sunningdale.	Site specific assessment on likely significant effects on designated sites.	Greater levels of development in the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation).	Site specific assessment on likely significant effects on designated sites.	No development within designated sites is proposed.	Site specific assessment on likely significant effects on designated sites.	Site specific assessment on likely significant effects on designated sites.	Unknown
HO3 Affordable Housing	Housing policy setting out the quantum of affordable housing expected as a proportion of market development and the circumstances under which a rural exception site will be permitted.				No development within designated sites is proposed.			No

Policy	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
HO4 Gypsies and Travellers	Criteria based policy for determining planning applications for Gypsies, Travellers and Travelling Showpeople.	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution. Air quality during the construction phase of development may also be poor within the immediate vicinity of the sites.			No development within designated sites is proposed.			Yes
HO5 Housing Density	Location and amenity criteria for high density residential development.	The achievement of high density residential development within accessible locations may reduce the need to travel and may have a positive impact on air quality.			No development within designated sites is proposed.			No

Policy	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
ED1 Economic Development	Policy supporting the intensification and redevelopment of existing employment sites and the encouragement of local employment opportunities.	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution. Air quality during the construction phase of development may also be poor within the immediate vicinity of the sites.			No development within designated sites is proposed.	Increased levels of diffuse pollution from an increase in urban hardstanding run-off has the potential to contribute to unfavourable conditions. Potential for polluting industries to locate within the Borough.		Unknown

Policy	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
ED2 Defined Employment Sites	Policy allocating a number of employment sites across the borough to provide accommodation for 10,500 net new jobs.	Some of the existing employment sites to be retained lie within 5km of a designated site. Industry operating on sites may contribute to air borne pollutants and conversion of sites to alternative land uses could have a positive effect on air pollution. Site specific assessment on likely significant effects on designated sites.	Site specific assessment on likely significant effects on designated sites.	Site specific assessment on likely significant effects on designated sites.	No development within designated sites is proposed.	Site specific assessment on likely significant effects on designated sites.	Site specific assessment on likely significant effects on designated sites.	Unknown

Policy	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
ED4 Farm Diversification	Policy setting out the circumstances under which farm diversification schemes will be supported and directing retail development not associated to a farm enterprise to existing settlements.	Farm diversification may support local employment opportunities and retail services within rural areas thus reducing the need to travel which may have a positive impact on air pollution.			No development within designated sites is proposed.			No
TR1 Hierarchy of Centres	Establishes a hierarchy of retail centres.	Enhanced retail centres could lead to an increase in the number of trips by private car, leading to possible impact on air pollution.			No development within designated sites is proposed.			No
TR2 Windsor Town Centre	Establishes the type of development that will be accepted in Windsor Town Centre.	Enhanced retail centres could lead to an increase in the number of trips by private car, leading to possible impact on air pollution.			No development within designated sites is proposed.			No

Policy	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
TR3 Maidenhead Town Centre	Establishes the type of development that will be accepted in Maidenhead Town Centre.	Enhanced retail centres could lead to an increase in the number of trips by private car, leading to possible impact on air pollution.			No development within designated sites is proposed.			No
TR4 District Centres	Establishes the type of development that will be accepted in Ascot and Sunningdale District Centres.	Enhanced district centres are likely to reduce the distance required to travel to access convenience goods and services and may have a positive effect on air quality. Ascot and Sunningdale Town Centres lie within 5km of the Thames Basin Heath SPA and further development at this location may have an unfavourable impact on the SPA.			No development within designated sites is proposed.			No

Policy	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
TR5 Local Centres	Establishes the type of development that will be accepted in the defined local centres of Cookham; Cookham Rise; Datchet; Dedworth Road West, Windsor; Eton; Eton Wick; Old Windsor; Shifford Crescent, Maidenhead; Sunninghill; Vale Road, Windsor; Wessex Way, Cox Green; Wooton Way, Maidenhead; Wraysbury.	Retention of local shops is likely to reduce the distance required to travel to access convenience goods and services and may have a positive effect on air quality.			No development within designated sites is proposed.			No
TR6 Strengthening the Roles of Centres	Supports town centres as the main focus for retail development and sets out the criteria for the impact tests required when development cannot be located within or adjacent to a defined centre.	Retention of local shops is likely to reduce the distance required to travel to access convenience goods and services and may have a positive effect on air quality.			No development within designated sites is proposed.			No

Policy	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
TR7 Shops and Parades outside Defined Centres	Policy to protect local shops and parades from conversion to functions that do not benefit the community without evidence of marketing for retail use.	Retention of local shops is likely to reduce the distance required to travel to access convenience goods and services and may have a positive effect on air quality.			No development within designated sites is proposed.	Location of retail development outside of defined centres could lead to increased levels of diffuse pollution from an increase in urban hardstanding run-off has the potential to contribute to unfavourable conditions.		Unknown
TR8 Markets	Policy support for markets and criteria regarding protection of residential amenity of nearby properties.				No development within designated sites is proposed.			No

Policy	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
VT1 Visitor Development	Policy setting out the locational preference for visitor development within Maidenhead and Windsor together with criteria that visitor development in all locations will be expected to satisfy.	Greater levels of visitor development in the area could lead to increased numbers of car based trips, leading to possible impact on air pollution.	Increasing the number of visitors to the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation).	Increasing the number of visitors to the area could lead to increased recreational pressures on designated sites. These pressures include destruction of fauna by trampling, damage or removal plants, dog fouling and littering. These effects are likely to increase as the number of visitors to designated sites increases. While other negative effects such as fly tipping, and malicious fire settings are not linked to recreational pressures they can be products of increasing the residential population close to designated sites.	No development within designated sites is proposed.	Increased levels of diffuse pollution from an increase in urban hardstanding run-off has the potential to contribute to unfavourable conditions.	The plan does not propose additional water extraction to serve new development.	Yes

Policy	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
HE2 Windsor Castle and Great Park	Design criteria for development that affects Windsor Castle which aims to ensure that it is safeguarded for its architectural and historical significance within the Great Park setting and support for meeting the needs of visitors.	Greater levels of visitors to Windsor Castle could lead to increased numbers of car based trips, leading to possible increases to air pollution affecting Windsor Great Park SAC.	Increasing the number of visitors to Windsor Castle could lead to increased pressures on the Windsor Great Park SAC sites including disturbance.	Increasing the number of visitors to Windsor Castle could lead to increased recreational pressures on the Windsor Great Park SAC. These pressures include destruction of fauna by trampling, damage or removal plants, dog fouling and littering. These effects are likely to increase as the number of visitors to increases. While other negative effects such as malicious fire settings are not linked to recreational pressures they can be products of increasing the number of visitors.	No development within designated sites is proposed.			Yes

Policy	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
NR5 Renewable Energy	Sets out criteria for installation of renewable energy generation equipment. Restricts the erection of wind turbines to areas identified on the Wind Mapping Exercise Maps.	The use of non carbon based energy sources is likely to have a positive effect on air quality at the national level.			No development within designated sites is proposed.			No
IF2 Sustainable Transport	The policies and objectives of the Local Transport Plan are supported. Criteria to be met by development proposals is set out in the policy and the criteria includes a requirement to optimise traffic flows and circulation to minimise the effects of congestion, air pollution and noise. Travel plans and transport assessments will be required to support proposals and provision for public transport services and infrastructure will also be required.	Positive impacts on air pollution may be achieved through the operation of the policy which seeks to optimise traffic flows and minimise air pollution.			No development within designated sites is proposed.			No
IF6 New Sports and Leisure Development at Braywick Park	Allocation of a new sports and leisure development on the site of the former golf driving range at Braywick Park as a replacement for the facilities at the Magnet Leisure Centre.	Site specific assessment on likely significant effects on designated sites.			No development within designated sites is proposed.			Unknown

Policy	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
IF7 Community Facilities	Policy to ensure that community facilities will be retained, improved and enhanced and that the loss of facilities should be resisted unless the criteria set out in the policy are met.				No development within designated sites is proposed.			No

Policy	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
IF8 Utilities	Sets out the circumstances under which new telecommunications masts will be acceptable. Development proposals will be supported, provided environmental impacts are minimised. The policy also pertains to water supply and sewage infrastructure; development proposals are required to demonstrate have sufficient capacity to serve the development without overloading of existing infrastructure. Where improvement to the infrastructure is necessary then funding will need to be provided to the water or sewage company before the commencement of the development. New water resource schemes, improvements to the water supply network, demand management measures needed to meet current and future water supply needs and those needed to meet the challenges of climate change and environmental protection are supported.				No development within designated sites is proposed.		The policy aims to ensure that there is sufficient water supply capacity to serve development proposals.	No

Table 7: Step 3, Screening of BLP Policies with likely significant effects (LSE) alone, against other BLP policies for mitigating effects in combination.

Policy	Policy LSE alone	Mitigating Policy 1	Mitigating Policy 2	Mitigating Policy 3	Mitigating Policy 4	Mitigating Policy 5	Mitigating Policy 6	Mitigating Policy 7	Mitigating Policy 8	Mitigating Policy 9	Policy LSE in combination with other BLP Policies
SP1 Spatial Strategy for RBWM	Yes	SP3 Character and Design of New Development	NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection	EP2 Air Pollution	EP5 Contaminated Land and Water	IF2 Sustainable Transport	IF4 Open Space	IF8 Utilities	No
SP5 Development in the Green Belt	Yes	SP3 Character and Design of New Development	NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection	EP2 Air Pollution	EP5 Contaminated Land and Water	IF2 Sustainable Transport	IF4 Open Space	IF8 Utilities	No
HO1 Housing Development Sites	Yes	SP3 Character and Design of New Development	NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection	EP2 Air Pollution	EP5 Contaminated Land and Water	IF2 Sustainable Transport	IF4 Open Space	IF8 Utilities	Unknown
HO3 Affordable Housing	Yes		NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection						No
HO4 Gypsies and Travellers	Yes		NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection			IF2 Sustainable Transport			No
HO5 Housing Density	Unknown		NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection			IF2 Sustainable Transport		IF8 Utilities	No

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Policy	Policy LSE alone	Mitigating Policy 1	Mitigating Policy 2	Mitigating Policy 3	Mitigating Policy 4	Mitigating Policy 5	Mitigating Policy 6	Mitigating Policy 7	Mitigating Policy 8	Mitigating Policy 9	Policy LSE in combination with other BLP Policies
ED1 Economic Development	Yes		NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection	EP2 Air Pollution	EP5 Contaminated Land and Water	IF2 Sustainable Transport			No
ED2 Defined Employment Sites	Yes	SP3 Character and Design of New Development	NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection	EP2 Air Pollution	EP5 Contaminated Land and Water	IF2 Sustainable Transport	IF4 Open Space	IF8 Utilities	Unknown
ED4 Farm Diversification	Unknown		NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection			IF2 Sustainable Transport		IF8 Utilities	No
TR1 Hierarchy of Centres	Unknown	SP3 Character and Design of New Development	NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection	EP2 Air Pollution		IF2 Sustainable Transport			No
TR2 Windsor Town Centre	Unknown	SP3 Character and Design of New Development	NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection	EP2 Air Pollution		IF2 Sustainable Transport			No
TR3 Maidenhead Town Centre	Unknown	SP3 Character and Design of New Development	NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection	EP2 Air Pollution		IF2 Sustainable Transport			No

Policy	Policy LSE alone	Mitigating Policy 1	Mitigating Policy 2	Mitigating Policy 3	Mitigating Policy 4	Mitigating Policy 5	Mitigating Policy 6	Mitigating Policy 7	Mitigating Policy 8	Mitigating Policy 9	Policy LSE in combination with other BLP Policies
TR4 District Centres	Unknown	SP3 Character and Design of New Development	NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection	EP2 Air Pollution		IF2 Sustainable Transport			No
TR5 Local Centres	Unknown	SP3 Character and Design of New Development	NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection	EP2 Air Pollution		IF2 Sustainable Transport			No
TR6 Strengthening the Roles of Centres	Unknown	SP3 Character and Design of New Development	NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection	EP2 Air Pollution		IF2 Sustainable Transport			No
TR7 Shops and Parades outside Defined Centres	Unknown	SP3 Character and Design of New Development	NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection	EP2 Air Pollution	EP5 Contaminated Land and Water	IF2 Sustainable Transport			No
TR8 Markets	Unknown		NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection						No
VT1 Visitor Development	Unknown	SP3 Character and Design of New Development	NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection	EP2 Air Pollution	EP5 Contaminated Land and Water	IF2 Sustainable Transport		IF8 Utilities	No

Policy	Policy LSE alone	Mitigating Policy 1	Mitigating Policy 2	Mitigating Policy 3	Mitigating Policy 4	Mitigating Policy 5	Mitigating Policy 6	Mitigating Policy 7	Mitigating Policy 8	Mitigating Policy 9	Policy LSE in combination with other BLP Policies
HE2 Windsor Castle and Great Park	Unknown	SP3 Character and Design of New Development	NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection			IF2 Sustainable Transport			No
NR5 Renewable Energy	Unknown		NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection						No
IF2 Sustainable Transport	Unknown		NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection						No
IF6 New Sports and Leisure Development at Braywick Park	Unknown	SP3 Character and Design of New Development	NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection			IF2 Sustainable Transport		IF8 Utilities	Unknown
IF7 Community Facilities	Unknown	SP3 Character and Design of New Development	NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection			IF2 Sustainable Transport		IF8 Utilities	No
IF8 Utilities	Unknown		NR3 Nature Conservation	NR4 Thames Basin Heaths Special Protection Area	EP1 Environmental Protection	EP2 Air Pollution	EP5 Contaminated Land and Water				No

Stages 4 and 5: Consideration of whether any plan proposals have the potential to result in a likely significant effect alone or in combination.

4.24 The fourth step of the BLP policy assessment under stages 4 and 5 was undertaken for three policies: HO1 Housing Development Sites; ED2 Defined Employment Sites and IF6 New Sports and Leisure Development at Braywick Park. All three of these policies direct a specific quantum and type of development to a specific location in the form of proposed site allocations.

4.25 Significant screening of BLP site allocations has taken place at various stages of the development of the plan. It is considered appropriate to draw on this information and present any relevant findings within this report, however supplementary assessment has been undertaken due to the changes made to site boundaries and the proposals for each site.

4.26 The screening of site allocations for step 4 was split into three parts. Part 1 removes from further consideration all sites that by virtue of their distance from any designated site, location with an existing urban area or the nature of the existing land use on site may be considered unlikely to give rise to significant effects alone. The Part 1 screening established that of the 76 individual allocations made in the plan, 48 were considered unlikely to give rise to significant effects alone. The screening assessment is shown in Table 8.

4.27 Part 2 of the allocation screening further considers the remaining 28 proposed allocations that have the potential to give rise to significant effects alone. These sites were considered in terms of the potential significant effects arising on the designated sites within proximity of the individual allocations and the mitigating effects of the proposed BLP policies. One site, HA45 Land adjacent to Coppermill Road, Horton was considered to give rise to likely significant effects that were unlikely to be mitigated by the proposed BLP policies. The assessment is shown in Table 9.

4.28 The fifth step considers the in combination effects of the proposed BLP policies, including site specific allocations, on each of the designated sites identified in Stage 2. Where allocations propose a continuation of an existing land use that would continue regardless of the BLP, the sites have been screened out as no in combination effects arising from the new allocation are considered to occur in accordance with the findings of the site screening report undertaken in 2013. In addition allocations that are further than 5km away from the boundary of any designated site (7km in the case of Thames Basins Heath SPA) have been screened out of the assessment of in combination effects as they are considered to be outside of the zone of influence of the designated sites. The sites screened out due to lack of likely contribution to the in combination effects are shown in Tables 13 and 14.

4.29 In combination effects are most likely to be experienced by the Windsor Forest Great Park SAC and the Chiltern Beeches SAC where a total of 5329 and 4710 dwellings plus a replacement leisure facility are allocated within 5km of the boundary of the designated site respectively. Table 12 sets out the total amount of development allocated within 5km of the designated site boundaries and within 7km of the boundary of the Thames Basin Heaths SPA and shows the likely significant in combination effects arising from the BLP for each of the designated sites.

Table 8: Step 4, Part 1 Screening of allocations for LSE alone

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Further assessment required based on current/surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLWB SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further screening required on the basis of current/surrounding land uses or distance to designated site?
HA1	HO1 EMP2.1	Railway Station, Maidenhead	Car park	Mixed Use	No	No	No	No	Yes	No	Yes	No
HA2	HO1 EMP2.1	Reform Road	B2 and B8	Mixed Use	No	No	No	No	Yes	No	Yes	No
HA3	HO1	Saint-Cloud Way	Magnet Leisure Centre	Residential	No	No	No	No	Yes	No	Yes	No
HA4	HO1 EMP2.1	West Street, Maidenhead	Mixed community, employment and infrastructure development.	Mixed Use	No	No	No	No	Yes	No	Yes	No
HA5	HO1 EMP2.1	York Road, Maidenhead	Mixed Residential, Community and Offices	Mixed Use	No	No	No	No	Yes	No	Yes	No
HA6	HO1	Maidenhead Golf Course	Golf Course	Residential	Yes	No	No	Yes	Yes	No	Yes	Yes
HA7	HO1	Land south of Harvest Hill Road, Maidenhead	Grassland and driving course for golf club	Residential	Yes	No	No	Yes	No	No	Yes	Yes

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Further assessment required based on current/surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLWB SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further screening required on the basis of current/surrounding land uses or distance to designated site?
HA8	HO1	Land south of Manor Lane, Maidenhead	Vacant land	Residential	No	No	No	Yes	No	No	Yes	Yes
HA10	HO1 EMP2.1	Ascot Town Centre	Mixed Use	Mixed Use	Yes	Yes	No	Yes	No	No	Yes	Yes
HA11	HO1	Land west of Windsor, north and south of A308	Agricultural and garden centre	Residential	Yes	No	No	Yes	No	No	Yes	Yes
HA12	HO1	Boyn Valley Industrial Estate Maidenhead	Industrial Estate	Residential	Yes	No	No	No	Yes	No	Yes	Yes
HA13	HO1	Exclusive House, Oldfield Road, Maidenhead	Distribution centre	Residential	No	No	No	No	No	No	No	No
HA14	HO1	Land south of Ray Mill Road East, Maidenhead	Agricultural	Residential	Yes	No	No	No	No	No	No	No

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Further assessment required based on current/ surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLWB SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further screening required on the basis of current/ surrounding land uses or distance to designated site?
HA15	HO1	Middlehurst, 90-103 Boyn Valley Road, Maidenhead	Industrial unit	Residential	No	No	No	No	Yes	No	Yes	No
HA16	HO1	Osbornes Garage, 55 St Marks Road Maidenhead	Garage	Residential	No	No	No	No	Yes	No	Yes	No
HA17	HO1	Tectonic Place, Holyport Road, Maidenhead	Employment	Residential	No	No	No	Yes	No	No	Yes	No
HA18	HO1	Land between Windsor Road and Bray Lake, south of Maidenhead	Agricultural	Residential	Yes	No	No	Yes	No	No	Yes	Yes
HA19	HO1	Land east of Whitebrook Park, Lower Cookham Road, Maidenhead	Playing field	Residential	Yes	No	No	No	Yes	Yes	Yes	Yes
HA20	HO1	North of Woodlands Business Park, Maidenhead	Agricultural	Residential	Yes	No	No	No	No	No	No	No

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Further assessment required based on current/ surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLWB SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further screening required on the basis of current/ surrounding land uses or distance to designated site?
HA21	HO1	Land known as Spencer's Farm, north of Lutman Lane, Maidenhead	Agricultural	Residential	Yes	No	No	No	Yes	No	Yes	Yes
HA22	HO1	Land north of Breadcroft Lane and south of the railway line, Maidenhead	Agricultural	Residential	Yes	No	No	No	Yes	No	Yes	Yes
HA23	HO1	Land west of Monkey Island Lane, including water treatment works, Maidenhead	Water treatment works and associated land uses.	Residential	Yes	No	No	Yes	No	No	Yes	Yes
HA24	HO1	Summerleaze, Summerleaze Road, Maidenhead	Mixed industrial and office.	Residential	Yes	No	No	No	Yes	No	Yes	Yes
HA25	HO1	Minton Place, Victoria Street, Windsor	Offices	Residential	No	No	Yes	Yes	No	No	Yes	No

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Further assessment required based on current/surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLWB SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further screening required on the basis of current/surrounding land uses or distance to designated site?
HA26	HO1 EMP2.5	Shirley Avenue (Vale Rd Industrial Estate), Windsor	Industrial Estate	Mixed Use	No	No	No	Yes	No	No	Yes	No
HA28	HO1	Windsor and Eton Riverside Station Car Park, Windsor	Car park	Residential	No	No	Yes	Yes	No	No	Yes	No
HA29	HO1	Windsor Police Station, Alma Road, Windsor	Vacant police station	Residential	No	No	Yes	Yes	No	No	Yes	No
HA30	HO1	Ascot Station Car Park, Ascot	Car Park	Residential	No	Yes	No	Yes	No	No	Yes	No
HA31	HO1	Englemere Lodge London Road Ascot	Residential	Residential	No	Yes	No	Yes	No	No	Yes	No
HA32	HO1	Heatherwood Hospital, Ascot	Hospital, residential and woodland	Residential	Yes	Yes	No	Yes	No	No	Yes	Yes

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Further assessment required based on current/surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLWB SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further screening required on the basis of current/surrounding land uses or distance to designated site?
HA33	HO1	Silwood Park, Sunningdale	Residential	Residential	Yes	Yes	No	Yes	No	No	Yes	Yes
HA34	HO1	Sunningdale Park, Sunningdale	Residential, open space and conference centre	Residential	Yes	Yes	No	Yes	No	No	Yes	Yes
HA35	HO1	Gas holder site, Bridge Road, Sunninghill	Former gas holder site	Residential	Yes	Yes	No	Yes	No	No	Yes	Yes
HA36	HO1	Broomhall Car Park, Sunningdale	Car Park	Residential	No	Yes	No	Yes	No	No	Yes	No
HA37	HO1	White House, London Road, Sunningdale	Single dwelling	Residential	No	Yes	No	Yes	No	No	Yes	No
HA38	HO1	Cookham Gas holder, Whyteladyes Lane, Cookham	Former gas holder site	Residential	Yes	No	No	No	Yes	No	Yes	Yes

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Further assessment required based on current/surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLWB SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further screening required on the basis of current/surrounding land uses or distance to designated site?
HA39	HO1	Land east of Strande Park, Cookham	Agricultural	Residential	Yes	No	No	No	Yes	No	Yes	Yes
HA40	HO1	Land north of Lower Mount Farm, Long Lane, Cookham	Agricultural	Residential	Yes	No	No	No	Yes	No	Yes	Yes
HA41 EMP2. 5	HO1	Land at Riding Court Road and London Road Datchet	Agricultural	Mixed Use	Yes	No	Yes	Yes	No	No	Yes	Yes
HA42	HO1	Land at Slough Road/Riding Court Road, Datchet	Agricultural	Residential	Yes	No	Yes	Yes	No	No	Yes	Yes
HA43	HO1	Land north of Eton Road adj to St Augustine's Church, Datchet	Agricultural	Residential	Yes	No	Yes	Yes	No	No	Yes	Yes
HA44	HO1	Land east of Queen Mother Reservoir, Horton	Agricultural	Residential	Yes	No	No	Yes	No	No	Yes	Yes

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Further assessment required based on current/surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLWB SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further screening required on the basis of current/surrounding land uses or distance to designated site?
HA45	HO1	Land adjacent to Coppermill Road, Horton	Thames water	Residential	Yes	No	Yes	Yes	No	No	Yes	Yes
HA46	HO1	Straight Works, Old Windsor	Light industrial	Residential	No	No	Yes	Yes	No	No	Yes	No
HA47	HO1	95 Straight Road, Old Windsor	Car sales and showroom	Residential	No	No	Yes	Yes	No	No	Yes	No
HA48	HO1	Tithe Farm, Tithe Lane, Wraysbury	Agricultural	Residential	Yes	No	Yes	Yes	No	No	Yes	Yes
HA49	HO1 EMP2.5	DTC Research, Belmont Road, Maidenhead	Research Centre	Mixed Use	No	No	No	No	Yes	No	Yes	No
HA50	HO1 EMP2.6	Grove Business Park, White Waltham	Business Park	Mixed Use	No	No	No	No	No	No	No	No
na	EMP2.1	Broadway, Maidenhead	Mixed Residential, Retail and Employment	Mixed Use	No	No	No	No	Yes	No	Yes	No
na	EMP2.1	High St/York Stream, Maidenhead	Mixed Residential, Retail and Employment	Mixed Use	No	No	No	No	Yes	No	Yes	No

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Further assessment required based on current/surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLWB SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further screening required on the basis of current/surrounding land uses or distance to designated site?
na	EMP2.2	Land south of the A308(M), west of Ascot Road and North of the M4 (Known as the Triangle Site)	Greenfield	Strategic Employment	Yes	No	No	Yes	No	No	Yes	Yes
na	EMP2.2	Stafferton Way, Maidenhead	Mixed Retail and Employment	Strategic Employment	No	No	No	No	Yes	No	Yes	No
na	EMP2.3	Norreys Drive, Maidenhead	Industrial some office	Business Area	No	No	No	No	Yes	No	Yes	No
na	EMP2.3	Windsor Dials, Windsor	Business Park	Business Area	No	No	Yes	Yes	No	No	Yes	No
na	EMP2.3	Alma Road, Windsor	Vacant cleared site	Business Area	No	No	Yes	Yes	No	No	Yes	No
na	EMP2.3	Centrica, Millstream Windsor	Business Park	Business Area	No	No	No	Yes	No	No	Yes	No
na	EMP2.3	Foundation Business Park, Cox Green	Business Park	Business Area	No	No	No	No	Yes	No	Yes	No
na	EMP2.3	Vanwall Business Park, Maidenhead	Mixed B1 and B2	Business Area	No	No	No	No	Yes	No	Yes	No

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Further assessment required based on current/surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLWB SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further screening required on the basis of current/surrounding land uses or distance to designated site?
na	EMP2.4	Howarth Road, Stafferton Way, Maidenhead	Industrial Estate	Industrial Area	No	No	No	No	Yes	No	Yes	No
na	EMP2.4	Manor House Lane Employment Estate, Datchet	Business Park/Industrial	Industrial Area	No	No	Yes	Yes	No	No	Yes	No
na	EMP2.4	Prior's Way Industrial Estate, Maidenhead	Industrial Estate	Industrial Area	No	No	No	Yes	No	No	Yes	No
na	EMP2.4	Baltic Wharf, Maidenhead	Sui Gen Builders Merchant	Industrial Area	No	No	No	No	Yes	No	Yes	No
na	EMP2.4	Queens Road Industrial Estate, Sunninghill	Industrial Estate	Industrial Area	No	Yes	No	Yes	No	No	Yes	No
na	EMP2.4	Vansittart Road Industrial Area, Windsor	Industrial Estate	Industrial Area	No	No	Yes	Yes	No	No	Yes	No
na	EMP2.4	Woodlands Business Park	Industrial Estate	Industrial Area	No	No	No	No	No	No	No	No

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Further assessment required based on current/surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLWB SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further screening required on the basis of current/surrounding land uses or distance to designated site?
na	EMP2.4	Ascot Business Park, Ascot	Industrial Estate	Industrial Area	No	Yes	No	Yes	No	No	Yes	No
na	EMP2.4	Cordwallis Industrial Area, Maidenhead	Industrial Estate	Industrial Area	No	No	No	No	Yes	No	Yes	No
na	EMP2.4	Fairacres Industrial Area, Windsor	Industrial Estate	Industrial Area	No	No	No	Yes	No	No	Yes	No
na	EMP2.4	Furze Platt Industrial Area, Maidenhead	Industrial Estate	Industrial Area	No	No	No	No	Yes	No	Yes	No
na	EMP2.6	Maidenhead Office Park, Maidenhead	Mixed B1 and B2	GB B1 Offices and industrial use	No	No	No	No	Yes	No	Yes	No
na	EMP2.6	Horizon, Honey Lane, Hurley	Offices	GB B1 Offices	No	No	No	No	Yes	No	Yes	No
na	EMP2.6	Ashurst Manor, Ascot	Offices	GB B1 Offices	No	Yes	No	Yes	No	No	Yes	No

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Further assessment required based on current/surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLWB SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further screening required on the basis of current/surrounding land uses or distance to designated site?
na	EMP2.6	Lower Mount Farm, Cookham	Farm diversification/ industrial use	GB Industrial use	No	No	No	No	Yes	No	Yes	No
na	EMP2.6	Ditton Park, Slough	Offices	GB B1 Offices	No	No	Yes	Yes	No	No	Yes	No
na	EMP2.6	Silwood Park, Sunningdale	Technology Park	GB Technology Park	Yes	Yes	No	Yes	No	No	Yes	Yes
na	Policy IF8	Golf Range, Braywick Park	Golf Range	Leisure Centre	Yes	No	No	Yes	No	No	Yes	Yes

Table 9 – Step 4, Part 2 Screening of allocations for Likely Significant Effects alone

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA6	HO1	Maidenhead Golf Course	Former golf course to the south of Maidenhead proposed to be redeveloped with a total of 2000 dwellings. The site lies within 4.61km of the Windsor Forest Great Park SAC and within 4.72km of the Chiltern Beechwoods SAC.	This allocation represents a significant concentration of development. However, the allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone although some increases in recreational pressures are likely. In combination effects should be carefully considered.	BLP IF4 Open Space will help to minimise the impact of increased recreational pressures on the designated sites arising from the allocation.	No
HA7	HO1	Land south of Harvest Hill Road, Maidenhead	Former driving course for golf club to the south of Maidenhead proposed to be redeveloped with a total of 380 dwellings. The site lies within 4.39km of the Windsor Forest Great Park SAC and 5.65km of the Chiltern Beechwoods SAC.	There may be some limited increases in recreational pressures associated with the allocation. The allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone. In combination effects should be carefully considered.	IF4 Open Space to minimise recreational pressures.	No
HA8	HO1	Land south of Manor Lane, Maidenhead	Vacant land to the south of Maidenhead to be developed with 220 dwellings. The site lies within 4.98km of the Windsor Forest Great Park SAC and 5.29km of the Chiltern Beechwoods SAC.	There may be some limited increases in recreational pressures associated with the allocation. The allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone. In combination effects should be carefully considered.	IF4 Open Space to minimise recreational pressures.	No

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Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA9	HO1	Land south of the A308(M), west of Ascot Road and North of the M4 (Known as the Triangle Site)	Site bounded by the A308 and M4 to the south of Maidenhead proposed for strategic of employment land. The site lies within 3.9km of the Windsor Forest Great Park SAC.	There may be some limited increases in recreational pressures associated with the allocation. The allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone. In combination effects should be carefully considered.	IF4 Open Space to minimise recreational pressures.	No
HA10	HO1	Ascot Centre	The redevelopment of a number of linked sites within Ascot District Centre is proposed by the BLP. The boundaries of the allocation are within 3.52km of the Thames Basin Heaths SPA and 2.63km of the Windsor Forest Great Park SAC. The allocation comprises both previously developed land and undeveloped land. A total of 300 dwelling is expected together with other land uses consistent with the identification of Ascot as a district centre.	Modest increases in recreational pressures on the Thames Basins Heaths SPA and Windsor Forest Great Park SAC. Potential for negative impacts on air pollution due to increased number of residents/car ownership in the vicinity but this may be balanced by a reduction in the need to travel to access convenience goods due to the concentration of development within a district centre.	Provision of appropriate level of SANG land and SAMM contributions as specified by BLP Policy NR4. Policies EP2 Air Pollution and IF2 Sustainable Transport provide appropriate mitigation measures for the effects on designated sites likely to arise from this allocation.	No
HA11	HO1	Land west of Windsor, north and south of A308	Land to the west of Windsor is proposed as an extension to the town of 450 dwellings. The boundary of the allocation is within 1.23km of the Windsor Forest Great Park SAC.	The scale of the proposed development within 1.5km of Windsor Forest Great Park SAC is likely to give rise to diffuse air pollution due to increase car use and increases in recreational pressures.	BLP Policies IF4 Open Space together with NR3 Nature Conservation should be sufficient to ensure that recreational pressures arising from the proposed allocation are mitigated at the application stage. Policies EP2 Air Pollution and IF2 Sustainable Transport provide appropriate mitigation measures for the effects on designated sites likely to arise from this allocation.	No

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA12	HO1	Boyn Valley Industrial Estate Maidenhead	Industrial estate proposed for redevelopment with 240 dwellings. The site is within 4.32km from the Chiltern Beechwoods SAC	There may be some limited increases in recreational pressures associated with the allocation. The allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone. In combination effects should be carefully considered.	IF4 Open Space to minimise recreational pressures.	No
HA18	HO1	Land between Windsor Road and Bray Lake, south of Maidenhead	Development of agricultural land in the Green Belt to the south of Maidenhead for 100 dwellings. The boundary of the allocation is within 2.92km of the Windsor Forest Great Park SAC.	The scale of the proposed development within 3km of Windsor Forest Great Park SAC is likely to give rise to diffuse air pollution due to increased car use and increases in recreational pressures.	BLP Policies IF4 Open Space together with NR3 Nature Conservation should be sufficient to ensure that recreational pressures arising from the proposed allocation are mitigated at the application stage. Policies EP2 Air Pollution and IF2 Sustainable Transport provide appropriate mitigation measures for the effects on designated sites likely to arise.	No
HA19	HO1	Land east of Whitebrook Park, Lower Cookham Road, Maidenhead	A playing field to the north of Maidenhead is proposed to be developed with 175 dwellings. The boundary of the allocation is 3.95km from the Chiltern Beechwoods SAC and 3.8km from the Burnham Beeches SAC.	This modest allocation some distance from both the Chiltern Beechwoods and Burnham Beeches SAC is unlikely to give rise to significant increases in recreational pressures or diffuse air pollution.	BLP Policies IF4 Open Space, EP2 Air Pollution and IF2 Sustainable Transport are considered to offer sufficient mitigating measures for the modest scale of this allocation.	No

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA21	HO1	Land known as Spencer's Farm, north of Lutman Lane, Maidenhead	Agricultural land in the Green Belt to the north of Maidenhead is proposed to be developed with 300 dwellings. The site is within 2.9km of the Chiltern Beechwoods SAC and 5.75km from the Burnham Beeches SAC.	The quantum of development proposed within 3km of the Chiltern Beechwoods SAC is likely to give rise to some modest increases in recreational pressures. The need to secure accessible open space should be secured by the allocation to ensure that recreational impacts on the beechwoods is minimised. Potential for diffuse air pollution.	BLP Policies IF4 Open Space together with NR3 Nature Conservation should be sufficient to ensure that recreational pressures arising from the proposed allocation are mitigated at the application stage. Policies EP2 Air Pollution and IF2 Sustainable Transport provide appropriate mitigation measures for the effects on designated sites likely to arise.	No
HA22	HO1	Land north of Breadcroft Lane and south of the railway line, Maidenhead	Agricultural land to the west of Maidenhead in the Green Belt is proposed to be developed with 100 dwellings. The site is within 4.67km of the Chiltern Beechwoods SAC.	There may be some limited increases in recreational pressures associated with the allocation. The allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone. In combination effects should be carefully considered.	IF4 Open Space to minimise recreational pressures.	No
HA23	HO1	Land west of Monkey Island Lane, including water treatment works, Maidenhead	Redevelopment of land including water treatment works to the south east of Maidenhead with 100 dwellings. The site is within 2.64km of the Windsor Forest Great Park SAC.	There may be some limited increases in recreational pressures associated with the allocation. The allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone. In combination effects should be carefully considered.	IF4 Open Space to minimise recreational pressures.	No

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA24	HO1	Summerleaze, Summerleaze Road, Maidenhead	Redevelopment of land within the Green Belt with 130 dwellings. The site is within 3.87km of the Chiltern Beechwoods SAC and 5.17km of the Burnham Beeches SAC.	This modest allocation some distance from both the Chiltern Beechwoods and Burnham Beeches SAC is unlikely to give rise to significant increases in recreational pressures or diffuse air pollution.	BLP Policies IF4 Open Space, EP2 Air Pollution and Policy IF2 Sustainable Transport are considered to offer sufficient mitigating measures for the modest scale of this allocation.	No
HA32	HO1	Heatherwood Hospital, Ascot	Site of a former hospital to the west of Ascot including areas of woodland and residential development. The site is within 3.65km of the Thames Basin Heaths SPA and 3.59km of the Windsor Great Forest SAC and it is proposed that it is redeveloped to provide 250 dwellings.	Modest increases in recreational pressures on the Thames Basins Heaths SPA and Windsor Forest Great Park SAC. Potential for negative impacts on air pollution due to increased number of residents/car ownership in the vicinity but this may be balanced by a reduction in the need to travel to access convenience goods due to the concentration of development adjacent to a district centre.	Provision of appropriate level of SANG land and SAMM contributions as specified by BLP Policy NR4. Policies EP2 Air Pollution and IF2 Sustainable Transport provide appropriate mitigation measures for the effects on designated sites likely to arise.	No
HA33	HO1	Silwood Park, Sunningdale	Former residential college campus proposed for redevelopment with 75 dwellings. The site is within 2.17km of the Thames Basin Heaths SPA and 0.63km of the Windsor Forest Great Park SAC.	The modest size of the development and it's current residential use mean that increases to recreational pressures are likely to be correspondingly modest.	Provision of appropriate level of SANG land and SAMM contributions as specified by BLP Policy NR4.	No
HA34	HO1	Sunningdale Park, Sunningdale	Redevelopment of the Sunningdale Park conference facility which includes open space and residential development with 230 residential dwellings. The site is within 1.59km of the Thames Basins Heath SPA and 1.2km of the Windsor Forest Great Park SAC.	The size of the development coupled with its relatively close proximity to both the Thames Basin Heaths SPA and Windsor Forest Great Park SAC could give rise to some increases in recreational pressures and may also increase diffuse air pollution due to increases private car use.	Provision of appropriate level of SANG land and SAMM contributions as specified by BLP Policy NR4. Policies EP2 Air Pollution and IF2 Sustainable Transport provide appropriate mitigation measures for the effects on designated sites likely to arise.	No

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA35	HO1	Gas holder site, Bridge Road, Sunninghill	Redevelopment of a former gas holder site with 53 dwellings. The site is within 2.18km of the Thames Basin Heaths SPA and 2.29km of the Windsor Forest Great Park SAC.	Modest increases in recreational pressures on the Thames Basins Heaths SPA and Windsor Forest Great Park SAC. Potential for negative impacts on air pollution due to increased number of residents/car ownership in the vicinity.	Provision of appropriate level of SANG land and SAMM contributions as specified by BLP Policy NR4. Policies EP2 Air Pollution and IF2 Sustainable Transport provide appropriate mitigation measures for the effects on designated sites likely to arise from this allocation.	No
HA36	HO1	Broomhall Car Park, Sunningdale	Redevelopment of a former car park with 28 dwellings. The site is within 0.43km of the Thames Basins Heaths SPA and 1.74km of the Windsor Forest Great Park SAC.	Development of this previously developed site for the modest number of dwellings indicated is unlikely to cause significant effects beyond minimal increases in recreational pressure.	Provision of appropriate level of SANG land and SAMM contributions as specified by BLP Policy NR4.	No
HA37	HO1	White House, London Road, Sunningdale	Intensification of the existing urban environment from 1 to 10 residential units. The site is within 0.56km of the Thames Basins Heaths SPA and 2.28km of the Windsor Forest Great Park SAC.	Development of this previously developed site for the modest number of dwellings indicated is unlikely to cause significant effects beyond minimal increases in recreational pressure.	Provision of appropriate level of SANG land and SAMM contributions as specified by BLP Policy NR4.	No
HA38	HO1	Cookham Gas holder, Whyteladies Lane, Cookham	Redevelopment of a former gas holder site with 40 residential units. The site is within 1.75km of Chiltern Beechwoods SAC and 5.78km of the Burnham Beeches SAC.	This modest allocation may give rise to modest increases in recreational pressures and levels of diffuse air pollution due to it's proximity to Chiltern Beechwoods SAC.	BLP Policies IF4 Open Space and EP2 Air Pollution are considered to offer sufficient mitigating measures for the modest scale of this allocation.	No
HA39	HO1	Land east of Strande Park, Cookham	Agricultural land within the Green Belt to the north of Maidenhead. Development of the land with 20 dwellings is proposed. The site is within 2.32km of the Chiltern Beechwoods SAC and 5.39km of the Burnham Beeches SAC.	This modest allocation some distance from both the Chiltern Beechwoods and Burnham Beeches SAC is unlikely to give rise to significant increases in recreational pressures or diffuse air pollution.	BLP Policies IF4 Open Space and EP2 Air Pollution and Policy IF2 Sustainable Transport are considered to offer sufficient mitigating measures for the modest scale of this allocation.	No

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA40	HO1	Land north of Lower Mount Farm, Long Lane, Cookham	Agricultural land within the Green Belt proposed for development of 200 dwellings. The site is within 1.62km of the Chiltern Beechwoods SAC and 5.7km of the Burnham Beeches SAC.	The quantum of development proposed within 2km of the Chiltern Beechwoods SAC is likely to give rise to some increases in recreational pressures. The need to secure accessible open space should be secured by the allocation to ensure that recreational impacts on the beechwoods is minimised. Potential for diffuse air pollution.	BLP Policies IF4 Open Space together with NR3 Nature Conservation should be sufficient to ensure that recreational pressures arising from the proposed allocation are mitigated at the application stage. Policies EP2 Air Pollution and IF2 Sustainable Transport will also help to mitigate negative impacts.	No
HA41	HO1	Land at Riding Court Road and London Road Datchet	Agricultural land within the Green Belt is proposed to accommodate 175 dwellings. The site is within 2.25km of the South West London Waterbodies SPA and 3.11km of the Windsor Forest Great Park SAC.	Modest increases in recreational pressures are expected to be associated with this development. Minor increase to diffuse air pollution.	BLP Policies IF4 Open Space and EP2 Air Pollution and IF2 Sustainable Transport are considered sufficient to mitigate the impacts of this allocation on designated sites.	No
HA42	HO1	Land at Slough Road/Riding Court Road, Datchet	Agricultural land proposed for the development of 150 dwellings. The site is within 2.08km of the South West London Waterbodies SPA and 3.27km of the Windsor Forest Great Park SAC.	Modest increases in recreational pressures are expected to be associated with this development. Minor increase to diffuse air pollution.	BLP Policies IF4 Open Space and EP2 Air Pollution and IF2 Sustainable Transport are considered sufficient to mitigate the impacts of this allocation on designated sites.	No
HA43	HO1	Land north of Eton Road adj to St Augustine's Church, Datchet	Agricultural land proposed for the development of 35 residential units. The site is within 3.23km of the South West London Waterbodies SPA and 3.28km from the Windsor Forest Great Park SAC.	The size of the development coupled with its distance from designated sites mean that no significant effects are likely.	BLP Policies IF4 Open Space and EP2 Air Pollution and IF2 Sustainable Transport are considered sufficient to mitigate the impacts of this allocation on designated sites.	No

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA44	HO1	Land east of Queen Mother Reservoir, Horton	Undeveloped land proposed for 100 dwellings. The site is within 1.51km of the South West London Waterbodies SPA and 5.19km of the Windsor Forest Great Park SAC.	Modest increases in recreational pressures are expected to be associated with this development. Minor increase to diffuse air pollution.	BLP Policies IF4 Open Space and EP2 Air Pollution and IF2 Sustainable Transport are considered sufficient to mitigate the impacts of this allocation.	No
HA45	HO1	Land adjacent to Coppermill Road, Horton	Undeveloped land bounding the South West London Waterbodies SPA proposed for the development of 27 dwellings. The site is 0.55km from the South West London Waterbodies SPA and 4.41km from the Windsor Forest Great Park SAC.	Negligible increases in recreational pressures are expected to be associated with this small development. Sensitivities associated with increased population include fly-tipping and species disturbance could be expected but it has been established that there is no access to the SPA from the proposed allocation due to the existence of a fence surrounding Wraysbury Reservoir. Fly-tipping has the potential to introduce invasive non-native species to the SPA. High rise development could increase the incidence of bird strike and could effect flight paths.	Site allocation pro-forma should include a height restriction clause to minimise disruption to flight paths.	Yes
na	Policy IF8	Golf Range, Braywick Park	Former golf driving range to the south of Maidenhead proposed to be developed with a leisure Centre to replace the facility within Maidenhead town centre. The site is within 4.83km of Windsor Forest Great Park SAC and 5.09km of Chiltern Beechwoods SAC.	There may be some limited increases in recreational pressures associated with the allocation. The allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone. In combination effects should be carefully considered.	IF4 Open Space to minimise recreational pressures.	No

Part 3 – In combination effects of development allocations.

Table 10: Sites removed from the in combination effects due to the distance from designated sites.

Ref.	BLP Policy	Site	Within 7km of TBH SPA	Within 5km of SWLWB SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC
HA13	HO1	Exclusive House, Oldfield Road, Maidenhead	No	No	No	No	No
HA14	HO1	Land south of Ray Mill Road East, Maidenhead	No	No	No	No	No
HA20	HO1	North of Woodlands Business Park, Maidenhead	No	No	No	No	No
HA50	HO1 EMP2.6	Grove Business Park, White Waltham	No	No	No	No	No
na	EMP2.4	Woodlands Business Park	No	No	No	No	No

Table 11: Site removed from the in combination effects consideration due to no change of use.

BLP Policy	Site	Current Land Use	Proposed Use
EMP2.1	Broadway, Maidenhead	Mixed Residential, Retail and Employment	Mixed Use
EMP2.1	High St/York Stream, Maidenhead	Mixed Residential, Retail and Employment	Mixed Use
EMP2.2	Stafferton Way, Maidenhead	Mixed Retail and Employment	Strategic Employment
EMP2.3	Norreys Drive, Maidenhead	Industrial some office	Business Area
EMP2.3	Windsor Dials, Windsor	Business Park	Business Area
EMP2.3	Alma Road, Windsor	Vacant cleared site	Business Area
EMP2.3	Centrica, Millstream Windsor	Business Park	Business Area
EMP2.3	Foundation Business Park, Cox Green	Business Park	Business Area
EMP2.3	Vanwall Business Park, Maidenhead	Mixed B1 and B2	Business Area
EMP2.4	Howarth Road, Stafferton Way, Maidenhead	Industrial Estate	Industrial Area
EMP2.4	Manor House Lane Employment Estate, Datchet	Business Park/ Industrial	Industrial Area
EMP2.4	Prior's Way Industrial Estate, Maidenhead	Industrial Estate	Industrial Area
EMP2.4	Baltic Wharf, Maidenhead	Sui Gen Builders Merchant	Industrial Area

BLP Policy	Site	Current Land Use	Proposed Use
EMP2.4	Queens Road Industrial Estate, Sunninghill	Industrial Estate	Industrial Area
EMP2.4	Vansittart Road Industrial Area, Windsor	Industrial Estate	Industrial Area
EMP2.4	Woodlands Business Park	Industrial Estate	Industrial Area
EMP2.4	Ascot Business Park, Ascot	Industrial Estate	Industrial Area
EMP2.4	Cordwallis Industrial Area, Maidenhead	Industrial Estate	Industrial Area
EMP2.4	Fairacres Industrial Area, Windsor	Industrial Estate	Industrial Area
EMP2.4	Furze Platt Industrial Area, Maidenhead	Industrial Estate	Industrial Area
EMP2.6	Maidenhead Office Park, Maidenhead	Mixed B1 and B2	GB B1 Offices and industrial use
EMP2.6	Horizon, Honey Lane, Hurley	Offices	GB B1 Offices
EMP2.6	Ashurst Manor, Ascot	Offices	GB B1 Offices
EMP2.6	Lower Mount Farm, Cookham	Farm diversification/industrial use	GB Industrial use
EMP2.6	Ditton Park, Slough	Offices	GB B1 Offices

Table 12: Step 5 - Likely significant in combination effects for each of the designated sites.

Burnham Beeches SAC – 175 dwellings allocated within 5km of the SAC Boundary			
Sources, Pathways or Operation	Potential BLP Impacts	Mitigating factors and comments	Likelihood of significant effect
Air Quality	Low	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution. The Highways Agency Design Manual for Roads and Bridges(www.dft.gov.uk/ha/standards/dmrb/index) states that an increase in traffic will only affect areas of land up to 200m from a road where there will be a significant increase in traffic. Further, a BLP policy acts to support and encourage sustainable modes of transport. Industrial development of certain sites could also lead to air pollution, but the effects of this are avoided by a combination of BLP policies that protect the environment, minimise air pollution and protect designated sites. For these reasons the BLP is unlikely to have an adverse impact on air quality in the area of the SAC.	None
Habitat / species disturbance	Low	A BLP policy requires the conservation of protected species, avoiding damage to designated sites and ensuring that those sites will be maintained, protected and enhanced. Greater levels of development in the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation). Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. Hence the BLP will have no specific impact on habitat or species disturbance in the area.	None
Recreational pressure	Low	Greater levels of development in the area could lead to increased recreational pressures on designated sites. Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. In particular, the educational aspects of the SAMM and SANG projects will help to limit any removal of plants from all designated areas, not just the Thames Basin Heaths SPA. The SAC is also comprised largely of woodland, which is resilient to recreational disturbance. Hence the BLP is unlikely to give rise to specific impacts arising from recreational pressure.	None
Direct land take	None	The BLP does not propose any development within designated sites so there will be no land take.	None
Water Quality	None	The BLP contains no proposals that would have an adverse effect on water pollution or hydrology, and a BLP policy requires development not to have a detrimental effect on water quality or adversely affect pollution of watercourses. No area within the borough feeds water into the SAC, so the BLP can have no impact on water supply.	None
Water Quantity	None	The BLP contains no proposals for water abstraction. Although the SAC has a zone of influence for water quantity, no area within the borough feeds water into the SAC. The BLP contains no proposals that would have an adverse effect on drainage arrangements or watercourses. There are unlikely to be impacts on water supply.	None

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Chiltern Beechwoods SAC – 4761 dwellings allocated within 5km of the SAC boundary plus replacement leisure centre			
Sources, Pathways or Operation	Potential BLP Impacts	Mitigating factors and comments	Likelihood of significant effect
Air Quality	Low	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution. The Highways Agency Design Manual for Roads and Bridges (www.dft.gov.uk/ha/standards/dmrb/index) states that an increase in traffic will only affect areas of land up to 200m from a road where there will be a significant increase in traffic. Further, a BLP policy acts to support and encourage sustainable modes of transport. Industrial development of certain sites could also lead to air pollution, but the effects of this are avoided by a combination of BLP policies that protect the environment, minimise air pollution and protect designated sites. For these reasons the BLP is unlikely to have an adverse impact on air quality in the area of the SAC.	None
Habitat / species disturbance	Low	A BLP policy requires the conservation of protected species, avoiding damage to designated sites and ensuring that those sites will be maintained, protected and enhanced. Greater levels of development in the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation). Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. Hence the BLP is unlikely to have specific impacts on habitat or species disturbance in the area.	None
Recreational pressure	Low	Greater levels of development in the area could lead to increased recreational pressures on designated sites. Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. In particular, the educational aspects of the SAMM and SANG projects will help to limit any removal of plants from all designated areas, not just the Thames Basin Heaths SPA. The SAC is largely comprised of woodland, which is resilient to recreational disturbance. Hence the BLP is unlikely to give rise to specific impacts arising from recreational pressure.	None
Direct land take	None	The BLP does not propose any development within designated sites so there will be no land take.	None
Water Quality	None	The BLP contains no proposals that would have an adverse effect on water pollution or hydrology, and a BLP policy requires development not to have a detrimental effect on water quality or adversely affect pollution of watercourses.	None
Water Quantity	None	The BLP contains no proposals for water abstraction. The BLP contains no proposals that would have an adverse effect on drainage arrangements or watercourses. There are unlikely to be impacts on water supply.	None

South West London Water Bodies SPA and Ramsar – 638 dwellings allocated within 5km of the SPA boundary			
Sources, Pathways or Operation	Potential BLP Impacts	Mitigating factors and comments	Likelihood of significant effect
Air Quality	Low	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution. The Highways Agency Design Manual for Roads and Bridges(www.dft.gov.uk/ha/standards/dmrb/index) states that an increase in traffic will only affect areas of land up to 200m from a road where there will be a significant increase in traffic. Further, a BLP policy acts to support and encourage sustainable modes of transport. Industrial development of certain sites could also lead to air pollution, but the effects of this are avoided by a combination of BLP policies that protect the environment, minimise air pollution and protect designated sites. For these reasons the BLP will be unlikely to have an adverse impact on air quality in the area.	None
Habitat / species disturbance	Low	A BLP policy requires the conservation of protected species, avoiding damage to designated sites and ensuring that those sites will be maintained, protected and enhanced. Greater levels of development in the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation). Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. Hence the BLP is unlikely to have specific impacts on habitat or species disturbance in the area.	None
Recreational pressure	Low	Greater levels of development in the area could lead to increased recreational pressures on designated sites. Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. In particular, the educational aspects of the SAMM and SANG projects will help to limit any removal of plants from all designated areas, not just the Thames Basin Heaths SPA. Hence the BLP is unlikely to give rise to specific impacts arising from recreational pressure.	None
Direct land take	None	The BLP does not propose any development within designated sites so there will be no land take.	None
Water Quality	None	The BLP contains no proposals that would have an adverse effect on water pollution or hydrology, and a BLP policy requires development not to have a detrimental effect on water quality or adversely affect pollution of watercourses.	None
Water Quantity	None	The BLP contains no proposals for water abstraction. The site largely consists of reservoirs and the continued presence of water on the site is secured by the plan. The BLP contains no proposals that would have an adverse effect on drainage arrangements or watercourses. There are unlikely to be impacts on water supply.	None

Thames Basin Heaths SPA (including Thursley, Ash, Pirbright and Chobham SAC)			
991 dwellings allocated within 5km of the SPA boundary, 991 dwellings allocated within 7km of the SPA boundary.			
Sources, Pathways or Operation	Potential BLP Impacts	Mitigating factors and comments	Likelihood of significant effect
Air Quality	Low	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution. The Highways Agency Design Manual for Roads and Bridges(www.dft.gov.uk/ha/standards/dmrb/index) states that an increase in traffic will only affect areas of land up to 200m from a road where there will be a significant increase in traffic. Further, a BLP policy acts to support and encourage sustainable modes of transport. Industrial development of certain sites could also lead to air pollution, but the effects of this are avoided by a combination of BLP policies that protect the environment, minimise air pollution and protect designated sites. For these reasons the BLP will be unlikely to have an adverse impact on air quality in the area.	None
Habitat / species disturbance	Low	A BLP policy requires the conservation of protected species, avoiding damage to designated sites and ensuring that those sites will be maintained, protected and enhanced. Greater levels of development in the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation). Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy, following the approach set out in South East Plan Policy NRM6 and the Thames Basin Heaths SPA SPD. Hence the BLP is unlikely to have specific impacts on habitat or species disturbance in the area.	None
Recreational pressure	Low	Greater levels of development in the area could lead to increased recreational pressures on designated sites. Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. In particular, the educational aspects of the SAMM and SANG projects will help to limit any removal of plants from all designated areas, not just the Thames Basin Heaths SPA. Hence the BLP is unlikely to give rise to specific impacts arising from recreational pressure.	None
Direct land take	None	The BLP does not propose any development within designated sites so there will be no land take.	None
Water Quality	None	The BLP contains no proposals that would have an adverse effect on water pollution or hydrology, and a BLP policy requires development not to have a detrimental effect on water quality or adversely affect pollution of watercourses.	None
Water Quantity	None	The BLP contains no proposals for water abstraction. The site largely consists of reservoirs and the continued presence of water on the site is secured by the plan. The BLP contains no proposals that would have an adverse effect on drainage arrangements or watercourses. There are unlikely to be impacts on water supply.	None

Windsor Forest Great Park SAC – 5084 dwellings allocated within 5km of the SAC boundary plus replacement leisure centre			
Sources, Pathways or Operation	Potential BLP Impacts	Mitigating factors and comments	Likelihood of significant effect
Air Quality	Low	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution. The Highways Agency Design Manual for Roads and Bridges(www.dft.gov.uk/ha/standards/dmrb/index) states that an increase in traffic will only affect areas of land up to 200m from a road where there will be a significant increase in traffic. Further, a BLP policy acts to support and encourage sustainable modes of transport. Industrial development of certain sites could also lead to air pollution, but the effects of this are avoided by a combination of BLP policies that protect the environment, minimise air pollution and protect designated sites. For these reasons the BLP will not have an adverse impact on air quality in the area.	None
Habitat / species disturbance	Low	A BLP policy requires the conservation of protected species, avoiding damage to designated sites and ensuring that those sites will be maintained, protected and enhanced. Greater levels of development in the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation). Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. Hence the BLP is unlikely to have specific impacts on habitat or species disturbance in the area.	None
Recreational pressure	Low	Greater levels of development in the area could lead to increased recreational pressures on designated sites. Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. In particular, the educational aspects of the SAMM and SANG projects will help to limit any removal of plants from all designated areas, not just the Thames Basin Heaths SPA. The SAC is largely comprised of woodland, which is resilient to recreational disturbance. Hence the BLP is unlikely to give rise to specific impacts arising from recreational pressure.	None
Direct land take	None	The BLP does not propose any development within designated sites so there will be no land take. The BLP does not propose development in the vicinity of designated sites and hence there is no scope for the erection of structures, storage of materials on the sites. Any proposals for erection of structures or storage of materials on the site would require planning permission. These matters would in any case be under the control of the Crown as landowner.	None
Water Quality	None	The BLP contains no proposals that would have an adverse effect on water pollution or hydrology, and a BLP policy requires development not to have a detrimental effect on water quality or adversely affect pollution of watercourses.	None
Water Quantity	None	The BLP contains no proposals for water abstraction. The BLP contains no proposals that would have an adverse effect on drainage arrangements or watercourses. There are unlikely to be impacts on water supply.	None

Effects Arising in Combination with other Plans and Programmes

5.1 The Habitat Regulations requires the consideration of significant effects of a plan or programme arising from in combination effects with other plans or programmes. It can be considered that this will fall into two categories: those effects associated with regional strategic plans and proposals and those relating to more localised effects.

5.2 The South East Plan considered the in-combination effects of the region's projects and plans at a strategic level. Although the plan itself has now been revoked, apart from the policy relating to the Thames Basin Heaths SPA and one other section of no consequence to this exercise, the assessment remains relevant and it is not considered necessary to further assess any regionally strategic plans.

5.3 It is clearly neither practical nor necessary to assess the in combination effects of the BLP within the context of all other plans and projects within the South East. In practice, therefore, in-combination assessment is of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential.

5.4 For the purposes of this assessment, it has been determined that, due to the nature of the identified impacts, the key other plans and projects relate to the additional housing, transport and employment allocations proposed for other neighbouring authorities over the lifetime of the BLP. These have all been individually assessed under the Habitat Regulations, including any mitigation measures they themselves include, and this process will have included an assessment of in-combination effects arising at the time of assessment.

5.5 In recognition to the diffuse effects of air pollution arising from the plan it is reasonable to presume that the plan may contribute cumulatively to an overall change in background air quality across an entire region (although individual plans and developments are – with the exception of large point sources such as power stations – likely to make only very small individual contributions). In July 2006, when the issue of potential contribution to diffuse atmospheric pollution was raised by the Runneymede District Council, Natural England advised that: 'Pollutants can act locally or be transported far from the source ...The (plan) can only be concerned with locally emitted and short range locally acting pollutants.' Going on to advise the Council that, "...effects from vehicular atmospheric emissions should only be considered if the roads on which the vehicles travel are closer than 200m from the Natural 2000 site."

5.6 In March 2017, a high court judgement quashed part of the Lewes Joint Core Strategy. This judgement related to the assessment of nitrogen deposition impacts from increased traffic flows on

Natura 2000 sites and the potential for in-combination effects. The Council may need to consider the implications of this judgement and carry out further work to establish more clearly the potential in-combination effects on Natura 2000 sites, of nitrogen deposition, through road traffic emissions assessment and modelling for roads closer than 200m from a Natura 2000 site. Rushmoor Borough Council are one of the first Councils to update their HRA work to take on board the implications of the judgment, and found that the impacts are likely to be only a fraction of the critical level. Natural England also has to update their advice on the subject in the light of this judgement.

5.7 It is generally accepted that this guidance was not initially intended to set a precedent. However, given the fact that it was issued by the Government's statutory nature conservation adviser in response to a specific diffuse air pollution query, it has inevitably done so. It receives considerable weight, as it is the only formal guidance that has been issued to a Local Authority from any Natural England office on this issue. It is therefore considered reasonable to conclude that it is the responsibility of national government to set a policy framework for addressing the cumulative cross boundary air quality impacts at the regional level and above.

5.8 As detailed in Table 12 no likelihood has been found of significant effects on designated sites arising from the BLP. Given this conclusion, and the analysis above of the likely effects of site allocations, policies and the interaction between the two, it is not considered that any in-combination effects could arise from the BLP as a whole.

Screening Assessment Conclusions

6.1 The BLP has been analysed to assess whether it would be likely to result in locally significant effects on designated sites.

6.2 All development plans must be read and implemented in their entirety. This means that some elements of the BLP may have a likely effect on designated sites on their own, but when considered holistically other elements of the plan avoid or mitigate those effects. The screening of the BLP policies and proposed allocations has found one proposed allocation which has the potential for significant effects alone on the South West London Waterbodies SPA. All other proposed allocations and policies acting alone or in combination are not considered to give rise to likely significant effects on the identified designated sites.

6.3 The proximity of the proposed allocation of 27 dwellings at site HA45 Land adjacent to Coppermill Road, Horton has the potential to increase recreational pressures due to direct access to the Wraysbury Reservoir from the rear of the proposed properties. In consultation with Natural England it has been established that the reservoir is fenced and there is no access for recreational

purposes due to health and safety considerations. There remain two issues regarding potential significant effects arising from the proposed site; fly tipping and effects on flight paths.

6.4 The impact of fly-tipping, particularly of garden waste from the development, has the potential to introduce invasive non-native species to the SPA. RBWM operate a comprehensive household waste collection service which includes the collection of green garden waste free up to four times per year. The council also operates a subscription service for the routine collection of garden waste on a bi-weekly basis. There is a nominal cost associated with the bi-weekly collection. It is recommended that the need for contributions to garden waste collection via S106 contribution is included in the development requirements for the allocation to ensure that all householders occupying the proposed development have access to doorstep alternatives to garden waste fly-tipping.

6.5 High rise buildings could result in an increased likelihood of bird strike occurring. To reduce the likelihood of bird strike and the alteration of flight paths as a consequence of the development it is recommended that a height restriction is placed on the proposed allocation. If this is not practicable it is considered that Policy SP3: Character and Design of New Development and NR3 Nature Conservation provide a sufficient framework for the height of the proposed development to be restricted to ensure that protected species will be safeguarded from harm or loss.

6.6 The conclusions of the earlier screening report undertaken to support the plan (the Jacobs report), identified a number of areas where further work in order to come to a view as to whether appropriate assessment was required for certain sites. These matters were considered and the policy response for the BLP is shown in Table 13.

6.7 Development of a number of urban sites will inherently produce diffuse effects, and it is difficult in general to attribute a specific effect to any specific development proposal. However, in the case of development in proximity to the Thames Basin Heaths SPA, where specific research has been undertaken into the behavioural patterns of residents the likely effects of development in any given location can be predicted.

6.8 A specific policy, NR4: Thames Basin Heaths Special Protection Area, has been put in place to mitigate the effects of development, and this has been considered as a mitigation measure within this report for all development within the zone of influence of the Thames Basin Heaths SPA in accordance with saved Policy NRM6 of the South East Plan which requires any new residential development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths SPA to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures must be agreed with Natural England.

Priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures.

Table 13: Policy response to issues raised within the HRA site screening ‘Jacobs Report’

Issue	Policy Response
The Thames Basin Heaths SPA framework guidance will need to be applied for all sites within the 5km mitigation zone.	This is secured by Policy NR4: Thames Basin Heaths Special Protection Area in the plan.
Allocated sites in the Windsor area should be considered in-combination with other developments and plans in the area.	In-combination assessment has been undertaken and no significant effects are considered likely to arise in reality.
In-combination assessment should not be ruled out for allocated sites in the Maidenhead area, given the scale of development proposed, particularly for sites close to the Chiltern Beechwoods SAC.	In-combination assessment has been undertaken and no significant effects are considered likely to arise in reality. Only a limited scale of development is proposed in particularly close proximity to the Chiltern Beechwoods SAC (240 dwellings within 2km of the SAC boundary). The location of other proposed development will ensure that its effects are felt in a diffuse manner which are unlikely to impact on designated sites.
The potential for airborne pollution from industrial sites should be considered.	The suite of environmental protection policies and in particular policies EP1: Environmental Protection and EP2: Air Pollution will provide a sufficient policy framework to reduce the risk of air pollution from industry to such a level that effects on designated sites are considered unlikely.

6.9 Where mitigation measures are required, local planning authorities should deliver a consistent approach to mitigation. The mechanism for implementing this policy is set out in the Thames Basin Heaths Delivery Framework as adopted by the TBH Joint Strategic Partnership and partners and stakeholders. The principles of this are incorporated into planning policy at a borough level, through the Thames Basin Heaths SPA SPD and a policy in the BLP.

6.10 The policy and SPD set out a mechanism by which significant effects on the SPA can be avoided or mitigated. This takes the form of a 5 km zone of influence around the SPA boundary, where measures must be taken to ensure that the integrity of the SPA is protected. Within 400 m

of the SPA boundary, an exclusion zone applies, where no net increase in the number of dwellings is permitted. This ensures that development within this zone avoids significant effects on the SPA.

6.11 Where residential development is proposed outside the exclusion zone but within the zone of influence of the SPA, mitigation measures will need to be delivered prior to occupation and secured in perpetuity. Measures will be based on a combination of Strategic Access Management and Monitoring (SAMM) and the provision of Suitable Alternative Natural Greenspace (SANG). The SAMM project will monitor access to the SPA through surveys and other means, and deliver management on a strategic basis to ensure that access issues are addressed in a comprehensive way. SANG provides an alternative recreation destination to attract people to visit rather than visiting the SPA itself, and standards for SANG provision to serve the borough and mechanisms to ensure its delivery and availability in perpetuity are set out within policy and SPD.

6.12 The council will collect contributions from developers towards mitigation measures, including the provision of SANG and joint contributions to the funding of SAMM, to provide access management and monitoring the effects of mitigation measures across the SPA. This approach has been adopted by the council and agreed by Natural England as providing appropriate avoidance and mitigation of locally significant effects on the Thames Basin Heaths SPA. In practical terms this also affords equal protection to the Thursley, Ash, Pirbright and Chobham SAC and Broadmoor to Bagshot Heaths SSSI, which are wholly contained within the SPA.

6.13 The effective operation of Policy NR4: Thames Basin Heaths Special Protection Area and the identification of appropriate SANG is essential to ensuring that the impacts of the plan are mitigated with regard to the SPA. The Council is committed to working with the Natural England to ensure that an appropriate level of SANG is identified and proposals for three areas of SANG are included in the BLP.

6.14 A comprehensive review of repetitious policies has led to a more streamlined document in comparison with the Regulation 18 Draft BLP. Mitigating policies identified by the Draft BLP screening opinion have been retained and in some cases strengthened. This is notable in the case of Policy NR3 Nature Conservation which now clearly expresses a requirement to protect and enhance biodiversity.

6.15 While the number of dwellings proposed by the BLP remains fairly constant between the two documents there have been some changes to individual site capacities. In general, urban brownfield sites have been intensified and the size and capacity of green field sites reduced. Better use has also been made of previously developed land by encouragement of intensification on existing employment sites and the inclusion of the residential conversion of some suitably

located sites former employment sites that are in accordance with the spatial strategy. The changes to the site allocations are shown in Table 14.

6.16 The changes to the sites have had a negligible impact on the likely significant effects on designated sites. The largest change has been the reduction of 245 dwellings proposed to be allocated within 5km of Windsor Forest Great Park SPA. The full changes to the number of dwellings allocated in relation to each of the designated sites is shown in Table 15.

Table 14: Site Comparison with Regulation 18 BLP

Ref.	Site	Draft BLP Dwellings	Pre-Submission BLP Dwellings	Notes
HA3	Saint-Cloud Way	640	600	Smaller site reflecting land availability.
HA7	Additional section	350	380	Larger site reflecting land availability.
HA8	Land south of Manor Lane, Maidenhead	180	220	Higher density reflecting master-planning.
HA9	Land south of the A308(M), west of Ascot Road and north of the M4 (Known as the Triangle Site)	150	0	Proposed strategic employment allocation under SP1/ED2.
HA11	Land west of Windsor, north and south of the A308	650	450	Smaller site reflecting land availability.
HA12	Boyn Valley Industrial Estate, Maidenhead	300	240	Smaller site reflecting land availability.
HA13	Exclusive House, Oldfield Road, Maidenhead	30	40	Higher density reflecting master-planning.
HA19	Whitebrook Park, including land east of Whitebrook Park, Lower Cookham Road, Maidenhead	75	175	Larger site area to include all of Whitebrook Park (including Hitachi building and former Stiefel building)
HA24	Summerleaze, Summerleaze Road, Maidenhead	80	130	Higher density reflecting master-planning.
HA25	Minton Place, Victoria Street, Windsor	75	100	Higher density reflecting master-planning.
HA27	Territorial Army Centre, Bolton Road, Windsor	25	0	Site removed reflecting current land availability.
HA48	Tithe Farm, Wraysbury	20	30	Larger site area and increased capacity in response to landowner representation
HA49	DTC Research, Belmont Road, Maidenhead	0	31	New site reflecting land availability. Mixed use site proposed
HA50	Grove Business Park, White Waltham	0	66	Mixed use site proposed instead of employment.

Table 15: Comparison with Regulation 18 BLP

Designated Site	Dwellings proposed within 5km of designated site boundary		Changes to the number of dwellings within 5km of designated site boundary compared with the Dec 2016 Draft BLP
Burnham Beeches SAC	175		Increase of 100 dwellings compared to Reg. 18
Chiltern Beechwoods SAC	4761	Plus replacement Leisure Centre	Increase of 51 dwellings compared to Reg. 18
South West London Waterbodies SPA	638		Reduction of 65 dwellings compared to Reg. 18
Windsor Forest Great Park SPA	5084	Plus replacement Leisure Centre	Reduction of 245 dwellings compared to Reg. 18
Thames Basin Heaths SPA	991		No change.

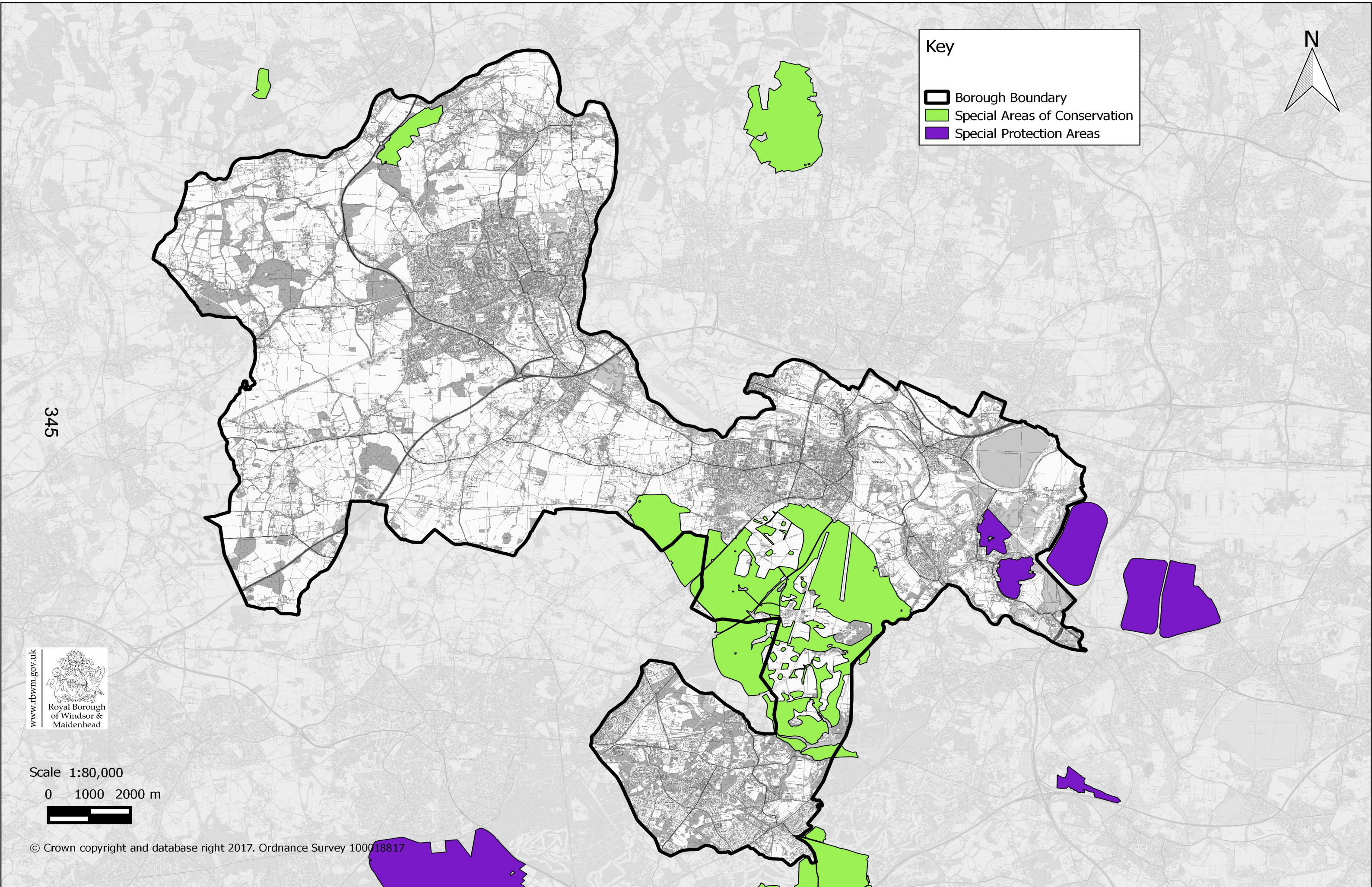
	Dwellings proposed within 7km of designated site boundary		Changes to the number of dwellings compared within 7km of designated site boundary compared with the Dec 2016 Draft BLP
Thames Basin Heaths SPA	991		No change.

Screening Opinion




7.1 Under Regulation 102 of the Conservation of Habitats and Species Regulations 2010 the council must consult with Natural England before determining whether or not a plan or programme is likely to have significant effects. A copy of this report will be sent to Natural England requesting their opinion, alongside consultation on the BLP itself.

7.2 It is the council's opinion that the BLP is unlikely to have significant effects on the integrity of designated sites, and that therefore a full Appropriate Assessment of the plan is not required.

7.3 The council will review this opinion and, as the competent authority, will make a formal determination following consultation with Natural England. Natural England's opinion will be reflected in the screening opinion which will be published to accompany the submission of the BLP.



Key


-  Borough Boundary
-  Special Areas of Conservation
-  Special Protection Areas



345



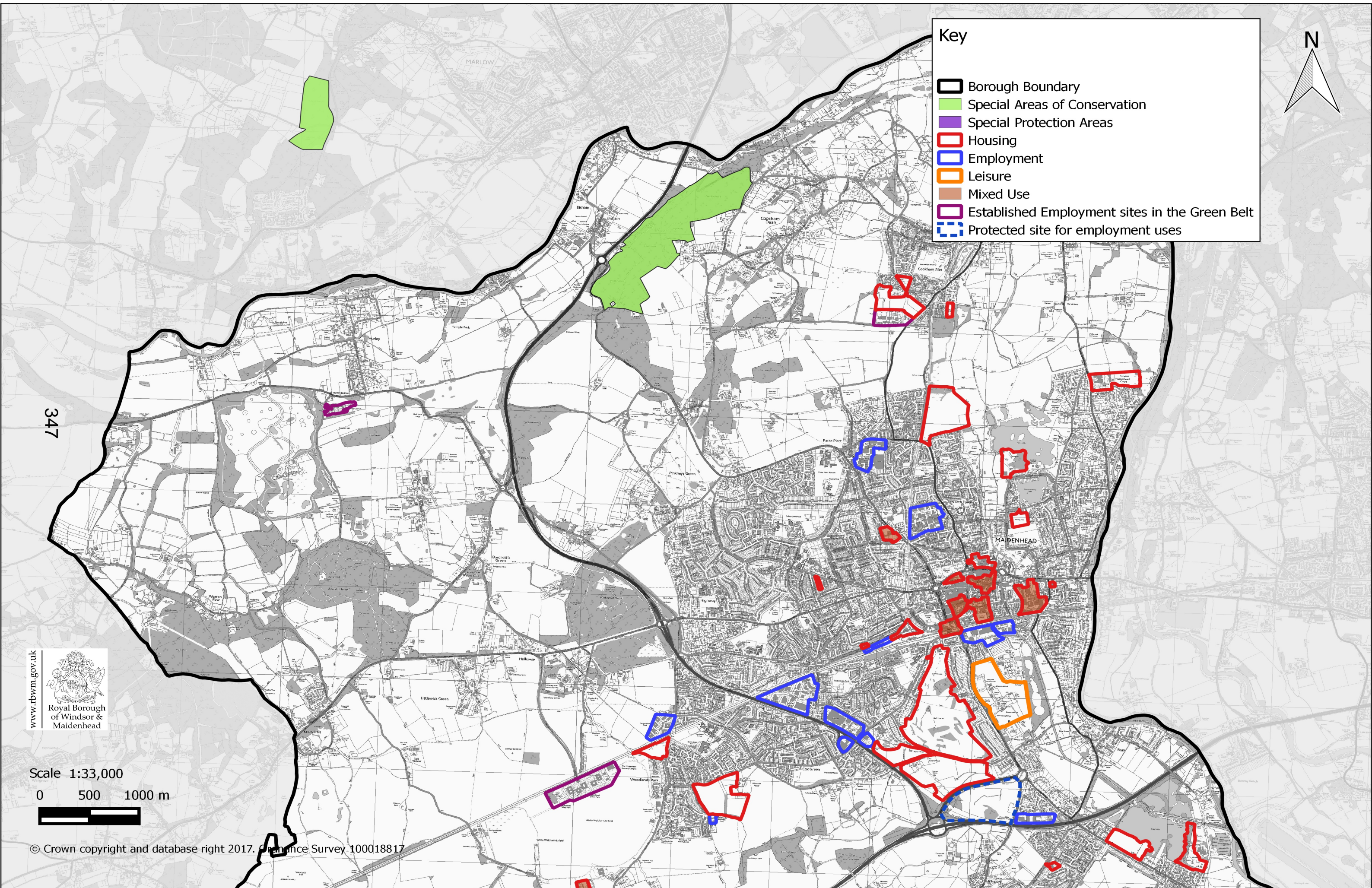
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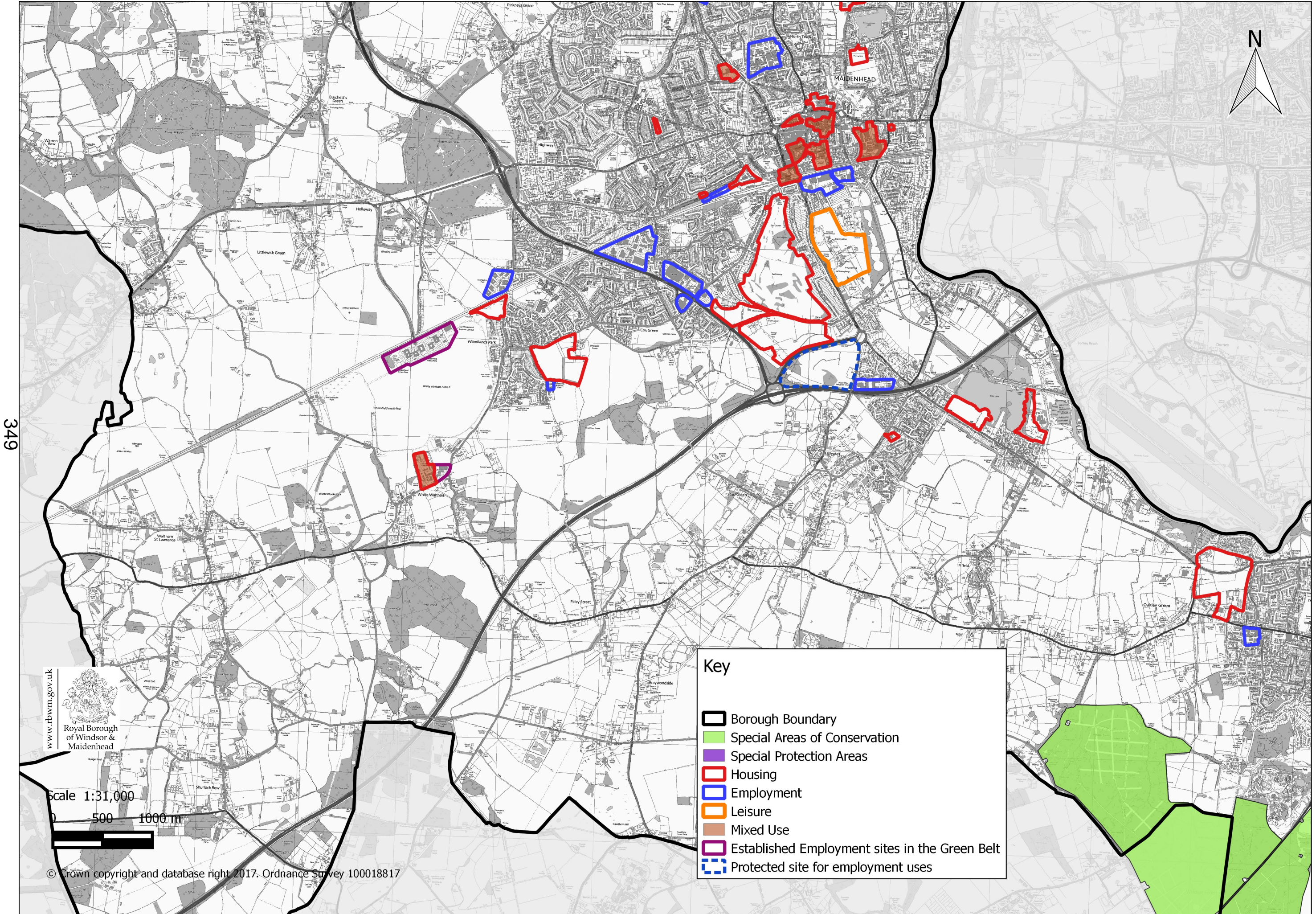
Designated Sites in Relation to The Royal Borough of Windsor and Maidenhead

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North Maidenhead Area SPAs and SACs in Relation to Proposed Development

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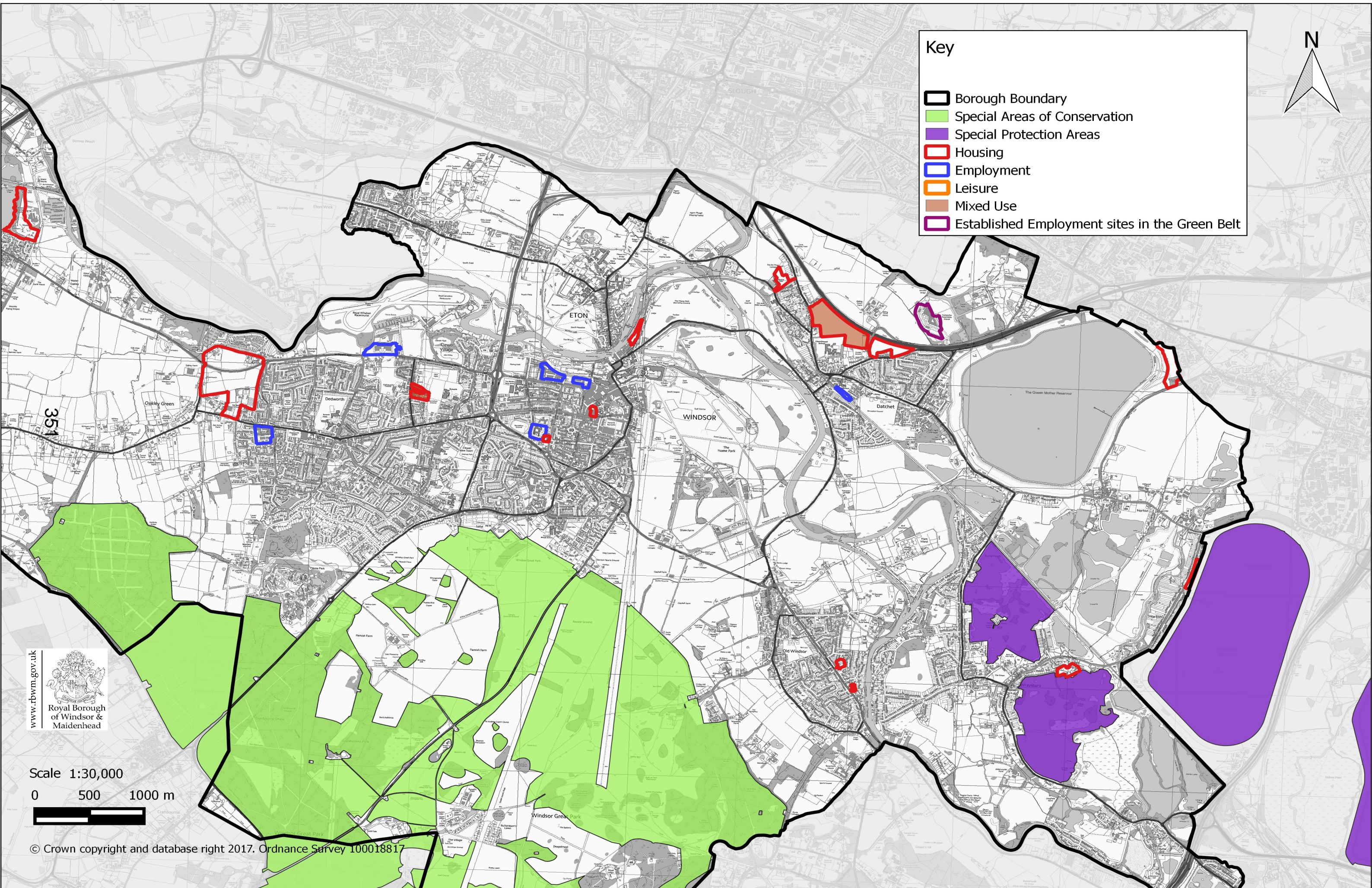


Key

- Borough Boundary
- Special Areas of Conservation
- Special Protection Areas
- Housing
- Employment
- Leisure
- Mixed Use
- Established Employment sites in the Green Belt
- Protected site for employment uses

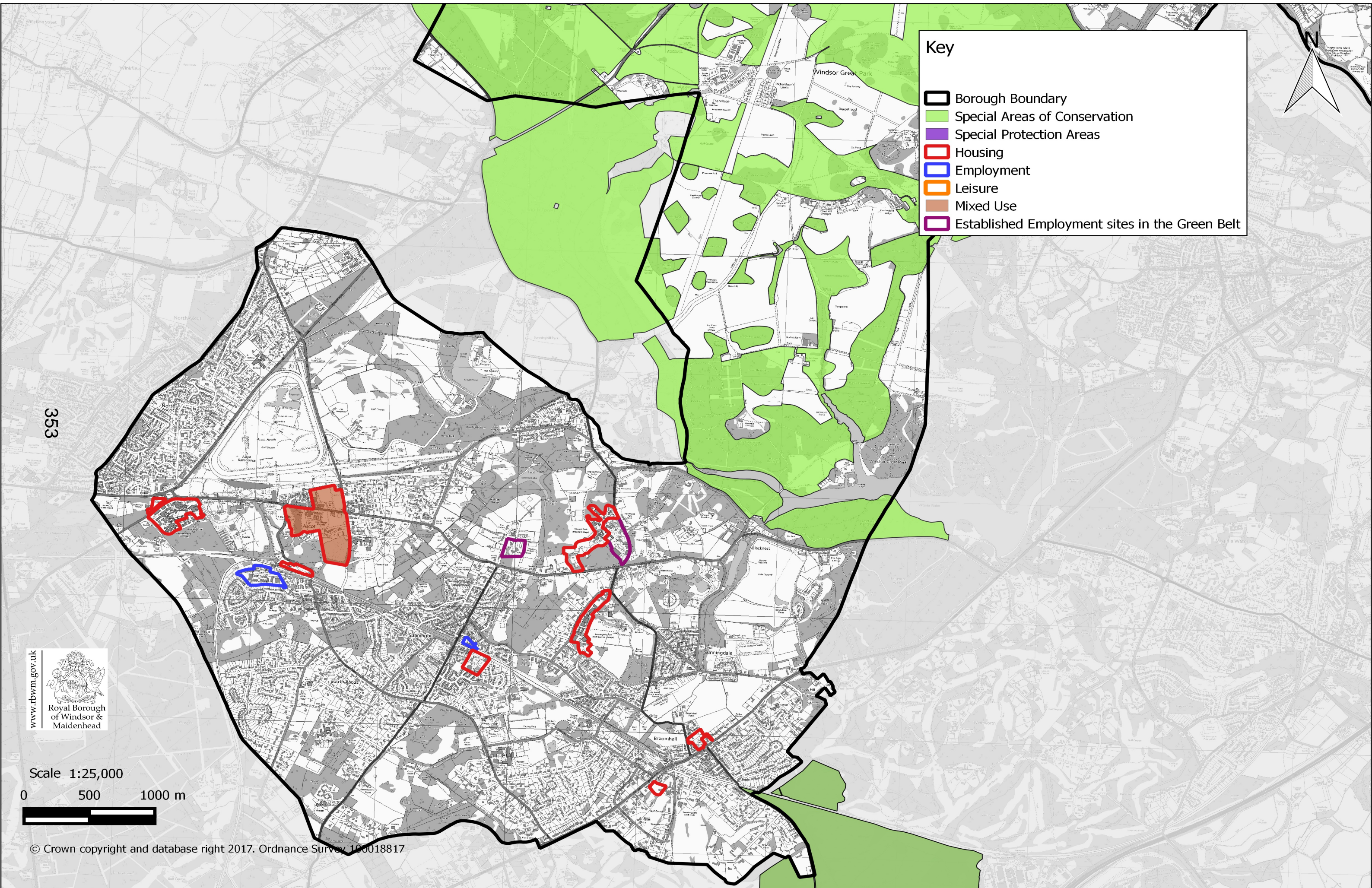
South Maidenhead SPAs and SACs in Relation to Proposed Development

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Windsor Area SPAs and SACs in Relation to Proposed Development

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Ascot Area SPAs and SACs in Relation to Proposed Development

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Appendix E

Report to Council, 19 June 2017

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Royal Borough
of Windsor &
Maidenhead

Borough Local Plan 2017

Infrastructure Delivery Plan

May 2017

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1. Introduction

1.1 Background

- 1.1.1 The Royal Borough of Windsor and Maidenhead is currently preparing a new Borough Local Plan (BLP) that will guide development decisions in the Borough to 2033. The Council has prepared this Infrastructure Delivery Plan (IDP) to ensure the BLP can be supported by necessary infrastructure provision.
- 1.1.2 The IDP has been prepared with the involvement of key infrastructure partners and service providers and draws together the latest evidence and information available to the Council. It is important to note that infrastructure planning is an iterative process and the precise nature of infrastructure needed to support future development is influenced by a range of factors and arrangements that change over time.
- 1.1.3 The IDP is a 'living document' subject to regular review, building upon and updating the Infrastructure Delivery Plan that was published by the Council in 2015 as evidence for the adoption of the Community Infrastructure Levy (CIL) and work on the emerging Borough Local Plan (BLP).

1.2 Purpose

- 1.2.1 The primary purpose of the IDP is to identify the infrastructure considered necessary to support the development proposed in the BLP and to outline how and when this will be delivered. The IDP plays a key role in demonstrating that planned growth can be accommodated in a sustainable manner, through the timely and coordinated delivery of critical and strategic infrastructure
- 1.2.2 The IDP is also an infrastructure planning tool which can be used as a framework to guide decision-making on infrastructure delivery, including the future allocation of funds from the CIL. The IDP provides a strategic overview of how and when key infrastructure will be required, highlighting schemes which may be require to unlock development, and providing the basis for supporting the delivery and implementation of the BLP.

1.3 Policy context

- 1.3.1 The National Planning Policy Framework (NPPF) directs local planning authorities, amongst other things, to plan positively for the development and infrastructure required in their area. The NPPF places considerable emphasis on local authorities to undertake infrastructure planning, joint working, and viability testing as part of the plan preparation process.
- 1.3.2 For infrastructure planning, the NPPF requires authorities to work with relevant partners and providers to demonstrate that infrastructure will be available to support development:

"Local planning authorities should work with other authorities and providers to:

- *assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and*
- *take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.” (NPPF, paragraph 162)*

1.3.2 The NPPF also states that it is equally important that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate that, Local Plans should pay careful attention to viability and ensure that the cost of any requirement, including infrastructure contributions does not threaten the viability of developments identified in the plan (including specific sites allocated for development).

1.3.3 Planning Practice Guidance provides further guidance on infrastructure planning and the delivery aspects of plan making. In planning for infrastructure, local authorities should make clear, for at least the first five years of the local plan period, what infrastructure is required, who is going to fund and provide it, and how it relates to the anticipated rate and phasing of development.

1.3.4 It is recognised that a more flexible approach may be taken to development and infrastructure coming forward after the first five years, provided any uncertainty is clearly recognised in the Local Plan. The guidance advises that, where the deliverability of critical infrastructure is uncertain, the plan should address the consequences of this by including possible contingency arrangements and alternative strategies although the key deliverables should be clearly stated.

1.4 Borough Local Plan 2013-33

1.4.1 This IDP has been prepared to support the emerging Borough Local Plan 2013-33 (BLP). The Council’s strategy for infrastructure planning is to optimise existing infrastructure, direct developments to the most sustainable locations, reduce the need to travel and seek new infrastructure where required.

1.4.2 The loss of existing facilities will generally be resisted as indicated in BLP Policy IF1 (4) and in specific cases, such as sport, leisure and community facilities, land will be allocated for the provision of future infrastructure requirements where necessary (See BLP Policies 6 and 7). The BLP also commits the Council to a co-ordinated approach to infrastructure management and investment through partnership working with key infrastructure and service providers¹.

1.4.3 The spatial vision and objectives form Section 4 of the BLP, and the relevant spatial objectives for infrastructure comprise:

- **Objective 6 Infrastructure** – To retain, improve and provide new facilities and other infrastructure to support new development and ensure a high quality of life for residents of all ages:
 - (i) Secure the provision of utilities, services, and facilities to enable planned development in a coordinated and timely manner
 - (ii) Ensure that new development makes an appropriate contribution towards infrastructure needs arising from such development

¹ BLP Policy IF1 (S), BLP 2017

- **Objective 7 Sustainable transport** – To promote sustainable transport and alternatives to the use of private vehicles:
 - (i) Encourage the provision of facilities for pedestrians and cyclists in new development
 - (ii) Locate development to minimise the need for travel
 - (iii) Promote the use of public transport
- **Objective 9 Environmental protection** – To maintain and enhance the natural environment of the borough:
 - (i) Ensure that new development contributes to environmental **improvement**
 - (ii) Protect designated areas and features
- **Objective 10 Open space and leisure** – To provide adequate open space for planned development and appropriate leisure and recreation facilities:
 - (i) Ensure that new development contributes to providing open space within new development
 - (ii) Maintain and enhance leisure and recreation facilities
- **Objective 11 Climate change and biodiversity** – To ensure that new development takes account of the need to mitigate the impacts of climate change and on biodiversity:
 - (i) Promote sustainable design and construction
 - (ii) Promote the use of renewable energy
 - (iii) Manage flood risk through the location and design of development

1.5 Scale and distribution of development

1.5.1 This IDP has been prepared on the basis of 14,260 new residential units being built during the plan period (2013-33). The BLP will direct development primarily to locations in and around urban areas of Maidenhead, and other identified strategic locations. Maidenhead town centre in particular, will be a focus for high density developments.

1.5.2 In total, the BLP proposes to allocate land for around 8,286 additional homes over the period of the plan. Figure 1 below sets out the scale and timing of residential development considered in this IDP.

Figure 1: BLP residential development assumptions

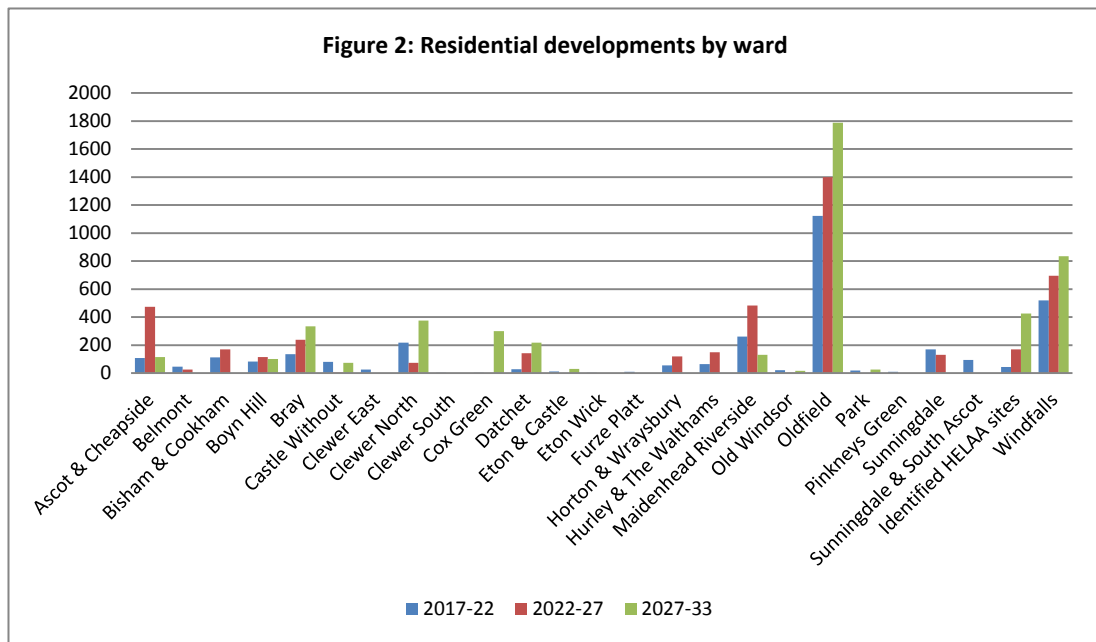
	2013-17	2017-22	2022-27	2027-33	Total
Completions and commitments	1,476	2,296	n/a	n/a	3,772
BLP proposed allocations	0	1,657	3,314	3,315	8,286
Identified Housing and Economic Land Availability Assessment (HELAA) sites	0	26	99	237	362
Windfalls	0	413	624	803	1,840
Total	<u>1,476</u>	<u>4,392</u>	<u>4,037</u>	<u>4,355</u>	<u>14,260</u>

1.5.3 The IDP assumes that about 1,476 units have been built in the Borough between 1st April 2013 and 31st March 2017², and an additional approximately 4,400 residential

² Based on planning monitoring figures available in Feb 2017

units will be delivered over the first five years of the BLP, between 1st April 2017 and 31st March 2022. Allocations proposed in the BLP make up a significant proportion of the forecast growth, in particular from strategic proposals in Maidenhead town centre and the Maidenhead Golf Course and associated sites.

1.5.4 Elsewhere, growth is expected to be focused around areas south of Maidenhead (Bray), north of Maidenhead (Bisham and Cookham), north Windsor (Clewer North) and areas around Sunningdale and South Ascot. Figure 2 provides a breakdown of residential development by wards.



1.5.5 The BLP does not generally specify the level of employment development to be provided at different locations. Instead, the BLP suggests that the majority of employment floor space will be from the redevelopment and intensification of existing employment locations, centre locations and identified sites. It is proposed that approximately 130,700 square metres of employment floor space will be provided in the plan period.

1.5.6 It is important to note that the IDP is a mechanism for identifying the future infrastructure requirements of development proposed as a result of the BLP. It does not address existing deficiencies in infrastructure provision which should be the subject of specific institutional responses as appropriate.

2. Development of the IDP

2.1 Types of infrastructure

- 2.1.1 The NPPF gives a very broad definition of infrastructure, covering all generally understood meaning of the term. However, it would not be reasonable for this IDP to consider every element of infrastructure falling within the Framework's definition. The Government is clear that evidence supporting Local Plans should be proportionate, relevant to the local circumstances and could adequately justify proposals in Local Plans.
- 2.1.2 National level infrastructure that is fully funded by the Government has not been covered by this IDP in great detail. It is recognised that there are other plans and strategies that will provide more details about how this infrastructure will be delivered.
- 2.1.3 Specific development infrastructure for sites (including internal access roads, connections to mains, site specific mitigations, Sustainable Urban Drainage (SUDs) schemes, and on site open space provision) has been excluded from this IDP. Such requirements will be considered as part of the development management process.
- 2.1.4 General development costs (including abnormal costs and contingencies) will be built into the Council's viability evidence to ensure development sites are deliverable over the plan period of the BLP³. Privately owned infrastructure has not been covered in this IDP unless the requirement is considered to be necessary to support development from the BLP.
- 2.1.5 The assessments have primarily focused on infrastructure that is necessary to support the developments identified in the BLP. However, other key infrastructure that contributes towards wider spatial objectives from the BLP has been considered. The infrastructure groups covered by this IDP are highlighted in Figure 3 below.

Figure 3: Types of Infrastructure

Infrastructure Areas	Infrastructure Types
Social infrastructure	<ul style="list-style-type: none"> ▪ Early Years education ▪ Primary and first schools (incl. infant and junior) ▪ Secondary, middle & upper schools ▪ Special educational needs ▪ GP services ▪ Adult social care ▪ Community centres ▪ Libraries ▪ Emergency services ▪ Sports and leisure facilities
Transport	<ul style="list-style-type: none"> ▪ Road network and road junctions ▪ Walking and cycling provisions ▪ Public transport facilities ▪ Parking provision
Utilities and hard infrastructure	<ul style="list-style-type: none"> ▪ Strategic flood resilience ▪ Sewerage ▪ Water supply ▪ Gas and electricity ▪ General waste management ▪ Telecommunications

³ HDH, *Viability Update: Local Plan Review 2017*, April 2017

Environmental infrastructure	<ul style="list-style-type: none"> ▪ Open space provision ▪ SANG / Biodiversity
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(Note this is not an exhaustive list of infrastructure needed to support development)

2.2 Prioritisation of infrastructure

2.2.1. For this IDP, the following categorisation has been adopted to indicate the prioritisation of infrastructure requirements as illustrated in Figure 4 below. As far as possible, the IDP identifies the highest priority infrastructure requirements, and the dependencies or factors that could prevent or significantly delay delivery over the period of the BLP.

Figure 4: Prioritisation of infrastructure

Category	Definition
High priority	Required to enable new development to come forward within the plan period.
Medium priority	Required to mitigate against the impacts from new development contribute towards the Spatial Objectives of the Borough Local Plan, but the precise timing of delivery is not critical.
Low priority	Required to support sustainable development. The delivery of the identified infrastructure is desirable to encourage sustainable development and contribute towards the Spatial Objectives of the Borough Local Plan.

2.3 Methodology and approach

2.3.1 Throughout the plan-making process, the Council has been working closely with infrastructure and service providers to build up a picture of the infrastructure needed to support development proposed in the BLP. The assessment of infrastructure requirements relies on input from infrastructure and service partners operating in the Borough and these assessments have been supplemented in some cases by modelling evidence and design work commissioned by the Council.

2.3.2 This IDP will form part of the evidence base for the BLP. Where information is available, the nature of provision, location, estimated costs, potential funding arrangements and responsibility for delivery will be identified but costs for the purchase of land for infrastructure are not included.

2.3.3 The approach takes into account Government guidance and best practice in assessing infrastructure needs arising as a consequence of growth and where information is available; infrastructure costs are based on estimates available to the Council at the time. It should be noted that some of the identified costs are indicative only and may not reflect the actual capital cost associated with the project.

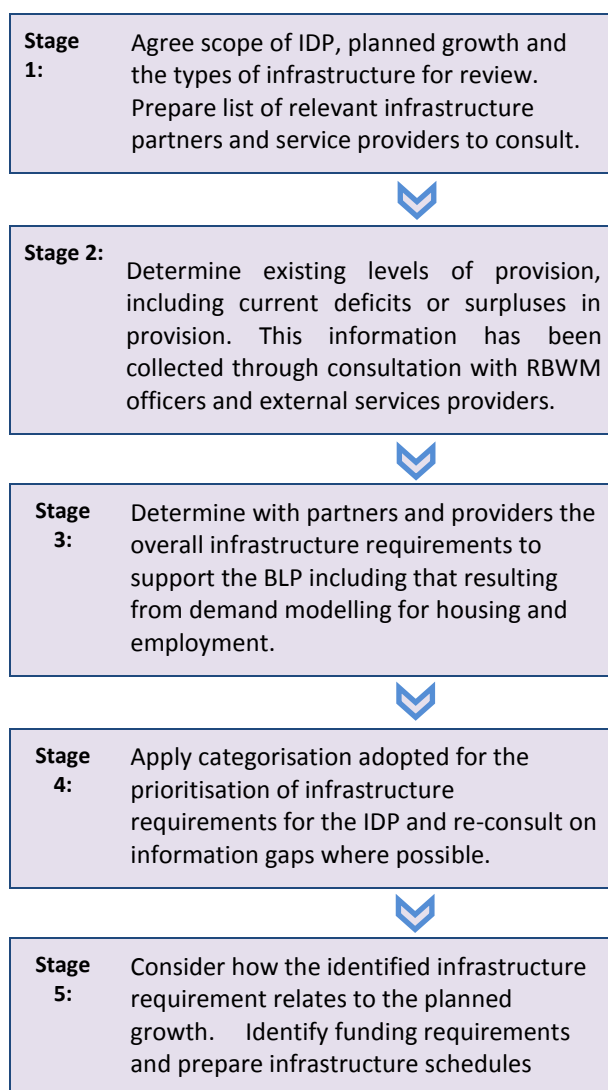
2.3.4 Unless specified, costs for land assembly and land purchase have not been included in this report. Demographic projections are based on modelling assumptions related to population yield and calculations provided by the relevant infrastructure partners and service provider.

2.3.5 Infrastructure planning is a continuous and iterative process, and information recorded in this IDP will inevitably change over the course of time and the plan

period of the BLP. Infrastructure requirements identified in this report will be further refined as information becomes available.

2.3.6 A number of infrastructure partners and service providers are still to provide information requested, and where appropriate, the IDP draws on evidence and information gathered by the Council in 2015 for the adoption of the Community Infrastructure Levy (CIL) and work on the emerging BLP. The overall methodology for the IDP adopted is indicated in Figure 5 below.

Figure 5: Key stages of the IDP



2.3.8 Infrastructure delivery requires long-term commitment and effective joint working between the Council and its partners. An officer and stakeholder Infrastructure Reference Group has been set up with representatives from key infrastructure and service providers to work jointly and coordinate strategies for the funding and delivery of necessary infrastructure.

Limitations

- 2.3.9 This IDP is not a policy document and cannot commit the Council and its partners to the delivery of projects and requirements identified. Strategic infrastructure interventions may be required at a sub-regional level and it may therefore be necessary for further detailed work to be undertaken to establish the business case and funding strategy for larger strategic infrastructure items or groupings of infrastructure interventions where there still remains a funding gap.
- 2.3.10 It is important to note that this IDP relates to infrastructure appropriate for the purposes of the BLP, and specifically the cumulative impacts of development. Where information is available, details of the requirements and costs of most of the relevant infrastructure items are identified but there are items for which costs are not known and similarly, there may be longer term funding sources which are not known or estimated at this stage.
- 2.3.11 For some social infrastructure items, broad brush assumptions have been applied to estimate net demand and costs over the entire plan period. Given the strategic nature of this document this is considered appropriate. Further detailed studies will be undertaken to establish the business and strategic case for infrastructure interventions as part of future work.
- 2.3.12 Work for the IDP has been undertaken in parallel with the preparation of the Regulation 19 submission version of the BLP. The BLP development trajectory has been updated as a result of the Regulation 18 consultation and this IDP will continue to be refined as development takes place.

2.4 Collaborative working

- 2.4.1 Through the process of preparing this IDP, the Council has identified a number of strategic infrastructure projects considered to have cross-boundary implications and relating to areas beyond the Borough. These mainly relate to transport junction improvements in neighbouring authorities and infrastructure with catchments serving beyond the Council's administrative boundary.
- 2.4.2 In accordance with the Duty to Co-operate (section 33A of the Planning and Compulsory Purchase Act 2004), the Council will continue to work with neighbouring authorities in the preparation of the BLP. Memorandum of Understanding (MoU) documents have been, or are being, prepared which address issues of common interest and identify possible areas where further collaboration would be mutually beneficial, including necessary infrastructure.
- 2.4.3 The delivery of the IDP requires long term commitment from the Council and its partners to engage proactively in the delivery process of the identified infrastructure. To ensure infrastructure priorities and progress are kept under regular review, an Infrastructure Reference Group (officers group) has been set up across Council services and representatives from Windsor Ascot and Maidenhead Clinical Commissioning Group (WAM CCG) to coordinate with other infrastructure providers and work collaboratively on matters relating to future infrastructure delivery.
- 2.4.4 The Infrastructure Reference Group will produce an Infrastructure Investment plan which will set out the details of how the identified infrastructure requirements for the BLP will be funded. Officers also play an active part in a Berkshire wide infrastructure working group seeking to align infrastructure planning information and the preparation of IDP evidence among the Berkshire authorities.

2.4.5 It is recognised that due to the different timescale of Local Plans and evidence work, it is not practical for this Council and others to consider a joint IDP with other authorities at this stage. However, officers will continue to work with the group to identify infrastructure of strategic importance and further opportunities for joint working.

Figure 6: List of groups contacted

Infrastructure Types	Organisations / Groups
Waste Water Treatment Works, Sewerage and Water Supply	Thames Water; Southeast Water; Affinity Water
Flood Mitigations	RBWM; Environment Agency
Road Network and Junctions	RBWM; Highways Agency
Primary and Secondary Education and SEN	RBWM
Primary Health Care	WAM Clinical Commissioning Group (CCG); Bracknell and Ascot CCG
General Waste	RBWM
Sustainable Transport (including rail and cycling provisions)	RBWM; Network Rail
Gas and Electricity Distribution Network	National Grid; Scottish & Southern Energy; Southern Gas Network
Sports and Leisure Facilities	RBWM
Community Facilities, Public Realm and Parking	RBWM
Open Space and Green Infrastructure	RBWM

2.4.6 To ensure there is a shared understanding of the infrastructure requirements necessary to support the BLP among stakeholders, including developers and local communities, this IDP will be published as part of the evidence base that has informed the preparation of the this BLP.

Figure 7: Key milestones

Key milestones	Date
Draft Report: Draft IDP report to be published as part of Borough Local Plan evidence base - Identifying the key infrastructure requirements needed to support the Borough	April 2017 - Draft Report to be published.

Local Plan, how it relates to the anticipated developments set out, and where possible, costings of the infrastructure and how they will be delivered.	
Final Report: Review comments received from stakeholders and where necessary, undertake further discussions and work with neighbouring authorities and relevant infrastructure partners and service providers to refine assumptions made in the Draft Report.	May/June 2017 - Final IDP report to be published.

2.5 Funding and viability

- 2.5.1 The funding of future infrastructure is often complex and varies between infrastructure sectors and the funding options available at the time. While the Council is expected to receive mainstream government grant (on per capita basis) for publicly funded infrastructures, capital costs of certain infrastructure are expected to be more reliant on contributions from site developers (via S106 and/or CIL), private sector investments and public sector grant schemes.
- 2.5.2 The information provided in this IDP is based on discussions with infrastructure and service providers. Further detailed investigation of funding sources will be required as part of the ongoing infrastructure planning process to identify the potential funding gaps and routes that could be pursued, risks and consequences for their delivery and the necessary contingencies from the BLP.
- 2.5.3 The Council has an adopted Community Infrastructure Levy (CIL), which took effect from 1st September 2016. The CIL is expected to contribute towards the funding of a wide range of infrastructure requirements in the Borough and governance arrangements will be put in place to ensure that funds are spent locally, including in line with made Neighbourhood Plan policies.
- 2.5.4 The Council will review (and where necessary, make alterations to) its Regulation 123 List⁴ to ensure it remains up to date and fit for purpose. It is expected that S106 will continue to be utilised alongside CIL contributions (on a case by case basis) to ensure development impacts on community facilities and infrastructure can be effectively mitigated.
- 2.5.5 The NPPF places particular importance on the viability testing of infrastructure requirements from new development sites. To ensure development viability is not put at serious risk by the cumulative impact from BLP's policies, including developer contributions towards infrastructure requirements, the Council has commissioned an update of its viability evidence for the BLP.
- 2.5.6 The updated viability evidence will consider the theoretical viability of development sites against a range of policy options for affordable housing provision and different levels of developer contributions towards infrastructure requirements (combined s106 and CIL)⁵.

⁴ RBWM, *CIL Regulation 123 List*, December 2016

⁵ RBWM, *Local Plan Review 2017 – Viability Update*, xx 2017 (Draft)

3. Infrastructure Requirements

Schedule A Transport infrastructure

3.1 Transport context

3.1.1 This section considers the transport infrastructure required to support growth over the Local Plan period to 2033. For this IDP, transport and transport infrastructure are defined as: private transport (including private vehicles, walking, and cycling); public transport modes (such as rail and bus); and the infrastructure required to support travel by these modes (including roads, railway lines, footpaths and public rights of way, cycle routes and waterways).

3.1.2 Transport schemes are identified as either local (those which improve connections between or within neighbourhoods in the Borough) or strategic (those which are key to connectivity between the Borough and beyond). Projects identified include junction improvement schemes required to mitigate the impact of planned development.

3.1.3 Transport interventions and future projects which would support transport development at a local and strategic level have been drawn from relevant local policy and evidence base documents and consultation. This section focusses only on the elements of transport provision for which the Council is responsible, in terms of delivery and funding.

Berkshire Local Investment Strategy

3.1.4 The Berkshire Local Investment Strategy (2010), developed by the Thames Valley Berkshire Local Economic Partnership (TVB LEP), outlines and integrates the plans for housing and economic development for the next 20 years for the six unitary authorities in Berkshire. The Strategy marks the major issues to be tackled across the area, such as tackling congestion, particularly on strategic routes such as those to and from London, from Heathrow Airport and north-south movements linking the South Coast to the Midlands and North.

RBWM Local Transport Plan

3.1.5 The RBWM's Local Transport Plan (LTP) 2012-2026 was adopted in July 2012. The LTP is currently the main policy document which guides the future direction of transport strategy and delivery in the Borough. It provides details of the key transport challenges faced in the Borough outlines the Council's vision and strategic plans with regard to transport infrastructure.

3.1.6 The key objectives outlined within the LTP are as follows:

- to improve access to everyday services and facilities for everyone;
- to improve road safety and personal security for all transport users;
- to support sustainable economic growth;
- to improve quality of life and minimise the social, health and environmental impacts of transport; and
- to mitigate and adapt to the effects of climate change.

RBWM Parking Strategy

- 3.1.7 Policies relating to parking have been set out in the Borough Parking Strategy, which was adopted in May 2004 as a non-statutory plan. It provides detailed policy on parking throughout the Borough, including the level of parking expected in new developments.
- 3.1.8 The Strategy covers all aspects of parking across the borough and aims to manage the stock of public parking subject to public control in a manner that supports the objectives of the Local Transport Plan. The Windsor Parking Strategy (2009) replaces documentation specifically relating to parking in Windsor embedded in RBWM Parking Strategy (currently under review).

Maidenhead Access and Parking Review February 2015

- 3.1.9 The Council has prepared this document as a high level review of the issues and options. The report is a working document designed to capture issues and options across Maidenhead for all user types.
- 3.1.10 The document also seeks to review the forecast demand for parking within the town and proposes a number of options for short to long term to address the predicted shortfalls. The report is a stepping stone and looks to build on the Area Action Plan to start a process for taking the individual issues, options and possible projects forward including securing future funding opportunities.

Windsor Parking Strategy (2014)

- 3.1.11 The majority of the short to medium projects detailed within the 2009 Windsor Parking Strategy document have been secured and implemented in mid-2014. The Council commissioned a review of the original long term options as defined in the 2009 study to determine their appropriateness to be considered to provide additional car parking capacity in Windsor.
- 3.1.12 The main purpose of the study is to build upon the success of the original Windsor Parking Strategy and it seeks to generate a number of high-level options which are to be considered by the Council. These options will require the Council, if they are determined to be appropriate, to secure funding in the future and consent through the formal planning process.

3.2 Local transport schemes

Scope

- 3.2.1 For the IDP, local schemes have been grouped under key areas of intervention and concentrated within the three broad areas of the Borough; namely, Maidenhead, Windsor and Ascot and Sunningdale. These schemes serve to improve connectivity within those areas of the borough. They are considered necessary to support economic development within specific areas of the Borough, but they are not likely to have a notable impact on transport functions at a strategic, borough-wide level.

Planned and committed provision

- 3.2.2 The Planning Obligations SPD 2014 sets out a list of projects relating to physical infrastructure that the Council has approved as justifying planning obligations being sought from a new development. The list of schemes below identifies the aggregated

costs as set out in the SPD list of planned projects for all schemes that are considered to be local; aggregated and grouped according to:

- intervention type;
- policy origin of the project.

3.2.3 It should be noted that the indicative costs set out in the SPD do not always indicate the full cost of the infrastructure item, but rather the cost to which developer contributions will be allocated.

3.2.4 Where possible, the full costs have been clarified. In addition due to the age of the SPD, a number of items may have been implemented or reassessed as major project. A high level review of the SPD has been carried out and a summary of the items to be included across the defined areas shown is set out in Figure 8.

Figure 8: Proposed local transport schemes

Scheme	Maidenhead	Windsor	Other	Borough-wide	Total
Public rights of way improvement plans	£3.0	£0.3	£0.5	£0.0	£3.8
LTP integrated transport strategy proposals	£0.1	£0.1	£0.1	£2.1	£2.4
Public realm and environmental improvements	£0.8	£1.6	£2.5	£1.3	£6.3
Cycle network scheme	£1.2	£0.1	£1.0	£0.0	£2.3
Car Park improvement schemes	£0.0	£0.2	£0.0	£0.0	£0.2
Traffic and road safety schemes	£4.4	£2.0	£2.9	£1.8	£11.0
Street Lighting scheme	£1.1	£0.7	£0.8	£0.0	£2.6
Total	£10.5	£5.0	£7.8	£5.3	£28.6

Source: Peter Brett Associates LLP; RBWM Planning Obligations and Developer Contributions Supplementary Planning Document 2014

Future requirements

3.2.5 The total estimated costs of all projects identified in the SPD review is approximately £28.6 million, a significant proportion of which is attributed to traffic and road safety schemes. The Maidenhead area accounts for close to 40% of the overall transport costs, almost double the funding required in Windsor.

3.3 Major transport schemes

3.3.1 Key strategic transport projects are identified in the LTP and funded through a variety of sources, including programmes coordinated by the TVB LEP. The major schemes either planned or in implementation, are noted in Figure 27 below.

Figure 9: LTP schemes

Projects	Junctions
Stafferton Way - Support Works	Shoppenhangers Road / Norreys Dive
Stafferton Way - Car Park	A404(M) Junction 9B / A4 Bath Road
Maidenhead Public Realm Strategy	A4 Bridge Road / Ray Mead Road
Maidenhead Transport Hub/Station	M4 Junction 8/9
Nicholson's Car Park	Shoppenhangers Road / A404(M) Slip Road
Waterways - Maidenhead	A308 Albert Road/ Datchet Road/ Straight Road / Old Windsor
Maidenhead Access and Parking Strategy	A308 Braywick Road / Braywick Park Junction
Windsor Park and Ride/Coach Park Scheme	
Windsor Car Parking Strategy	
Legoland Corridor	

Source: Peter Brett Associates LLP; RBWM

Planned and committed provision

Stafferton Way Link Road (Support Works)

3.3.2 The planned extension to Stafferton Way link road to complete a circular route around Maidenhead by linking the A308 and the A4, was estimated at a total projected cost of £3.75 million, with around 55% (£2.083m) provided by the Department for Transport (DfT) and the remainder by RBWM⁶. The project commenced on site in February 2015.

3.3.3 Although the project is provisionally funded to cover the three main packages of works, the scheme also proposed the option for a set of additional support works along the corridor to further enhance the scheme. These works are not currently funded and the Council would seek a £745,000 contribution towards these works.

Parking at Stafferton Way

3.3.4 There is currently a long-stay car park for visitors to Maidenhead town centre and access to the railway station. Plans include an improved multi-storey car park which would better serve users of the railway station and also town centre employees.

Maidenhead public realm improvements

3.3.5 A number of improvements are planned for the area around Maidenhead Station and also Maidenhead town centre. The Planning Obligations SPD sets out a sum of £7.1 million for public realm improvements to Maidenhead Priority Areas and also a sum of £10.01 million for other town centre public realm improvements. These costs are believed to be for construction only, as such they have been converted to "project costs" using the DfT Webtag assumptions and therefore a contribution in the region of £24,000,000 would be required.

Waterways – Maidenhead

Local Pinch Point Fund Application form for the extension of Stafferton Way Link Road, RBWM (2013)

3.3.11 The Maidenhead Waterway project aims to restore and enlarge the neglected town centre channels into an accessible waterway for boating, walking, cycling, fishing or simply interacting with nature. The work involves selective widening of the narrower sections of the channel and dredging and lowering the bed to increase water depths. The construction of a weir at Green Lane and a lock is to be added at a later stage to allow larger boats to pass into the town centre.

3.3.12 The Maidenhead Waterways framework planning brief (June 2009), provides a framework for future planning decisions along the waterway corridor stretching from the Cliveden Reach of the River Thames near Cookham, through Maidenhead, to Bray Marina. Its purpose is to aid the restoration of the waterway including the achievement of the emerging Maidenhead Waterway Project. The project is estimated to require between £7.7 and £11.5 million.

Various parking projects

3.3.13 A number of parking projects have been identified in the LTP and related documents; primarily in Maidenhead and Windsor, and further detailed planning work will be required. Up to £13 million is being sought from various sources for these projects.

Legoland corridor

3.3.14 The Council is reviewing options for highway improvements from the Clarence Road junction to the Legoland Access Junction on Winfield Road as part of a multi-agency group which meets to address issues in this corridor. These are being considered as a means of managing the seasonal pressures that the Legoland facility places on this corridor, and an allowance of £3,000,000 for these works is being considered.

Strategic Highway Schemes Associated with the AAP

3.3.15 Projections have been made for anticipated future costs of strategic highway schemes, which will support the delivery of the Maidenhead Town Centre Area Action Plan (AAP) to 2026. The AAP included over £10 million of costs for various highway schemes in Maidenhead.

3.3.16 The strategic highway improvements in the AAP area include the following elements:

- projected AAP highway improvements: £5.66 million
- soft measures: £1.75 million
- future capital works: £10 million

Windsor Bridge⁷

3.3.17 This project is a new bridge from the coach park to the town centre. No costs or additional detail has been provided on this scheme.

3.3.18 There are other strategic transport schemes planned and underway in the area which have not been included in this list, as the responsibility for carrying out and funding these projects does not lie with the Council. Such projects include the works being undertaken by Crossrail at Maidenhead Station, including platform extensions,

⁷ This project was noted as a 'priority infrastructure project' for the Borough in the March 2013 s106 Update Report, RBWM Cabinet Report. It is not currently referenced in the RBWM SPD document.

electrification and access improvements. There are also planned improvements to the M4 which will be undertaken by the Highways Agency as part of the Active Motorways scheme.

3.4 Junction improvement schemes

Scope

- 3.4.1 Highways England is responsible for providing and managing the strategic road network in the Borough, whilst the local road network is managed by the Council as the Local Highway Authority. The IDP identifies local junction improvements which will be necessary to support BLP proposals.

Existing and planned provision

- 3.4.2 As part of the transport evidence for the BLP, the Council has commissioned consultants WSP and Parsons Brinckerhoff to model the impact of planned growth on traffic in the road network and performance of junctions in the Borough and the immediate surrounding areas⁸. The draft report for the modelling work indicated that, based on development trajectory data provided, 28 junctions within the detailed area of modelling have a level of service relating to congestion (LOS) performance at D, E or F during peak AM conditions (see Figure 10 below for the 28 junctions; Figure 11 for the interpretation of level of service (LOS); and Figure 12 for peak AM conditions at identified junctions).

⁸ WSP & Parsons Brinckerhoff, Draft Local Plan Assessment / Transport model report, Mar 2017

Figure 10: Junctions with LOS at D, E or F

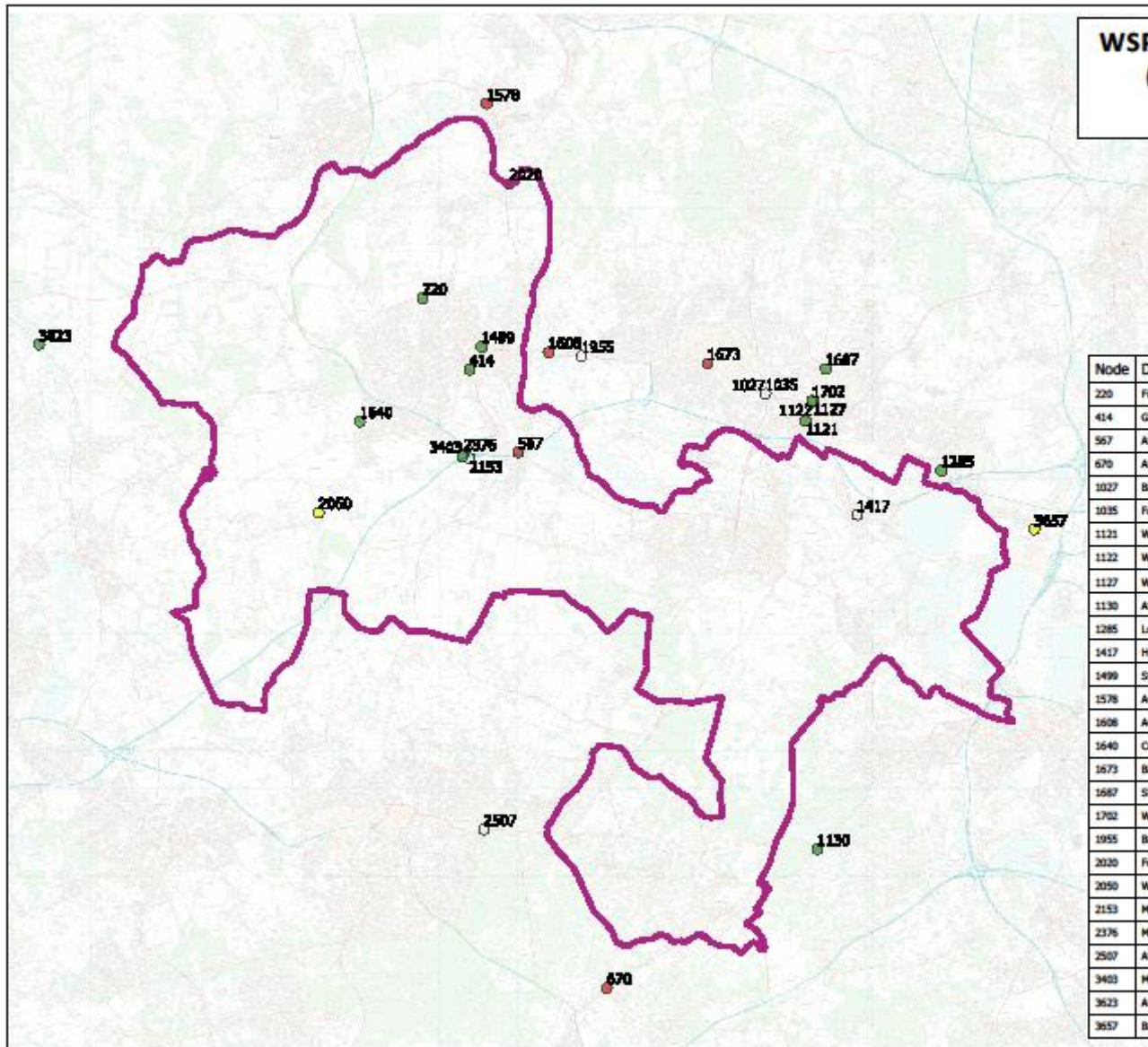
Node	Description	Area	2032 Scenario B (incl. BLP growth)		
			AM	PM	Junction Type
220	Furze Platt Rd / Switchback Rd South	Maidenhead	D		Signalised
414	Grenfell Road / King Street	Maidenhead	D		Signalised
567	A308 Windsor Road / Upper Bray Road	Holyport	F	F	Priority
670	A30 London Road / School Road	Windlesham	F	F	Priority
1027	Bath Road West / Tuns Lane	Slough	E	E	Signalised
1035	Farnham Road / Bath Road East	Slough			
1121	Windsor Road / Albert Street	Slough	D	D	Signalised
1122	Wellington Street / William Street	Slough	D		Signalised
1127	Wellington Street / William Street	Slough	D	D	Signalised
1130	A30 London Road / A329 Blacknest Road		D	D	Signalised
1285	London Road / High Street	Langley	D	E	Signalised
1417	Horton Road / High Street	Datchet		E	Roundabout
1499	St Cloud Way / Zone 128 access	Maidenhead	D		Signalised
1578	A4155 – Marlow Road / Blind Lane	Bourne End	F	E	Priority
1608	A4 Bath Road / Berry Hill	Taplow	F	D	Signalised
1640	Cox Green Level Crossing	Cox Green	D	D	Signalised
1673	Bath Road / Dover road	Slough	F	F	Signalised
1687	Stoke Road / Shaggy Calf Lane	Slough	D	D	Signalised
1702	Wellington Street / William Street	Slough	D	D	Signalised
1955	Bath Road / Station Road	Taplow			
2020	Ferry Lane (bridge crossing)	Cookham			
2050	Waltham Road / Walgrove Gardens	Waltham	E		Priority
2153	M4 J8 / 9 Westbound approach	Maidenhead		D	Signalised
2376	M4 J8 / J9 A404(M) South East bound app.	Maidenhead	D	D	Signalised
2507	A329 – London Road / Long Hill Road	Bracknell		D	Roundabout
3403	M4 J8 NB Offslip / A404 roundabout	Maidenhead	D		Signalised
3623	A321	Henley	D		Signalised
3657	Bath Road / Coleridge Crescent	Colnbrook	E	D	Priority

Figure 11: Junction level of service (LOS) interpretation

Level of Service	Interpretation
D	Significant congestion on critical approaches, but junction is functional. Cars required to wait through more than one cycle during short peaks, No long standing queues formed.
E	Severe congestion with some long standing queues on critical approaches. Blockage of intersection may occur if traffic signal does not provide for protected turning movements (yellow box). Traffic may block back to upstream junctions.
F	Total breakdown. Stop and go operation.

(* note interpretation of Level of Service A-C has been excluded from the table above)

Figure 12: Junctions with average LOS at D, E or F – peak AM conditions



3.4.3 This assumes LOS performance is averaged out across all turns for the 28 junctions and may not accurately represent the individual performance of links and turns of the junction. To provide a more detail assessment on the performance of each junction, the draft report also provided an analysis of turning movement and performance of each turn of the junctions.

Junctions of strategic importance

3.4.4 In total, this identifies 44 links and turns within the assessment area with individual turns with a LOS at E or F, for the junctions shown in Figure 10. 15 junctions have then been identified by the Highways Authority as having strategic importance to supporting the delivery of the BLP (as shown in Figure 14 and Schedule A).

Figure 13: Junctions with individual turn or turns with a LOS at E or F

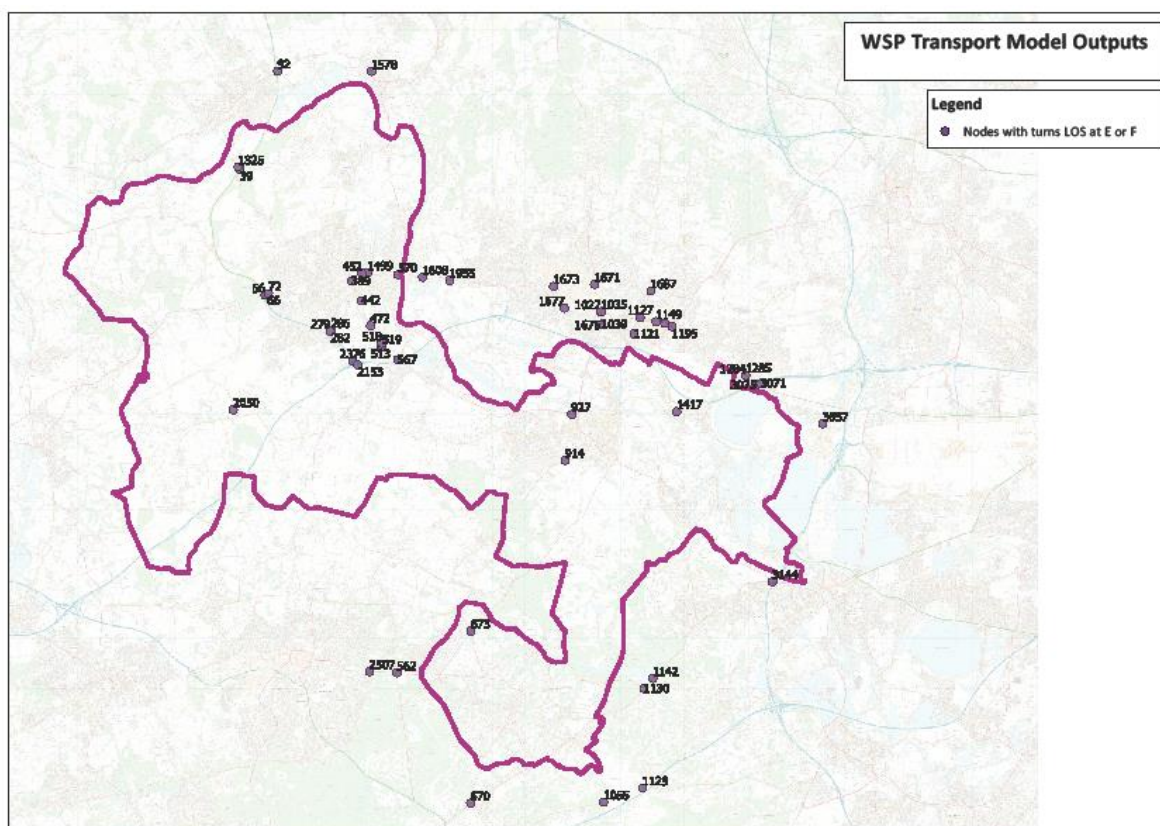


Figure 14: Junctions of strategic importance

Junctions of Strategic Importance
<ul style="list-style-type: none"> ▪ M4 J8 / 9 * ▪ A404 (M) / Shoppenhangers Road / Norreys Drive roundabouts * ▪ A404 (M) / A404 / A4 Thicket roundabout * ▪ A404 / A308 Bisham roundabout ▪ A4 / Henley Road / Cannon Lane ▪ A4 / A308 Castle Hill roundabout ▪ A4 / B4447 Cookham Road roundabout ▪ A4 / A4094 Ray Mead Road roundabout ▪ A308 Braywick Road / Stafferton Way / Rushington Avenue roundabout ▪ A308(M) / A308 / A330 / The Bingham's (Braywick) roundabout * ▪ A308 / B3028 Upper Bray Road ▪ A308 / Mill Lane / Parsonage Lane roundabout ▪ A330 Winkfield Road / A332 Windsor Road ▪ B376 London Road / B470 Horton Road ▪ B3022 Winkfield Road / Clewer Hill Road

(* denotes junctions with implications for the strategic road network from Highways England's perspective)

3.4.5 The large majority of the identified strategic junctions are on A and B roads and their performance will likely have wider implications for the Borough's road network. The Council has commissioned consultants PBA to work up initial designs of mitigations and costings for the 15 junctions, which for the A4 schemes are likely to include signals.

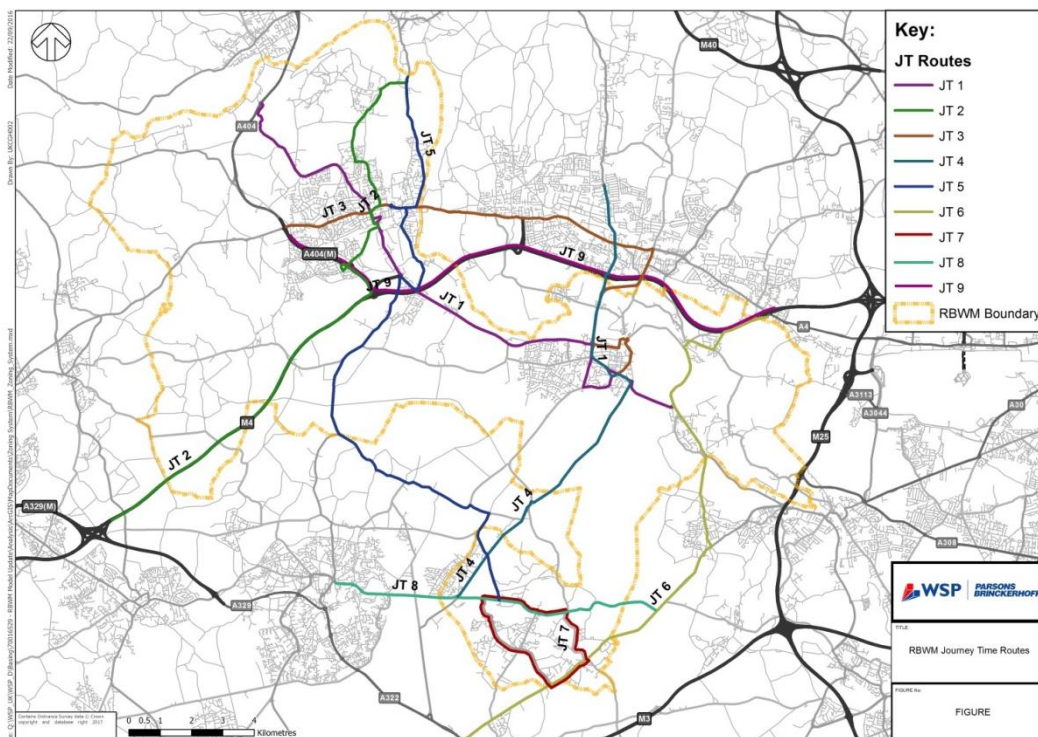
- 3.4.6 Discussions between Highways England (HE) and the Council suggest that of the identified junctions⁹, four will have implications for the strategic road network. HE will provide a formal response to the Council in due course but it is noted that, while mitigations will be necessary to ameliorate the impact of developments, these are not necessarily critical to the delivery of the BLP (they will result in additional journey time, but with no known safety concerns).
- 3.4.7 As part of the transport modelling work, a series of nine routes were also identified to provide representation journey times across the network if development proposals from the BLP were to come forward and no mitigation is provided. Figures 31 and 32 below highlight the nine routes that show an overall increase of 60 seconds in delay, and the junctions at which delays occur.

Figure 15: Journeys with delays of 60/+ seconds (if no mitigation is provided)

AM Peak routes	PM Peak routes
<ul style="list-style-type: none"> ▪ Route 1 travelling eastbound shows increased delays of approximately 182 seconds at the A308 Windsor Road/Harvest Hill Road ▪ Route 1 travelling westbound shows increased delays of 121 seconds at the A308 Windsor Road/A308(M) ▪ Route 2 travelling northbound shows increased delays of 167 seconds at the A404(M) Off-Slip/Shoppenhangers Road junction ▪ Route 3 travelling eastbound shows increased delays of 161 seconds at the A4 Bath Road/Berry Hill junction ▪ Route 3 travelling westbound shows increased delays of 193 seconds at the A322 Windsor Road/A412 Chalvey East junction ▪ Route 4 travelling northbound shows increased delays of 79 seconds at the A355 Tuns Lane/Cippenham Lane junction ▪ Route 4 travelling southbound shows increased delays of 63 seconds at the A332 Windsor Road/Kennel Ave junction ▪ Route 5 travelling westbound shows increased delays of 105 seconds at the A330 Ascot Road/A308(M) junction ▪ Route 5 travelling eastbound shows increased delays of 373 seconds at the A308 Windsor Road/Upper Bray Road junction ▪ Route 9 travelling westbound shows increased delays of 76 seconds at the M4/A404(M) junction 	<ul style="list-style-type: none"> ▪ Route 1 travelling eastbound shows increased delays of approximately 170 seconds at A308 Windsor Road/Harvest Hill Road ▪ Route 1 travelling westbound shows increased delays of 65 seconds at the A308 Braywick Road/Stafferton Way junction ▪ Route 2 travelling northbound shows increased delays of 75 second at the Shoppenhangers Road/Harvest Hill Road ▪ Route 2 travelling southbound shows increased delays of 78 seconds at the Shoppenhangers Road/Norreys Drive ▪ Route 3 travelling eastbound shows increased delays of 189 seconds at the A4 Bath Road/Berry Hill junction ▪ Route 3 travelling westbound shows increased delays of 85 seconds at the A332 Windsor Road/A412 Chalvey East Junction ▪ Route 4 travelling northbound shows increased delays of 84 seconds at the A355 Tuns Lane/A4 Bath Road junction ▪ Route 5 travelling westbound shows increased delays of 73 seconds at the A330 Ascot Road/A308(M) junction ▪ Route 5 travelling eastbound shows increased delays of 478 seconds at the A308 Windsor Road/Upper Bray Road junction ▪ Route 9 travelling eastbound shows increased delays of 95 seconds at the A1404(M) on-slip (south) junction ▪ Route 9 travelling westbound shows increased delays of 72 seconds at the A404(M) On-Slip (north)

⁹ Meeting between the council and Highways England on 4 April 2017 re the IDP

Figure 16: Journey time routes



3.4.8 The outputs of the transport model also identified performance issues at a number of junctions outside the administrative boundary of the Borough. The Council will be consulting the relevant authorities under the Duty to Cooperate to discuss possible implications for the BL P and any mitigation necessary.

Future requirements

3.4.9 The transport model is strategic in nature and local junction validation may be required if model outputs are used in detailed junction assessment. The Council has commissioned consultants Stuart Michael Associates Ltd to undertake an initial review of local highway issues, potential access points, visibility splays, and parking and servicing provision (for non residential uses) and the suitability of the site for development, from a Highways point of view, which will inform the development management stage.

Schedule C Green and Blue infrastructure

3.5 Flood defences

Scope

3.5.1 RBWM is the Lead Local Flood Authority for the Borough area and the Environment Agency(EA) is responsible for strategic flood risk planning and assessment and management of fluvial flood risk. A number of watercourses in the Borough contribute to potential flooding, including the Thames with an extensive network of main river watercourses, the Wraysbury Drain and the Horton Drain.

3.5.2 A Preliminary Flood Risk Assessment was carried out by the Borough in May 2011, as required under the Flood Risk Regulations (2009) which implement the European Floods Directive. The report focussed on local sources of flooding which include surface water (runoff and sewers), ordinary watercourses and groundwater. Areas which may be susceptible to these different types of flood risk were identified.

3.5.3 The Borough Strategic Flood Risk Assessment (SFRA) was published in 2009. The BLP Preferred Options consultation (March 2014) included both a SFRA Level 1 and SFRA Increased Scope and Sequential Testing of Sites documents and these have been updated subsequently. The EA published the Lower Thames Flood Risk Management Strategy in July 2010, which is a long-term plan to manage flood risk in the Lower Thames area and this has been updated in 2017.

Existing status

3.5.4 The Borough faces flooding predominantly from the River Thames and its tributaries, especially as a large proportion of the population are resident adjacent to or near the river and tributaries. A number of towns and villages are situated within the 1% (1 in 100) flood extent, including the principal centres of Windsor and Maidenhead which form the primary focus for future development within the Borough.

3.5.5 There are approximately 15,000 properties which are currently at risk from a 1 in a 100 year flood event in the area from Datchet to Teddington. The Lower Thames Flood Risk Management Strategy proposes measures to reduce the risk of flooding to these properties.

3.5.6 Measures include the construction of three flood diversion channels, the widening of Desborough Cut and improvements to Sunbury and Molesey Weirs and Teddington Lock. It also includes community based measures for improving resistance and resilience to flooding.

Current and future provision

3.5.7 The key planned infrastructure in the Borough in relation to flood risk is provision of The River Thames Scheme, previously known as the Lower Thames Flood Risk Management Strategy. This scheme was triggered as an outcome of the widespread flooding experienced within the catchment in 2003, is led by the Environment Agency, and is supported by nine partner organisations. All partners signed a Memorandum of Understanding in November 2014 setting out a framework for joint working and specific areas of co-operation

3.5.8 There are two phases of scheme delivery: Phase 1 includes development of a funding strategy for the scheme, a hydrology and modelling study, ecological surveys of the

River Thames and specific sites, development of a major incident plan to improve preparedness and response to flooding, installation of property level protection measures to some homes, increasing the capacity of Sunbury, Molesey and Teddington weirs, securing planning consents for the enabling works to the weirs, and securing government approvals.

3.5.9 Phase 2 includes detailed design of the scheme, securing full planning permission and other consents, building the three sections of flood diversion channel and associated structures, and increasing capacity of the Desborough Cut. The initial phase of the investigation, completed in 2005, considered the management of flood risk from the River Thames between Datchet and Walton Bridge.

3.5.10 A subsequent phase has since been considered, reviewing the reach extending from Walton Bridge to Teddington. The scheme has investigated a number of large-scale engineering solutions, community based measures and non-structural options to mitigate the risk to urban areas as a result of flooding from the River Thames.

3.5.11 The engineering solutions considered included flood walls, flood storage, channel improvements (i.e. widening and/or deepening of the river channel), and the construction of new flood relief channels. The structural elements of the scheme comprise three channels between Datchet and Shepperton and the widening of the Desborough Cut. Channel 1 is located within the Royal Borough of Windsor and Maidenhead. The scheme also includes on-going maintenance and replacement of the Thames Weirs.

3.5.12 Subject to funding and gaining necessary consents, construction work on the modifications to the first Thames weir could begin in 2017. Construction of the flood channels is expected to start in 2020 and take approximately five years to complete.

3.5.13 The total scheme value is currently estimated to be £302 million. Central Government is expected to contribute £160m of funding via Flood Defence Grant in Aid. £73 million is approved as part of the current 6 year investment programme and the remainder of the Flood Defence Grant in Aid funding is anticipated in the following six year plan, which aligns with the proposed construction schedule.

3.5.14 In addition a further £60 million of Central Government funding has been committed for construction costs post 2021. RBWM has also committed £285,000 of funding to assist with design costs during the 2015/16 financial year, and has included £285,000 of funding in its financial plans for each year for a further four years. There is however still a significant funding gap for the River Thames Scheme.

3.6 Public open space

Scope

3.6.1 For the IDP, public open space is defined as public parks, commons, heath and woodlands and other open spaces with established and unrestricted public access. The Open Space SPD sets a standard of 4.3 hectares per 1,000 population, which is further sub-divided into the following provision requirements:

- 2.5 hectares per 1,000 population of informal open spaces

- 1.8 hectares per 1,000 population for formal sports provision (pitches, courts, greens, tracks).

3.6.2 The Council has also adopted an accessibility standard of 480 metres based on the Borough's Open Space Study. The BLP sets out guidance on the Council's position to protect urban open spaces to meet the recreational needs of the community.

Existing capacity

3.6.3 The Borough Open Space Audit (2008) assessed the provision of public and private spaces across the Borough. It found that the Borough has a deficit of approximately 45 hectares when the total amount of open space is compared to the recommended local standard for open space typologies.

3.6.4 Analysis reveals the greatest shortfall in open space provision within the Borough is from the typology 'Natural and Semi-Natural Greenspace'. As this amount of new public open space does not cover the existing deficit, it is considered that there is no existing surplus capacity of provision.

3.6.5 Recent consultation confirms that this deficit has remained due to the absence of new open spaces being brought forward, which correlates with Phase 1 findings. Additionally, in certain areas of the Borough there is a shortfall of available suitable land for purchase or lease for either formal or informal public open space¹⁰.

Planned and committed provision

3.6.6 The Borough Open Space Audit outlines the Council's intentions to provide at least one additional park within each of the northern and southern wards through the formulation of existing green amenity space. Some Section 106 funding has been allocated to land purchase in order to increase provision of open space in the Borough, including about £85,000 for land purchase in the north of the borough and £90,000 to increase provision in the south, around Ascot¹¹.

3.6.7 The Planning Obligations SPD sets out a number of proposed including proposals for land purchases or leases for new playing pitches within the northern parishes and Maidenhead area as well as land for children's play area, land purchase in Ascot area for pitches and pavilion and improved pitch, play and pavilion provisions across the borough. Additionally, a feasibility study to assess usage and viability of a Recreational Cycling Circuit (to provide a safe cycling, running, roller-skating and other leisure activity facility) in an accessible location has been proposed¹².

Future requirements

3.6.8 With an increasingly constrained built environment, there is limited space for new open space provision. Taking account of future demand arising from new development, the Council has identified land purchases and leases in the Borough and Figure 26 sets out proposals to acquire new public open space to meet future demand. These proposals include both informal open space and formal sports provision and are estimated to cost the Council approximately £17 million.

¹⁰ *RBWM Planning Obligations and Developer Contributions Supplementary Planning Document, Infrastructure and Amenity Requirements, March 2014*

¹¹ *Consultation with Head of Leisure Services, RBWM (2015)*

¹² *RBWM Planning Obligations and Developer Contributions Supplementary Planning Document, Infrastructure and Amenity Requirements, March 2014*

Figure 18: Public Open Space: proposals for land purchases and leases

Proposals	Size (Ha)	Cost (millions)
Land purchase for new playing pitches within the northern parishes / Maidenhead area	5.0	£2.50
Maidenhead land purchase at Dorchester Close, Shifford Crescent / Switchback Road	4.0	£2.00
Land in Windsor	5.0	£3.50
Bray Land in Fifield for children’s play area (parish priority project)	0.5	£0.25
Purchase of land / long term lease for pitches in Hurley	4.0	£2.00
Land purchase in Ascot area for pitches and pavilion	5.0	£3.50
Waltham St Lawrence - Purchase or lease of land for public open space including play area and / or rural park	5.0	£2.50
Land purchase for informal use in Littlewick Green (parish priority project)	0.5	£0.25
Total	29	£16.5

Source: Consultation with RBWM officers, 2015

3.7 Play space

Scope

3.7.1 Play space incorporates a number of open space types including those dedicated areas for children containing adventure or equipped play facilities provided within public open space areas, informal ‘playable’ spaces, and those as part of dedicated multi-use games areas (MUGAs). The size and type of these spaces can vary widely.

3.7.2 At a national level, the Children’s Plan 2007 outlines the Government’s commitment to improve the lives of children and young people up to 2020 by providing access to safe play spaces. This was followed in 2008 by the Play Strategy, which set out guidance for local authorities on the provision of child play space.

3.7.3 The Play Strategy was supported by an investment of £235 million from central government to deliver new or refurbished play areas and adventure playgrounds between 2008 and 2011. The delivery programmes through which this funding was invested were the Playbuilder, Play Pathfinder and Play Capital Investment Programmes.

3.7.4 The BLP provides guidance for the provision of child play space based upon the recommendations set out in the National Playing Fields Association’s (NPFA) ‘Six Acre Standard’. The NPFA identifies three target categories of play provision and associated accessibility:

- Local Area for Play (LAP) spaces should be within 100 metres of homes;
- Local Equipped Area for Play (LEAP) spaces should be within 400 metres of homes; and
- Neighbourhood Equipped Area for Play (NEAP) spaces should be within 1,000 metre of homes.

3.7.6 For the calculation of Play Space assumptions of play space requirements were drawn from s.106 Planning Obligations guidance. These were provided as number of

facilities per child and per young person. The age groups assumed for children were 0-12 years and for young people aged 13+ years old.

Existing capacity

3.7.7 The Open Space Audit (2008) assessed child play space provision for both children (aged 0 to 12 years old) and young people (aged 13 years and over). It found that the capacity of child play space provision (for ages 0-12) across the Borough was at an acceptable level, with a total of 60 sites offering play facilities for children. This equates to an average of 0.45 facilities per 1,000 children.

3.7.8 This was considered to be a suitable level of provision for children within the Borough. Provision for children was predominantly within equipped children's play areas and adventure playgrounds (generally within the LEAP and NEAP categories).

3.7.9 The Open Space Audit identified that the capacity of space for young people (aged 13 years and over) was insufficient, with a capacity of 0.17 facilities per 1,000 young people and recommended that a standard of 0.23 facilities per 1,000 young people is adhered to. Facilities for young people are generally taken to include more informal, playable spaces, MUGAs, and facilities such as skate parks and bike tracks.

Planned and future provision

3.7.10 The Open Space Audit outlines the Council's intentions to provide at least one additional park within each of the northern and southern wards through the formulation of existing green amenity space. Some Section 106 funding has been allocated to land purchase in order to increase provision of open space in the Borough, including approximately £85,000 for land purchase in the north of the borough and £90,000 to increase provision in the south, around Ascot¹³.

3.7.11 The Planning Obligations SPD sets out a number of proposed improvements and formal development across the Borough, including land purchases or leases for new playing pitches within the northern parishes and Maidenhead area as well as land for children's play area. Additionally, a feasibility study has been proposed¹⁴ to assess the usage and viability of a Recreational Cycling Circuit (to provide a safe cycling, running, roller-skating and other leisure activity facility, in an accessible location).

3.7.12 An Open Space Strategy is being prepared by the Council and this is likely to indicate further requirements for open space. The IDP will be updated to take account of the proposals of the strategy.

3.8 Sustainable Alternative Natural Greenspace (SANG)

Scope

3.8.1 Within five kilometres of the Thames Basin Heaths Special Protection Area (SPA), measures are required to ensure that damage to the integrity of the SPA by increased recreational use is avoided or mitigated by providing alternative open spaces. This takes the form of the provision of Suitable Alternative Natural Green Space (SANG), which consists of suitable areas of land located to either attract or

¹³ Consultation with Head of Leisure Services, RBWM (2015)

¹⁴ RBWM Planning Obligations and Developer Contributions Supplementary Planning Document, Infrastructure and Amenity Requirements, March 2014

intercept visitors who would have otherwise visited the SPA¹⁵. Figure 18 shows that almost all of the land within the southern parishes of the Borough is within five kilometres of the SPA.

3.8.2 The policy drivers for this include the saved South East Plan Policy NRM6 (2009) Thames Basin Heaths Special Protection Area (SPA), the Thames Basin Heaths Special Protection Area SPD (RBWM, 2010) and the Planning Obligations SPD 2012, which together require that:

- SANG must be provided for housing development within five kilometres of the SPA
- a minimum of eight hectares of SANG must be provided per 1,000 residents
- within a 400 metre exclusion zone immediately adjacent to the SPA, it will not be possible to mitigate adverse impacts, therefore new residential development (i.e. that which would result in a net increase in the number of dwellings) is not permitted.

Existing capacity

3.8.3 There is currently one SANG provided in RBWM called Allen's Field, in South Ascot. The Allen's Field SANG is 9.5 hectares and has a mitigation capacity of 462 dwellings. The catchment area associated with the SANG is related to its size.

3.8.4 As explained in the Planning Obligations SPD, this means the SANG can be used to mitigate the impact of residential development of any size within two kilometres of its boundary. The contributions made by those dwellings towards Allen's Field will provide funding for the ongoing maintenance of Allen's Field for the 99 years of the lease term.

3.8.5 Once this capacity of 462 new dwellings have come forward, another SANG will be required. To date, developments totalling 198 dwellings have gained permission, therefore a further 264 such dwellings can be given permission before the SANG capacity is reached.

3.8.6 Where development occurs outside the two kilometre SANG catchment area, the SANG can mitigate the impact of developments of a net of one to nine dwellings. There is no mitigation solution in place for developments of over nine dwellings outside the two kilometre area and where sites are allocated in the BLP, the need for a SANG solution is identified in the site proforma.

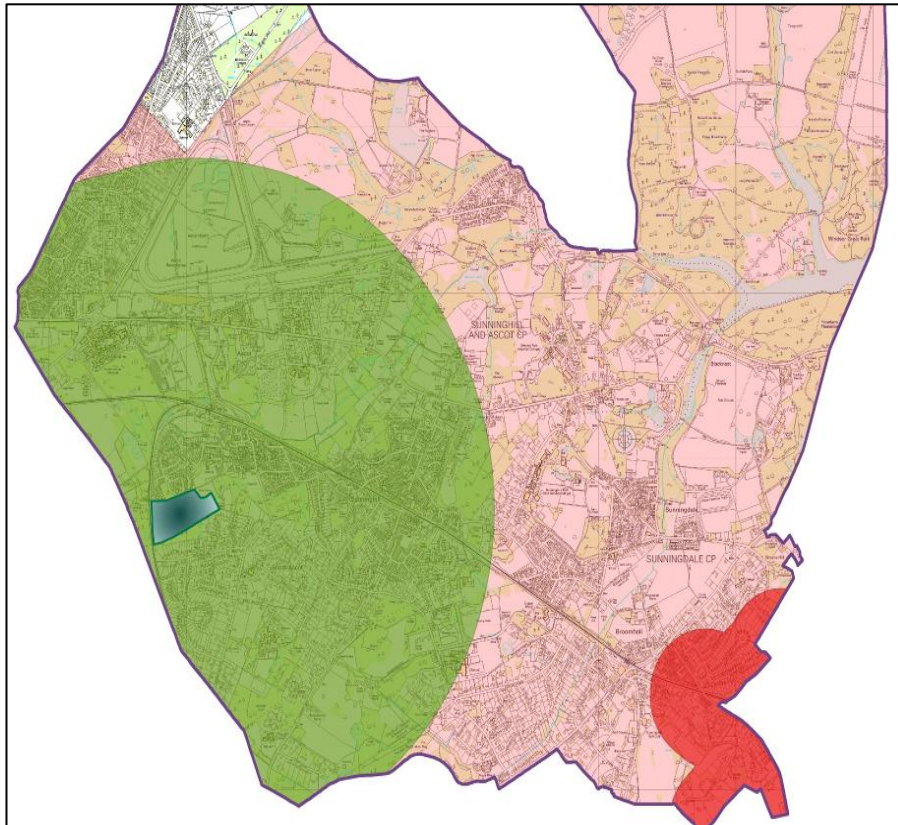
3.8.7 The developer contributions made per new dwelling include a fixed fee which contributes to the 99-year lease paid directly to the freeholder of Allen's Field in addition to an element used to fund site works and maintenance. Under this funding model there is no capital cost associated with the provision of SANG.

3.9.8 As shown in Figure 19, the requirement for SANG contributions extends to the southern parishes only. The area correlates broadly to the following wards:

- Ascot and Cheapside ward;
- Sunningdale ward;
- Sunninghill and South Ascot ward; and
- an estimated 50% of Old Windsor ward.

¹⁵ RBWM Planning Obligations and Developer Contributions SPD, (October 2012)

Figure 19: Allen's Field Suitable Alternative Natural Green Space



Source: RBWM. Note: Allen's Field is identified in blue. A two kilometre buffer of Allen's Field is shown in green. A five kilometre buffer of the special protection area (SPA) is shown in pink, and a 400m buffer zone surrounding the SPA is shown in red.

Planned and future provision

3.9.9 There are currently no committed plans for a new SANG within the Borough, although options are being investigated and the Council has purchased a piece of land that is intended to form a future extension to Allen's Field. Other sites may also be available and would be required to allow for more than 264 further dwellings to be given permission. It is intended that a similar funding model to that used for Allen's Field would be used for any new or extended SANG.

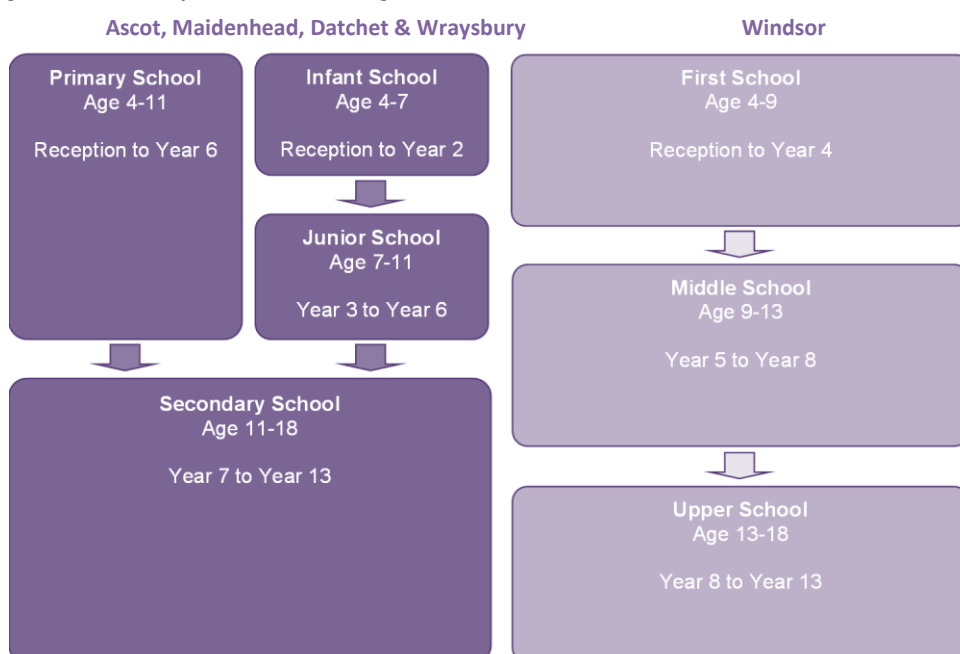
Schedule C Social infrastructure

3.10 Education definitions

3.10.1 The Council is the Local Education Authority for the Borough and education provision is organised through two separate schooling systems. Within areas of Windsor, Eton and Old Windsor, schooling is arranged through a three tier system (first, middle, and upper school) whilst in Maidenhead and the rest of the Borough, a two tier system is in place (primary and secondary). Primary education covers primary and first schools; secondary education covers middle, secondary and upper schools.

3.10.2 For this IDP, primary covers all infant, junior, primary and first schools, whilst secondary covers all middle, secondary and upper schools as shown in Figure 20

Figure 20: School systems in the Borough



3.10.3 There are a number of different types of school in the Borough:

- Local authority maintained schools:
 - Community.
 - Voluntary Controlled.
 - Voluntary Aided.
- Academy schools, including free schools.
- Independent schools (which are not funded by the state).

3.10.4 The local authority is required to work with all types of state funded schools to meet its statutory duty (Education Act 1996, Section 14, Subsections 1 and 2) to ensure that there are sufficient school places to meet demand.

3.11 Early years

Scope

3.11.1 Early years education (or pre schools) typically refers to provision for children under five years old, which can be delivered in a variety of settings including pre-schools, day nurseries and childminders. Childcare facilities in the Borough are increasingly provided alongside a range of other services, including primary schools, community centres and library facilities.

3.11.2 From September 2017, the Government is also introducing the “extended entitlement”, where working facilities can apply for up to 1,140 hours of free early education or childcare per year for children aged 3 to 4 years old. This is equivalent of 30 hours a week for 38 weeks a year.

3.11.3 Under Sections 6 & 7 of the Childcare Act 2006 and Sections 1 & 2 of the Childcare Act 2016, the local authority has a responsibility to secure sufficient childcare for working parents to meet the universal (including for two years old) and extended entitlements. Local authorities are not, however, expected to deliver this provision themselves, but to work with providers in the private and voluntary sector to ensure there is sufficient provision.

Current and committed provision

3.11.4 Government figures¹⁶, combined with local demographic information, show that most children in the Borough take up at least some early years provision. The proportion of children benefiting from some early years provision at aged two is about 10% (reflecting the small number of families eligible for this provision under the low income criteria)

3.11.5 At aged three this rises to above 100% (as these numbers will include some out-of-Borough residents attending provision in the Borough) and then drops to 43% at aged four as a significant proportion of children at this age attend reception classes in schools outside the scope of this analysis (see Figure 21). It should be noted the figures above may be significantly affected by the impact of the extended entitlement from September 2017.

Figure 21: Children benefiting from early years provisions in the Borough

	2014	2015	2016	Average
Aged 2	-	10.5%	9.9%	10.2%
Aged 3	102.9%	107.0%	104.7%	104.9%
Aged 4	44.1%	44.2%	42.0%	43.3%

3.11.6 Most of the early years providers in the Borough are in the private or voluntary sector. There are 77 private nurseries and pre-schools, and around 160 registered child-minders. The Borough’s schools between them have 13 nursery classes, and there are three maintained nursery schools (Cookham Nursery, Maidenhead Nursery, and The Lawns Nursery).

Future requirements to support the BLP

3.11.7 The Borough estimates that the housing target set out in the BLP will generate a need for an extra 1,000 funded early years and childcare places for two, three and four year olds. This estimate is based on the analysis of demand for primary school places, and cannot yet take into account the impact of the introduction of the 30

¹⁶ Take-up data from Provision for children under 5 years of age in England tables at <https://www.gov.uk/government/collections/statistics-childcare-and-early-years>

hours extended entitlement in September 2017. Figure 22 sets out the distribution of the additional places by area; the majority of the additional early years and childcare requirements will be in Maidenhead.

Figure 22: Number of additional early years and childcare places need

	Maximum additional cohort	Aged 2 (10%)	Aged 3 (100%)	Aged 4 (40%)	Total
Ascot	+56	+6%	+56	+22	+84
Datchet and Wraybury	+37	+4%	+32	+15	+56
Maidenhead	+495	+50%	+495	+198	+743
Windsor	+134	+13%	+134	+53	+200
Total	+722	+73%	+717	+288	+1,003

3.11.8 It is expected that the additional demand will be met primarily through a mixed market of private and voluntary providers, including pre-schools, day nurseries, and childminders and through schools. The Council will look to consider opportunities to deliver space for providers on strategic sites or in large housing developments to meet the needs of new residents and the surrounding area.

3.11.9 For new schools, the Council will expect the schools to include space for either a maintained nursery class or a third party early years provider to deliver additional places for three and four year old children and in some cases, to fund for two year old children. The Council will also consider expanding nursery classes on existing school sites, where that school is being expanded.

3.11.10 At present, 18% of the early years places in the Borough are maintained nursery schools or classes. Maintaining this ratio will require approximately 195 new funded early years places in maintained nursery classes and schools.

3.11.11 Nursery classes are usually taught in groups of 13 (to match teacher to child ratio for three and four year old children). Government guidance suggested a minimum site area of six square metres per nursery place, and a built area of 2.9 square metres)¹⁷. The impact on school sites should therefore be relatively small, and has been taken into account in the analysis for primary school demand.

3.11.12 For the purpose of this IDP, estimated costs are based on the National School Delivery Cost Benchmarking Study 2017¹⁸, carried out by Hampshire County Council and East Riding of Yorkshire Council in conjunction with the Education Funding Agency and the national Education Building and Development Officers Group. The costs have been adjusted upwards by a location factor of 1.18, to reflect higher building costs in the Borough.

3.11.13 The cost of a new early years place is £9,188 in an extension to an existing building, and £10,557 if on a new school site. Figure 23 sets out the costs of providing these places, by area. It is estimated that funding in the region of £2m will be required to meet the identified need from the BLP¹⁹.

Figure 23: Estimated costs of providing new nursery schools and classes

¹⁷ [Building Bulletin 103](#), Department for Education/Education Funding Agency, June 2014

¹⁸ [National School Delivery Cost Benchmarking Study 2017](#), Hampshire County Council, February 2017

¹⁹ Education evidence for the IDP (May 2017)

	Nursery places required	Total Cost
Ascot	+13	£119,444
Datchet and Wraysbury	+13	£137,241
Maidenhead	+130	£1,372,410
Windsor	+39	£358,332
Total	+195	£1,987,427

3.12 Primary education

Scope

3.12.1 Primary education caters for children aged four to eleven years old in the two tier system in Ascot, Datchet/Wraysbury and Maidenhead, and for children aged four to nine in Windsor's three tier system.

Current and committed provision

3.12.2 There are 46 maintained or state funded (see 3.1.3) primary or first schools in the Borough. There has been significant growth in the number of primary school places over the past decade, in response to rising demand. The underlying birth rate is now falling, although it is very likely to rise again in the plan period.

3.12.3 Demand for school places is often expressed in terms of 'Forms of Entry' (FE). This is the equivalent of one class of 30 pupils in each year group. A one FE primary school, therefore, will have seven year groups with 30 pupils in each, making a total of 210 pupils. At intake, therefore, one FE means 30 pupils.

3.12.4 Figure 24 shows the balance of supply and demand at intake, which for primary schools is Reception. The supply of places is based on the number of places available at intake, as determined by the schools' aggregate permanent Published Admission Numbers (PAN). The demand is based on the number of pupils on roll in Reception in January 2017.

Figure 24: Current primary places available at intake and surplus capacity

	NOR at Jan 2017		PAN at Jan 2017		Surplus places num.		Surplus %
	No.	FE	No.	FE	No.	FE.	
Ascot Primary	122	4.1	136	4.6	+14	+0.5	+10.3%
Datchet/ Wraysbury Primary	89	3.0	90	3.0	+1	+0.0	+1.1%
Maidenhead Primary	935	31.2	951	31.7	+16	+0.5	+1.7%
Windsor First	531	17.7	545	18.2	+14	+0.5	+2.6%
Total	<u>1,677</u>	<u>55.9</u>	<u>1,722</u>	<u>57.4</u>	<u>+45</u>	<u>+1.5</u>	<u>+2.6%</u>

3.12.5 There are a number of committed projects providing additional primary education places in the Borough:

- Expansion of Cheapside CE Primary School in Ascot (+ 0.5 FE)
- Expansion Braywick Court Free School at Maidenhead (+ 1.0 FE).

3.12.6 These projects are to meet current needs and do not address the needs arising from proposals in the BLP.

Future requirements

3.12.7 To assess the likely future requirements for primary school places, the borough has firstly calculated the likely demand, based on:

<u>Existing demand</u>	+	<u>Additional demand</u>	+	<u>Surplus</u>
This is the demand that we already have for school places in the borough. For the IDP, we have taken the maximum demand that we have already experienced or are projected to experience.		This is the maximum demand that we expect to get from the new housing, based on new pupil yields data.		This is the additional space needed in schools to allow for operation of parental choice, set at 10%.

3.12.8 These three figures together provide an estimate of how many school places are needed. Using the maximum existing demand means that it gives a (near) worst case scenario (it could go higher if the birth rate exceeds previous levels).

3.12.9 The resulting maximum demand is set out, by area, in Figure 25. It should be noted that this is a separate exercise to the annual pupil projections, which forecast future demand for school places for the next five to seven years, based on the latest demographic data and other trends. This exercise is to establish what the maximum likely demand is, and therefore what additional infrastructure will be needed.

Figure 25: Maximum demand for primary school places at intake, by FE

	Existing demand		Additional demand		(subtotal)		Surplus		Total demand
Ascot Primary	4.5	+	1.6	=	6.1	x	10%	=	6.7
Datchet/Wraysbury Primary	3.0	+	1.1	=	4.0	x	10%	=	4.5
Maidenhead Primary	31.2	+	14.0	=	45.2	x	10%	=	49.7
Windsor First	17.7	+	3.5	=	21.2	x	10%	=	23.3
Total	<u>56.4</u>	+	<u>20.2</u>	=	<u>76.5</u>	x	10%	=	<u>84.2</u>

3.12.10 The analysis suggests that the demand for Reception places in the Borough could increase by 27.8 FE to a maximum total of 84.2 FE. Most of the increase will be in Maidenhead (+14 FE).

3.12.11 The capacity to meet the demand for this growth is the sum of:

- existing available school places, including the planned expansions noted above.
- potential extra capacity on existing school sites.
- potential extra capacity on new school sites.

3.12.12 The Borough has assessed whether existing schools can expand by assessing the size of each site against government guidelines on site size set out in Building Bulletin

103²⁰. This is calculated on the maximum number of full FE (classes of 30) that a site has capacity for.

- 3.12.13 Nearly two-thirds of the Borough's primary schools have no capacity for further expansion, which partially reflects the significant number of expansions that have already occurred to accommodate the (until recently) rising birth rate.
- 3.12.14 The Borough has also investigated whether more capacity can be added onto existing sites by using multi-storey buildings and all-weather pitches. Both measures reduce the amount of physical space that a school needs to occupy. Using these 'compact sites' it is possible to create considerably more capacity: more than two-thirds of primary schools could take more pupils if they were on 'compact sites'.
- 3.12.15 The drawback is that, in many cases, it would be necessary to demolish and rebuild part or all of the existing buildings, at substantial additional cost, to allow for the most efficient use of space. This may be partially offset if a rebuild replaces an old building that is becoming expensive to maintain.
- 3.12.16 With regard to new school sites, the Borough has identified a number of new primary school sites, all but one of which are located within the allocated housing sites (Figure 26). The assumption has been made that these schools will be on compact sites, utilising multi-storey buildings and all-weather pitches to maximise capacity.

Figure 26: Sites identified for new primary schools

Site	Location	Site size (m ²)	FE
Proposed Datchet Primary School	At land within allocated sites HA41 and HA42, Datchet	10,105 (estimated)	1.0
Proposed Chiltern Road Primary School	At the former Oldfield Primary School site in Maidenhead	11,568	1.0
Proposed Maidenhead Golf Course Primary School	At land within allocated site HA6, Maidenhead Golf Course.	26,446	4.0
Proposed Spencers Farm	At land within allocated site HA21, Spencers Farm (Maidenhead)	26,446	4.0

Figure 27: Balance of capacity and demand at intake for primary schools (FE)

	Demand	Existing Places	Surplus / Shortfall	Potential extra on:			Total Places	Surplus / Shortfall
				Existing sites	New sites	Compact sites		
Ascot	6.7	5.0	-1.7	+2.0	+0.0	+1.0	8.0	+1.3
Datchet/Wraysbury	4.4	3.0	-1.5	+0.0	+1.0	+0.0	4.0	-0.5
Maidenhead	49.7	31.7	-18.0	+3.7	+9.0	+3.0	47.4	-2.3
Windsor	23.3	18.2	-5.1	+10.8	+0.0	+2.0	31.0	+7.7
Total	<u>84.2</u>	<u>57.9</u>	<u>-26.3</u>	<u>+16.3</u>	<u>+10.0</u>	<u>+6.0</u>	<u>90.4</u>	<u>+6.2</u>

- 3.12.17 The Borough has identified potential capacity to meet the shortfalls in Windsor and Ascot, but there remains a potential shortfall of 0.5 FE in Datchet/ Wraysbury and 2.3 FE in Maidenhead. These could be addressed by:

²⁰ Annex B, [Building Bulletin 103](#), Department for Education/Education Funding Agency, June 2014

- Identifying additional primary school sites.
- Squeezing more capacity onto existing sites using the 'compact site' model.
- Accepting a lower level of surplus places in years when demand is very high.

3.12.18 Figure 28 gives the estimated cost of the proposals based on the National School Delivery Cost Benchmarking Study 2017²¹, and with a location factor of 1.18. These costs exclude any land purchase costs.

Figure 28: Estimated costs of providing new primary education places with 10% surplus (£'000)

	Committed provisions	New schools	Expansions & Compact sites	Total Cost
Ascot Primary	£1,000	-	£6,819	£7,819
Datchet / Wraysbury Primary	-	-	£4,721	£4,721
Maidenhead Primary	*	£40,392	£55,103	£95,495
Windsor First	-	-	£14,613	£14,613
Total	£1,000	£40,392	£83,737	£122,648

(Note: Cost for Braywick Park is not available; fully funded by EFA) . Includes the estimated £14m cost of building a as yet unidentified 3 FE school to address the final 2.3 FE shortfall.

3.12.19 The risks arising from this analysis are that:

(a) This is a desktop exercise only, and does not take account of the actual physical constraints on existing school sites and this may mean that some options may not be deliverable in practice. Conversely, some sites may have been ruled out that could, in fact, take extra numbers.

(b) There has been no direct consultation with schools yet and it is likely that some school leadership teams will not support expansion on their sites. The Borough has no power to expand academies or free schools and this means that some projects may be undeliverable due to opposition from the schools, or may be unaffordable due to unrealistic expectations about the new accommodation to be provided. Opposition is likely to be more pronounced where a 'compact site' model is introduced.

(c) This analysis does not consider the impact of school expansions on local residents, particularly through additional traffic. As school sites are filled to provide extra places there is less space for car-parking and access, which means that there will need to be an emphasis on school travel plans encouraging walking and cycling to school.

3.12.20 The IDP does not, at this stage, propose a specific programme of primary school expansions, as these will need to be planned as part of the ongoing school place planning operation. Schools, parents and residents will be consulted on options for change.

3.13 Secondary education

²¹ [National School Delivery Cost Benchmarking Study 2017](#), Hampshire County Council, February 2017

Scope

3.13.1 Secondary education caters for pupils aged eleven to eighteen in the two tier system in Ascot, Datchet/Wraysbury and Maidenhead, and for children aged nine to eighteen in Windsor's three tier system.

Current and committed provision

3.13.2 There are 14 secondary, middle and upper schools in the Borough. Demand has been steady for these schools for most of the past decade, but is now rising sharply. A significant secondary school expansion programme is now underway.

3.13.3 Figure 29 shows the balance of supply and demand at intake, which is Year 5 for middle schools, Year 7 for secondary schools and Year 9 for upper schools.

Figure 29: Current secondary places available at intake and surplus capacity

	NOR at Jan 2017		PAN at Jan 2017		Surplus places num.		Surplus %
	No.	FE	No.	FE	No.	FE.	
Ascot Secondary	240	8.0	240	8.0	+0	+0.0	+0.0%
Datchet and Wraysbury Secondary	59	2.0	140	4.6	+81	+2.7	+57.9%
Maidenhead Secondary	872	29.1	1,004	33.5	+132	+4.4	+13.1%
Windsor Middle	453	15.1	450	15.0	-3	-0.1	-0.7%
Windsor Upper	403	13.4	452	15.1	+49	+1.6	+10.8%
Total	<u>2,027</u>	<u>67.6</u>	<u>2,286</u>	<u>76.2</u>	<u>+259</u>	<u>+8.6</u>	<u>11.3%</u>

3.13.4 The Council's capital programme has the following committed projects to expand secondary education provision in the Borough to meet the current growing demand (not the needs arising from proposals in the BLP). These include:

- expansion of Charters School at Ascot, +1 FE
- expansion of Cox Green School at Maidenhead, +1 FE
- expansion of Furze Platt Senior School at Maidenhead, +2.0 FE
- expansion of Newlands Girl's School at Maidenhead, +0.2 FE
- expansion of Dedworth Middle School at Windsor, +2.0 FE
- expansion of Windsor Boy's School at Windsor, +1.0 FE
- expansion of Windsor Girl's School at Windsor, +1.0 FE

Future requirements

3.13.5 The Borough has taken the same approach to calculating the future requirements for secondary places as for primary. The resulting maximum demand is set out, by area, in Figure 30.

Figure 30: Maximum demand for secondary school places at intake, by FE

	Existing demand		Additional demand		(subtotal)		Surplus		Total demand
Ascot Secondary	8.7	+	1.5	=	10.3	x	10%	=	11.3
Datchet/Wraysbury Secondary	3.1	+	0.9	=	4.0	x	10%	=	4.5
Maidenhead Secondary	30.7	+	13.1	=	43.8	x	10%	=	48.2
Windsor Middle	16.6	+	2.2	=	18.8	x	10%	=	20.7
Windsor Upper	17.3	+	1.7	=	19.0	x	10%	=	20.9
Total	<u>76.4</u>	+	<u>19.4</u>	=	<u>95.9</u>	x	10%	=	<u>105.6</u>

3.13.6 This analysis suggests that the demand for Year 5, 7 and 9 places could increase by 29.2 FE to a maximum total of 105.6 FE. Most of the increase will be in Maidenhead.

3.13.7 Almost three-quarters of the Borough's secondary schools do have capacity for further expansion, even on top of the planned expansions listed above. Even more capacity can be created if the 'compact site' model is extended to secondary sites.

3.13.8 The Borough has identified one new secondary school site, and has assumed that this will be a compact site, utilising multi-storey buildings and all-weather pitches to maximise capacity.

Figure 31: Site identified for new secondary school

Site	Location	Site size (m ²)	FE
Proposed Maidenhead Golf Course Secondary School	At land allocated within site HA6, Maidenhead Golf Course.	66,444	7.0

3.13.9 Figure 32 combines the demand and capacity data. The Borough has, therefore, identified potential capacity to meet the shortfalls at secondary level.

Figure 32: Balance of capacity and demand at intake for secondary schools (FE)

	Demand	Existing Places	Surplus / Shortfall	Potential extra on:			Total Places	Surplus / Shortfall
				Existing sites	New sites	Compact sites		
Ascot	11.3	9.0	-2.3	+3.0	+0.0	+2.0	14.0	+2.7
Datchet/Wraysbury	4.5	3.7	-0.8	+1.3	+0.0	+2.0	8.0	+3.5
Maidenhead	48.2	34.5	-13.7	+4.7	+7.0	+3.0	49.2	+1.0
Windsor Middle	20.7	17.0	-3.7	+5.0	+0.0	+2.0	24.0	+3.3
Windsor Upper	20.9	17.1	-3.9	+1.4	+0.0	+2.5	21.0	+0.0
Total	<u>105.6</u>	<u>81.3</u>	<u>-24.3</u>	<u>+15.4</u>	<u>+7.0</u>	<u>+11.5</u>	<u>116.2</u>	<u>+10.6</u>

3.13.10 Figure 33 gives the estimated cost of the proposals based on the National School Delivery Cost Benchmarking Study 2017²², and with a location factor of 1.18. These costs exclude any land purchase costs.

Figure 33: Estimated costs of providing new secondary education places with 10% surplus (£'000)

	Committed provisions	New schools	Expansions and Compact sites	Total cost
Ascot Secondary	£5,300	£0	£11,517	£16,817
Datchet/Wraysbury Secondary	£0	£0	£1,875	£1,875
Maidenhead Secondary	£15,780	£35,100	£53,144	£104,024
Windsor Middle	£5,760	£0	£8,775	£14,535
Windsor Upper	£3,600	£0	£37,864	£41,464
Total	<u>£30,440</u>	<u>£35,100</u>	<u>£113,175</u>	<u>£178,715</u>

3.13.11 The risks arising from this analysis are identical to those for primary, with the addition of one around selection:

- (a) The Borough is currently considering the introduction of selective education. This is likely to be subject to any changes to national legislation, which currently prohibits the opening of new selective schools. Many Borough children already attend selective provision in neighbouring local authority

²² [National School Delivery Cost Benchmarking Study 2017](#), Hampshire County Council, February 2017

areas. Analysis suggests that a new selective school in Maidenhead could attract up to 3.3 FE back from those out-of-Borough schools, thereby increasing the secondary demand in the town by up to 3.3 FE.

3.13.12 The IDP does not, at this stage, propose a specific programme of secondary school expansions, as these will need to be planned as part of the ongoing school place planning operation. Schools, parents and residents will be consulted on options for meeting the projected demand as it comes forward.

3.14 Special Educational Needs (SEN)

Scope

3.14.1 Special educational needs (SEN) provision caters for pupils of all ages and can be provided in dedicated primary or secondary settings, or all-through schools. Generally, those pupils who attend dedicated SEN schools have needs which cannot be accommodated within mainstream education, or which can be better accommodated within a dedicated SEN setting.

Current and committed provision

3.14.2 The Borough has two state funded SEN schools; Manor Green and Forest Bridge School. Four schools also have attached SEN units.

3.14.3 Manor Green School is currently slowly growing to a target of around 300 places, having had its accommodation expanded in early 2016. Forest Bridge School is currently located at the former Oldfield Primary School site on Chiltern Road, Maidenhead, but is planning to move to a new site in 2019. These schools address existing demand within the system.

Future requirements

3.14.4 The Borough is currently assessing the likely future demand for SEN school places arising from the housing growth set out in the BLP. For the purposes of the IDP, therefore, an assumption has been made that a new, 300, place special school will be needed. A site has been identified in Figure 34 and the capital cost has been estimated at £30m:

Figure 34: Site identified for a new special school

Site	Location	Site size (m ²)	Places
Proposed new SEN school	At land within allocated site HA11, west of Windsor	40,000 (estimated)	300

3.15 Health

Scope

3.15.1 For this IDP, primary healthcare is defined as including general practitioner (GP) services and dental practitioners. Health policy at a national, sub-regional and local level emphasises reducing health inequalities, improving access to services and making health providers more accountable to the patients they serve.

- 3.15.2 Healthier lifestyles are promoted as a means to reducing reliance on healthcare services. In July 2010 the Government published its White Paper 'Equity and Excellence: Liberating the NHS' setting out plans to restructure the NHS. Following the publication of the paper, the introduction of 'The Health and Social Care Act'²³ resulted in the transfer of responsibility for commissioning the majority of health care services.
- 3.15.3 From April 2013, NHS groups and Primary Care Trusts were abolished and replaced by new Clinical Commissioning Groups (CCG) as the statutory commissioning bodies. As such, the ownership, management and operating procedures of the NHS have recently undergone a period of considerable transition. Within the Borough, the Windsor, Ascot and Maidenhead CCG is the main relevant statutory body, but part of the Borough is covered by the Bracknell and Ascot CCG.
- 3.15.4 NHS Local Improvement Finance Trust (NHS LIFT) is a public private partnership vehicle for developing frontline primary and community care facilities. The NHS Plan stated that NHS LIFT and public capital would lever around £1 billion into reinvigorating primary care estates. However, the drive to reform local and sub-regional health care will have an impact on the type of opportunities brought forward by this programme in the future.
- 3.15.5 There is a drive to deliver health services increasingly in community-based settings, with the development of integrated primary care facilities and health hubs, rather than a reliance on hospitals. It is hoped that by adopting an integrated approach to health provision, with the involvement of community and voluntary services (as well as a variety of health facilities in one setting) delivery of healthcare in communities will be more efficient and adopt a joined up, integrated approach to facilities planning and delivery.

Current and committed provision

- 3.15.6 Within the Windsor, Ascot and Maidenhead CCG administrative area there are currently 19 GP surgeries with 108 Full Time Equivalent GPs serving a total population of 149,000 people which equates to a ratio of 1,380 patients per GP. The existing provision ratio of GPs in Windsor, Ascot and Maidenhead CCG is below (i.e. better than) the Department of Health's target patient list of 1,800 patients per GP²⁴.
- 3.15.7 The Borough has a high concentration of residential and nursing homes. This places large pressure on existing facilities due to the higher dependency of elderly patients on primary care facilities²⁵.
- 3.15.8 The existing infrastructure is under increasing pressure due to a rise in population, the demography and age of Borough residents and the inadequacy of some of the surgery buildings due to outdated premises which are no longer fit for purpose. A planning application for a new surgery to replace a surgery currently housed in a Victorian building, within the Ascot area, is currently under consideration²⁶.

²³ *Health and Social Care Act, (2012); UK Government*

²⁴ *Department of Health guidelines*

²⁵ *Consultations with Head of Operations, Windsor, Ascot and Maidenhead CCG (Clinical Commissioning Groups) and Bracknell & Ascot CCG*

²⁶ *Consultations with Head of Operations, Windsor, Ascot and Maidenhead CCG (Clinical Commissioning Groups) and Bracknell & Ascot CCG*

3.15.9 There are 110 dentists within 27 practices with a ratio of 1,354 residents per dentist; which is lower than (ie better than) the recommended dentist to patient ratio (2,000 patients per dentist) by the Department of Health²⁷. Of the 27 practices, 22 provide NHS treatment to all groups of patients, five to children only. The number of dentists relates to the number on the national performers' list in the area and is not a count of whole time equivalent dentists.

Future requirements

3.15.10 The development of new homes and communities will lead to increased demand for health facilities. The Healthy Urban Development Unit's (HUDU) model is one method used to calculate the healthcare requirements generated by new development.

3.15.11 The HUDU model uses the numbers of anticipated new dwellings and resulting population increase to calculate the amount of hospital beds or floor space required for that population in terms of primary care (as well as acute, intermediate care, mental health). The model uses the following ratios of service requirement, alluded to above:

- GPs: one GP per 1,800 residents
- dentists: one dentist per 2,000 residents.

3.15.12 The HUDU model estimates a financial contribution by calculating the cost per square metre for each additional GP required. It suggests a benchmark of 170 square metres per GP²⁸, at a cost of £2,900 per square metre²⁹.

3.15.13 The space requirement is set at a higher level than traditional standards in order to reflect the changing role of primary care in providing a wider range of services to the community. The costs estimate is based on calculations for the construction of a Primary Healthcare Centre to accommodate six GPs and includes construction costs, equipment costs, fees and contingency.

3.15.14 For dentist provision this IDP assumes a set cost for the provision of a standard sized dental practice of £500,000 per surgery, which could accommodate up to three dentists, depending on layout and area specifications³⁰. Demand arising and associated cost for the baseline growth scenario is set out in the table below.

3.15.15 CCG assessment of demand assumes no surplus capacity GPs and estimates a demand of approximately nine whole-time equivalent (WTE) GPs. Similarly, for dentists there is currently no spare capacity in provision or planned projects, and demand would arise for 8 WTE dentists, costing approximately £4.5m.

3.15.16 The changing landscape of GP service delivery will have significant implications on how future demand in the Borough is met. The strategy will need to factor in the multiple aspects of healthcare provision in the Borough which are expected to undergo major changes in the short to medium term.

²⁷ *Consultation with NHS England, 2015*

²⁸ *Department of Health, Health Building Note*

²⁹ *Department of Health, Health Building Note*

³⁰ *AECOM experience, based on data collected for similar assessments*

3.15.17 In recent years there have been substantial changes to the organisation of GP surgeries, with a shift away from single-handed practices towards those with six more full-time equivalent GPs who can often own the buildings in which they practice. This has resulted in a larger proportion of patients being registered with these multi-partner practices working across multiple sites³¹.

3.15.18 The NHS has proposed a number of radical new care delivery options with the aim of delivering efficiencies and ensuring that the primary healthcare network has the required resources and flexibility to provide high-quality services³². These new models of delivery include:

- Multispecialty Community Provider model, which permits groups of GPs to combine with nurses, other community health services, hospital specialists and perhaps mental health and social care to create integrated out-of-hospital care.
- Primary and Acute Care Systems model which integrates hospital and primary care providers.

3.15.19 Together with the Council, the NHS and CCGs could review options to deliver the estimated demand for 9 WTE GPs and 8 WTE dentists. Provision of new facilities over the plan period would require the NHS and CCGs to take account of their existing property assets and explore:

- how existing sites could be used more efficiently to meet expanded demand
- whether there is room to expand, reconfigure or redevelop existing sites and property assets
- what options or requirements it may have to secure new premises to serve the Borough's needs.

3.15.20 Options should explore potential to share services in combined service centres (for example with social care), as well as on sites within neighbouring boroughs. While the Council should plan for and encourage healthcare provision the prime responsibility for this provision and funding lies with the NHS. Where appropriate, the Council should consider use of CIL and S106 contributions.

3.16 Sports and leisure facilities

Scope

3.16.1 For the purposes of this IDP, sports and leisure facilities include publicly accessible indoor and outdoor sports halls, pitches and swimming pools. The Council supports the retention and refurbishment of existing facilities, and the provision of new facilities as part of planned developments.

3.16.2 The BLP provides guidance from Sport England relating to the standards of provision for sports and leisure facilities, with target provision for sports halls of 0.28 square metres per 1,000 residents, and 10.63 square metres of water (swimming pools) per

³¹ Care Quality Commission, available at: <http://www.cqc.org.uk/content/doctorsgps> [accessed on 19th March 2015]

³² NHS (2014) 'Five Year Forward View', October 2014

1,000 residents³³. The Planning Obligations SPD also references a target of 1.8 hectares per 1,000 population for formal sports provision (pitches, courts, greens, tracks).

Existing capacity

- 3.16.3 There are two leisure centres in the Borough offering swimming pool facilities as well as sports hall provision, and a further three leisure centres offering a variety of activities. The Cox Green Leisure Centre in Maidenhead offers AstroTurf facilities and tennis courts and Charter's Leisure Centre and Four Marlow Road Community Centre offer child and youth centric facilities.
- 3.16.4 The Thames Valley Athletics Centre in Windsor also provides facilities for athletics, sports halls, a gym and therapy centre. The Centre was jointly developed by RBWM and Slough councils and is shared by the local community and Eton College. The Council is a trustee, but the running of the facility has been undertaken by Datchet and Eton Leisure since July 2011³⁴.
- 3.16.5 In recent years the Council has created new open space on land already under its ownership or through the acquisition of open space under independent management. This includes sites at Allens Field/ Hathaways Wood in Ascot, Poyle Poplars in Windsor and land at Ray Mill Road West, Maidenhead³⁵.
- 3.16.6 Larchfield Community Centre opened in November 2012 and features a 12 metre square activity hall with sprung floor which will provide a venue for martial arts, dance classes, table tennis and other community activities. This is the first of a three phase development of community based facilities in Larchfield.
- 3.16.7 Other recent extensions to provision in the Borough include a new all-weather floodlit rugby pitch at Braywick Park which opened in September 2012 and a gym extension at Windsor Leisure Centre which opened in January 2013, at a cost of £380,000, funded equally between RBWM and s106 contributions. Construction commenced in August 2014 on a new community leisure facility at Furze Plat Senior School which involves an extension to the current gym and an artificial turf pitch at the school which will be made available for community use.
- 3.16.8 There is an adopted Council Playing Pitch Strategy and the Leisure Services team advises that there is a shortage of formal sports pitches, with a particular need within the south of the Borough. Overall the existing sports facilities have minimal to no spare capacity and a shortage of football pitches for youth football in the under 7's to under 15's categories.
- 3.16.9 The rugby provision at Maidenhead is currently insufficient to meet the needs of expected future demand within the mini and juniors categories. The existing facilities for athletics and archery within Maidenhead have minimal to no spare capacity and demand is increasing³⁶.

Current and committed provision

- 3.16.10 The Borough's strategy for the provision of sport and leisure facilities is three fold. The strategy aims to promote onsite provision of open space for new development

³³ Sports England Calculator April 2014 (for RBWM)

³⁴ Consultation with Head of Leisure Services, RBWM (2014)

³⁵ Consultation with Landscape Manager, RBWM (2014)

³⁶ Consultation with Outdoor Facilities Manager, RBWM (2014)

of a significant size to maintain the 0.45 hectares per 1,000 population, where possible; there is a particular emphasis on increasing capacity of existing sites, for example, by creating additional facilities and improving access to them and thirdly, through the purchase of additional land and the creation of new sites where possible³⁷.

3.16.11 Figure 35 below sets out the proposed improvements which have been identified within the Planning Obligations SPD³⁸ to increase the operating capacity of the following leisure centres and sports facilities.

Figure 35: Proposed leisure and indoor sports facilities projects^{39, 40}

Project	Approx. Total Cost	Outcome
Re-provision and Relocation of Magnet Leisure Centre		
<ul style="list-style-type: none"> Improvements to changing facilities to increase capacity and allow more intensive use of the Sports Halls and pool. New equipment for gym and halls. New features for pool e.g. water based activity/educational equipment New equipment for pool e.g. inflatables, fountains, water cannons Increase capacity of gym 	£25m	Improved recreational facility to allow for more intensive use and 20% increase capacity
Windsor Leisure Centre		
<ul style="list-style-type: none"> Improvements to increase the capacity/ allow more intensive use of the Sports Halls including improved changing facilities, new equipment for gym and halls, increased parking provision Improvements to increase the capacity/ allow more intensive use of the pool, including new changing facilities, plant and equipment, and additional water features including new flume Increase capacity of gym 	£0.5m	Improved recreational facility to allow for more intensive use and increase capacity
Sunningdale Leisure Centre		
<ul style="list-style-type: none"> Improvements to increase the capacity/ allow more intensive use of the Centre and Sports Hall including improved changing facilities, new equipment for gym and halls 	£3.0m	Improved recreational facility to allow for more intensive use and increase capacity
Cox Green Leisure Centre		
<ul style="list-style-type: none"> Improvements to sports hall and gym to improve flexibility of use of space, including sprung floor, new lighting, air handling plant and sports equipment. Swimming pool within Ascot and the Sunnings 	£3.0m	Improved recreational facility to allow for more intensive use and 50% increase in capacity Provide new recreation facility

³⁷ Consultation with Landscape Officer, RBWM (2014)

³⁸ RBWM Planning Obligations and Developer Contributions Supplementary Planning Document, Infrastructure and Amenity Requirements, March 2014

³⁹ RBWM Planning Obligations and Developer Contributions Supplementary Planning Document, Infrastructure and Amenity Requirements, March 2014

⁴⁰ Consultation with Head of Leisure Service, RBWM (2015)

Source: RBWM SPD 2014

Future requirements

- 3.16.12 Requirements for sports and leisure provision across the Borough were modelled for the CIL inquiry, using the Sport England Calculator to identify swimming pool and sports courts requirements per person. Residents and local employees were assumed to generate demand equally for sports and recreation infrastructure.
- 3.16.13 Information received through the Council and consultation did not reveal any current surplus in relation to leisure space. Consultation with Council officers over the future need for sports facilities in the Borough found that capacity increases planned as a part of the Council's current proposals to expand existing facilities are likely to accommodate demand from projected growth over the plan period.
- 3.16.14 Planned projects set out in the preceding section have been assumed to represent the total demand and cost of sports and leisure facilities provision. It would cost the Council an estimated £13 million to deliver all capacity increases required to support future growth, and the Council will seek to secure Community Use Agreements in line with Sport England advice for all new private sports and leisure provision.

3.17 Emergency services

Scope – Police

- 3.17.1 Facilities for the police service include front counters (which receive enquiries from the general public and are the first point of contact with police officers) alongside operational and training facilities. Policing services in the Borough are managed by the Thames Valley Police force in two areas; Windsor, and Maidenhead and Ascot⁴¹. Police services within the UK are generally not forecast on the basis of the number of officers required per each local authority, and there is no specific established approach used to quantify future demand.

Fire

- 3.17.2 Fire services in the Borough are run by the Royal Berkshire Fire and Rescue Service which oversees service provision for areas bordered by London, Surrey, Hampshire, Wiltshire, Oxfordshire and Buckinghamshire. Fire stations and fire engines often work across local authority boundaries.

Ambulance

- 3.17.2 The provision of healthcare is not merely focused on the sites providing primary healthcare, but requires support services such as ambulances and paramedic stations, distribution centres and storage facilities, with associated physical infrastructure often located separately from hospitals. The provision of ambulance services within RBWM is facilitated by the South Central Ambulance Service⁴² which was established in 2006 following the merger of four ambulance trusts in the counties of Berkshire, Buckinghamshire, Hampshire and Oxfordshire, an area of approximately 3,554 square miles with a residential population of over four million.

⁴¹ Thames Valley Police

⁴² South Central Ambulance Service, (2014). Available at: <http://www.southcentralambulance.nhs.uk/our-services/ourservices.ashx> , accessed Sept 2014

Existing capacity - Police

3.17.4 Based on information provided by the Thames Valley Police Service⁴³, there are two police stations in the Borough (Maidenhead and Windsor) and two police information points, providing a staffed counter service offering general advice and non-emergency enquiries at Eton and Ascot.

3.17.5 There is no published information directly relating to the capacity of these stations and information points. However, based on available Thames Valley Police publications and the high number of performance targets achieved, it is assumed that these four facilities are sufficient to respond to police matters within RBWM currently.

Fire

3.17.6 There are currently three fire stations within the Borough in Maidenhead, Windsor and Ascot. The Royal Berkshire Fire Authority (RBFA) is part of the Thames Valley Fire Control Service (TVFCS) which aims to provide increased coordination throughout the Thames Valley.

Ambulance

3.17.7 The South Central Ambulance Service provides three main functions within the region; accident and emergency service to respond to urgent emergency calls; a service for non-emergency urgent calls and thirdly, a patient transport service. The closest ambulance bases are within Slough, High Wycombe, and Reading and there is no published information directly relating to the capacity of these ambulance stations.

Future provision - Police

3.17.8 The need to improve use and utilisation of the property portfolio is the key strategic direction of Thames Valley Police's (TVP) future asset management, as stated in their 2008 Asset Management Strategy. The TVP Property Asset Management Plan 2014 to 2019 sets out the plans for the changing provision of police facilities within the region.

3.17.9 A space use and utilisation analysis revealed a pattern of more efficient use of space and facility resources with, most significantly, a decrease of 32% in non-usable space and an increase of 38% of support space⁴⁴. These findings reinforced the TVP strategic emphasis on the need to improve utilisation of property, by identifying opportunities to increase the proportion of office space in core buildings, reduce the space per workstation and vacant workstations, and increasing desk sharing through implementing agile working.

3.17.10 Given this trend and the existing levels of provision within the TVP, it is unlikely that the Thames Valley Police Service will plan to seek an increase in the space provided for policing services at this time. This is unlikely to be triggered by the population increase associated with proposed development.

<http://www.thamesvalley.police.uk/yourmh/yourmh-tvp-pol-area/yourmh-tvp-pol-area-berkse-winds/yourmh-tvp-pol-area-wind-local-stations.htm>

Property 2026 – Helping to deliver a better police service across Thames Valley. Property Asset Management Plan 2014 to 2019, Property Services Department, June 2014 [accessed online 02.10.14 <http://www.thamesvalley-pcc.gov.uk/Document-Library/Property-Asset-Management-Plan-2014---2019.pdf>]

Fire

3.17.11 The Windsor Fire Station is due to close and be replaced with the Tinkers Lane Fire Station, which is currently under construction. There are no known plans for construction of additional fire stations. It is unlikely that the Royal Berkshire Fire and Rescue Service will be seeking an increase in the space provided for the fire service.

Ambulance

3.17.12 The South Central Ambulance Service published a Strategic Plan Document for the period of 2013-2016⁴⁵. It outlined the challenges of the service's financial strategy which focuses on a cost improvement programme and the increasing pressure on Clinical Commissioning Group (CCG) finances within the South Central area.

3.17.13 The document did not discuss increasing the provision of ambulance services and instead aimed to achieve greater efficiencies in staffing and lower running costs through continually seeking options to collaborate and partner with other health services. Given this trend, it is unlikely that the South Central Ambulance Service will be seeking an increase in the space provided for ambulance services, and this is unlikely to be triggered by the population increase within the Borough associated with the anticipated increase in residential and employment growth.

3.18 Libraries and community centres

Scope

3.18.1 The 1964 Public Libraries and Museums Act sets out the duty of local authorities to provide a comprehensive and efficient library service to all local residents and employees, as defined in the 'Comprehensive, Efficient and Modern Public Libraries'⁴⁶ document published by the Department of Culture, Media and Sport. The Museums, Libraries and Archives Council provides guidance on priorities and standards to achieve the aims set out in their 'Inspiring Learning for All' initiative (centred around improving knowledge, skills and creativity) which identifies benefits that people gain from accessing public facilities such as libraries and archives.

3.18.2 For library provision there is an added challenge of evolving service delivery models, for example the need to provide access to virtual resources. Consultation with the Library Service reveals that the service is currently favouring co-location of new facilities, for example, that libraries and community facilities are situated as part of a 'hub' of publically accessible services such as health, education, or the police force.

Existing capacity – libraries

3.18.3 There are 12 branch libraries across the Borough. In addition, the Council has a number of mobile services:

- a container library, which services five sites on rotation; Holyport, Shifford Crescent, Sunningdale, Wraysbury and Woodlands Park
- a public mobile and home library service, which is a smaller mobile library and makes visits to 100 sites

South Central Ambulance Service (SCAS) Strategic Plan Document for the period 2013-2014. [accessed online 26.09.14

http://www.southcentralambulance.nhs.uk/_assets/publications/annual%20plan/scas-strategic-plan-13-14.pdf

'Comprehensive, Efficient and Modern Public Libraries', (2001); Department of Culture, Media and Sport

- 3.18.4 A new library was opened at Boyn Grove Community Centre in April 2014 at a cost of approximately £715,000. This new provision provides over 9,000 residents access to a library within walking distance and covers some of the deficit in provision to the north and west of Maidenhead.
- 3.18.5 The Borough has additional provision of public libraries on sites shared with schools. An example is the library facility replaced at Dedworth First and Middle Schools at a total cost of £625,000 in January 2013. This new library has doubled the capacity and provides additional community facilities⁴⁷.
- 3.18.6 The Council's strategy on library provision is centred on maximising capacity within existing infrastructure rather than the addition of physical infrastructure. The library service is seeking to deliver choice to residents of the borough through a shift from physical facilities to online services. This includes the addition of digital services such as e-books and electronic information to residents.
- 3.18.10 A greater shift to digital delivery may generate physical capacity within the current physical infrastructure that can be utilised for other services, such as schemes to combat social isolation, within buildings that are currently occupied fully by library provision⁴⁸. Future provision is expected to be linked with opportunities for shared sites and co-location with delivery of other services as is the case in a number of the Borough's current libraries.

Community facilities

- 3.18.11 There are currently ten community facilities in the Borough, nine of which are run by the Council and include youth and community centres. These are located across the Borough although they tend to be concentrated in residential areas.
- 3.18.12 The Council is not the sole provider of community facilities in the Borough. It is therefore difficult to provide an estimate of the capacity of the current provision. Consultation suggests that there may be a surplus of current facilities, although investment would still be required to consolidate and improve the quality of provision so that a greater variety of activities could be catered for.
- 3.18.13 The preferred strategy is to invest and upgrade current facilities rather than develop new centres. Provision of community and youth services is generally adequate across the Borough, but that current provision in and around the centre of Maidenhead should be enhanced to cater for needs arising from new housing in Maidenhead town centre.
- 3.18.14 Recent new provision includes Larchfield Community Centre, which opened in November 2012. This is the first of a three phase development of community based facilities in Larchfield. Construction commenced in August 2014 on a new community leisure facility at Furze Platt Senior School which will be a dual use facility similar to those at Charters and Cox Green schools⁴⁹ and this approach is actively supported by the Council.

Future provision - libraries

- 3.18.15 There are a number of proposed projects which would increase library provision in the Borough including plans to replace Eton library and increase provision as the current facility is below the space standard, and an extension to the Old Windsor

⁴⁷ *RBWM Infrastructure Needs Assessment: Initial Findings, March 2014*

⁴⁸ *Consultation with Head of Libraries, Arts and Heritage, RBWM (September 2014)*

⁴⁹ *Consultation with RBWM officers, 2015*

library which is the second smallest within the Borough and is currently inadequate for the population size of Old Windsor.

- 3.18.16 There are two proposed static libraries, one in Furze Platt and another in Hurley both of which are in the northern part of the Borough⁵⁰ and improvements are planned to the Maidenhead Central library and the Sunninghill static facility. The Council also has plans, dependent on funding and site availability, to relocate the Windsor facility to a new site.
- 3.18.17 There is an aspiration to provide a new static branch library in Sunningdale, where there is currently thought to be an under-provision. There are also proposals to replace container facilities within Holyport, Shifford Crescent, Woodlands Park and Wraybury with static libraries to meet location and opening hours standards.
- 3.18.18 Replacement of the container library at any of its sites with static provision would provide opportunity, subject to investment in a suitable site for the container to provide a service to another community, for example Hurley or Knowl Hill in the north and west of the Borough or other rural villages⁵¹.
- 3.18.19 Proposed projects to increase provision are essentially aimed at meeting the needs of new residents and employees and are set out in the table below. The total cost of providing the eight library projects is estimated to be approximately £6.7 million.

Community facilities

- 3.18.20 The Planning Obligations SPD sets out a number of proposed schemes across the Borough as part of the Local Cultural Strategy and Maidenhead Area Action Plan which focus on improving and expanding community facilities, development of youth and community provision and a new community and conference facility as part of Maidenhead Area Action Plan.
- 3.18.21 Given the Council's preference for greater co-location of services through the community hub options, some of the proposed projects could be reconfigured to include additional co-location of services. The hubs are expected to provide flexible, economical space for community groups, the statutory sector, social enterprises and small and medium sized enterprises to operate in, co-produce and deliver services from and may consist of a single building, a network of complementary buildings, or assets and offer a mix of services.
- 3.18.22 There are currently plans to provide a new community facility on Blackamoor Lane which will reflect the increased demand from the rising youth population in the area. The costs of this provision have been estimated at about £1 million. Following the completion of the first phase in 2012, there are plans for two further phases of development of community facilities in the Larchfield area at an estimated cost of £1.58 million, including provision of both youth and general community facilities.
- 3.18.23 There are also plans to improve the provision of facilities in the Windsor Community Centre to increase capacity and also provide an expansion of the youth counselling facilities, with a total estimated cost of around £1.06 million. It is anticipated that the majority if not full cost of these three community centre

⁵⁰ *RBWM Planning Obligations and Developer Contributions Supplementary Planning Document, Infrastructure and Amenity Requirements, March 2014*

⁵¹ *Consultation with RBWM officers, 2015*

projects amounting to approximately £3.6 million will be met by developer contributions as a result of new development coming forward in these areas⁵².

Figure 36: Planned library and community facilities projects

Libraries	Community Centres
Increase capacity at Eton Library	New community facility at Blackmoor Lane
One static library at Furze Platt	Community facilities in Larchfield Area
One static library at Holyport	Expansion of Windsor Community Centre
Improvements to Maidenhead Central Library, Sunninghill facility	
Extension to Windsor library and / or relocating to new site on the High Street	
New static branch library at Sunningdale	
Replace container facilities at Holyport, Shifford Crescent, Woodlands Park and Wraysbury	
One static library at Holyport	

Source: Consultation with RBWM, 2015

Schedule D Utilities and hard infrastructure

3.19 Utilities context

3.19.1 This section covers the key utility infrastructure items (gas, electricity and water), sewerage, (or waste water) and waste management, flood defences, and telecoms and broadband, which are required to support residential and employment growth within the Borough within the plan period to 2030.

3.19.2 The responsibility for monitoring capacity, undertaking maintenance, and expansion of these systems lies with a number of private utilities operators. It is typical for the majority of infrastructure providers to plan delivery of projects at a regional or sub-regional rather than local level. For this reason, the information outlined within this section largely relates to projects at a wider geographical scale than just RBWM.

3.19.3 This assessment has drawn upon information published by providers for public use, including investment and resource management plans and consultations with utilities providers in charge of the utilities networks within RBWM area.

3.20 Electricity

Scope

3.20.1 The Licensed Electricity Distribution Network Operator (DNO) for the Borough is Scottish and Southern Energy Power Distribution (SSEPD). DNOs within the UK have a legal obligation to provide a quotation for connection of supply to any new residential, commercial, or industrial development that has full planning permission, a known load requirement, and a date the supply is required by. Every five years DNOs submit a Development Plan to the regulator Ofgem for approval and review which includes future plans for investment in their networks over the next five years to accommodate maintenance, new growth, and required capacity upgrades.

Planned and future provision

3.20.2 There are no known planned or committed projects by SSEPD in the Borough but it is unlikely that all proposed new developments will be able to be serviced by making connections to SSEPD's existing electricity infrastructure. Where the existing infrastructure is inadequate to support the increased demands for the new development, the normal costs of any necessary upstream reinforcement required would be apportioned between the developer and DNO.

3.21 Gas

Scope

3.21.1 National Grid is the gas network strategic infrastructure provider for the Borough. Similarly to electricity, as the provider, National Grid has a duty to develop and maintain an efficient coordinated and economical transmission system for the conveyance of gas and respond to requests for new gas supplies in certain circumstances.

Planned and future provision

3.21.2 Gas network operators have a legal obligation to ensure that adequate gas infrastructure is provided to meet the requirements of new residential development.

There are no planned or committed projects in the Borough and further information will be sought with regard to servicing future residential and non-residential development during the plan period which are a normal cost of development.

3.22 Water supply

Scope

3.22.1 Thames Water is responsible for overall water supply in the Borough. The latest Water Resources Management Plan (WRMP14), was approved in 2014 and sets out how it plans to maintain the balance between supply and demand for water supply in the water resource zones between 2015 and 2040.⁵³

Planned and committed provision

3.22.2 The approved WRMP14 identifies the need for a large water supply scheme to supply additional water resource from the mid 2020s onwards. The preferred scheme included in the plan is a 150 Ml/d wastewater reuse scheme.

3.22.3 The robustness and resilience of this option for water supply in the area has not been confirmed and there remain a number of uncertainties associated with the scheme which require further work and resolution over the next four years. Given these uncertainties, the WRMP14 identifies three potential water supply options (wastewater reuse scheme, inter basin raw water transfer scheme, reservoir storage option within the Thames catchment) to be subject to detailed further studies to determine what represents the “best value” water supply option for Thames Water to promote in the next WRMP19 which will be submitted to the Secretary of State for approval in 2019, covering the period 2020-2045.

3.22.4 Thames Water’s work for WRMP14 short listed three potential sites in Oxfordshire and the surrounding area that would be able to accommodate a new raw water storage reservoir. The Abingdon Reservoir site is on the area of land between Steventon, Drayton and East Hanney, to the south west of Abingdon which is to be safeguarded in the (adopted) Vale of White Horse Local Plan.

Water supply network

3.22.5 The statutory water distributors for the Borough area are Thames Water, South East Water and Affinity Water. To support growth identified in the BLP, it has been indicated that various upgrades and reinforcements will be required to recover loss of capacity in the network and maintain pressure at the minimum level of service required.

3.22.6 Some of these reinforcements relate directly to the proposed development sites and will require further mains laying into the development sites. Reforms of the mechanism for charging developers will mean that the cost of reinforcement is shared between the developer and the customer, but mains associated with the site will be funded by the developer.

⁵³ Thames Water, Water Resources Management Plan, 2014

Figure 37: Known significant water supply reinforcements requirements

	Known upgrade / reinforcement requirements
SE Water	<ul style="list-style-type: none"> ▪ 2 km large diameter main in Bray Wick area, Maidenhead ▪ 1 km main in Norreys Ave, Maidenhead ▪ 3 km 200 mm mains into development on Oakley Green Road or Windsor Road ▪ Mainlaying in Furze Platt Road, Maidenhead ▪ Mains laying at site HA9

3.23 Sewerage

Scope

3.23.1 Thames Water is the statutory sewerage undertaker for the Borough. They operate and maintain the waste water treatment works (STWs) and sewerage infrastructure. To inform this IDP, high level assessment of STWs capacity was undertaken by Thames Water based on the development trajectory data provided,

Current and future provision

3.23.2 To support the growth identified in the BLP, upgrades will likely be required at Maidenhead STW and possibly at Slough STW (to which developments in part of the borough would drain) in the next Asset Management Plan period (2020-2025). Further investigations by Thames Water will be required to understand the nature of the upgrades required (i.e. will upgrades by sufficient or will a new STW be required?).

Figure 38: High level assessment of STWs

Waste Water Treatment Works	High Level Assessment / Comments
White Waltham STW	<ul style="list-style-type: none"> ▪ STW is currently undergoing a Quality upgrade due to a tightening of its consent ▪ With the new forecast, it is anticipated that there should be sufficient capacity
Hurley STW	<ul style="list-style-type: none"> ▪ With the new forecast, it is anticipated that there should be sufficient capacity
Windsor STW	<ul style="list-style-type: none"> ▪ Have recently installed a new treatment asset at Windsor STW, however there is need to continue analysis to see how it performs ▪ It is possible that additional assets may be required to accommodate growth in the future, will continue to monitor the situation and invest accordingly
Slough STW	<ul style="list-style-type: none"> ▪ The new RBWM forecast, along with recent forecast of other authority catchments that drains to Slough STW, indicate that the proposed growth is far higher than previously anticipated and will exceed current capacity ▪ Further investigations are required, but it is possible that upgrades to Slough STW may be required in the next AMP (2020-2025)

Maidenhead STW	<ul style="list-style-type: none"> ▪ Maidenhead STW is forecast to see significantly higher growth than previous forecasts stated ▪ It is likely that upgrades to Maidenhead STW will be required in the next AMP (2020-2025) and towards the end of the Local Plan period
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(* Information provided by Thames Water on 17 March 2017)

3.23.3 In general, the expansion and provision of the additional capacity may require a lead in time of 18 months to three years. Where a complete new water or sewage treatment works is required, the lead in time can be between five to ten years.

3.23.4 For the sewerage network, Thames Water has identified issues with the existing sewerage network to cope with new developments at a number of locations and catchment areas. These include the Ascot, Windsor, Maidenhead, White Waltham and Slough catchments and indicated that further investigation will be required to determine implications and requirements in these catchment areas.

3.23.5 For development proposals, developers will be required to agree the drainage strategy and confirm the point of connection into public sewers and flow rate into the proposed connection points. In sewerage areas with limited spare capacity and significant predicted growth, sewer impact assessments for individual sites would be required, to be funded by the developer

3.23.6 Water and sewerage undertakers also have limited powers under the Water Industry Act to prevent connection ahead of infrastructure upgrades, and therefore rely on the planning system to ensure infrastructure is provided ahead of development either through phasing or the use of planning conditions. Thames Water has indicated that in some instances that it may be necessary to request Grampian style planning conditions to ensure that the developers agree the preferred point of connect and acceptable flow rates.

3.23.7 Sewer upgrades will need to be completed prior to occupation to ensure existing residents are not affected by the increased risk of sewer flooding. Where possible, the preferred option is to work with developers ahead of application submission to ensure capacity exists and where it does not, agree how infrastructure will be delivered in advance of development.

3.24 Waste

Scope

3.24.1 Waste is defined by the Environment Agency as; household ‘municipal solid waste’ (MSW), commercial waste and industrial waste which is non-hazardous and collected by or on behalf of the local authority. Local authorities have the responsibility for dealing with MSW and at national and international levels, there is a requirement to move towards more sustainable waste management practices, including, waste minimisation, increase recycling and re-use of waste material.

3.24.2 The RBWM Municipal Waste Strategy (2000) sets out a framework for the management of municipal waste within the Borough until 2020. It highlights the drivers for change being: legislative, local and national government policy, economic and environmental costs of landfill. Technological advance, funding and investment are driven as a result of change to these policies and consultation has confirmed that

this strategy is currently under review and the majority of the targets have now been delivered⁵⁴.

Current and future provision

3.24.3 Existing municipal waste facilities in RBWM include:

- waste depot: storage facilities, vehicles and operation office;
- waste transfer station: bulk and haul of waste and recycling material;
- civic amenity site: householders drop off;
- household waste and recycling centre: provision for additional household recycling;
- 27 public 'bring' sites: small-scale recycling centres;
- special collection service for household furniture, refrigerators and freezers;
- garden green waste collection service.

3.24.4 The Council also provides a disposal site for commercial waste at Stafferton Way, Maidenhead. However, there are numerous private commercial waste disposal companies acting in the Borough which use private waste facilities for which the Council is not responsible. These private facilities handle waste from within the Borough and surrounding areas⁵⁵.

3.24.5 The Council has a facility sharing arrangement with Slough Borough Council and Surrey County Council that all residents can utilise facilities at White Hart Lane, and residents from the Ascot area can use the Surrey civic amenity site. There are no active landfill sites within the Borough and waste is serviced by the landfill site in Buckinghamshire. There are currently no planned provisions to create a landfill site in the Borough.

Planned and committed provision

3.24.6 Future growth has been factored into the Municipal Waste Strategy which sets out a framework for the management of municipal waste within the Borough until 2020⁵⁶. The Council has let a 25 year contract for municipal waste treatment and disposal which provides for future waste disposal at an 'energy from waste' facility that will be built in Bedfordshire with a total value of approximately £75 million⁵⁷. The Council is due to start a waste procurement exercise for a future waste disposal system as the current disposal solution is currently located outside the Borough⁵⁸.

3.25 Telecommunications and broadband

Scope

3.25.1 For this IDP, telecommunications and broadband refer to internet connectivity. Internet access is increasingly becoming a key utility for both

⁵⁴ Consultation with Waste & Environmental Protection Manager, RBWM (May 2013)

⁵⁵ RBWM Infrastructure Needs Assessment: Initial Findings, March 2014

⁵⁶ RBWM Municipal Waste Strategy, accessed online 20/09/2014 [available at http://www.rbwm.gov.uk/public/040601_waste_strategy_67.5.pdf]

⁵⁷ Consultation with Waste & Environmental Protection Manager, RBWM (September 2014)

⁵⁸ Ibid

businesses and residential users, with the ONS estimating that in 2013 over 83% of UK households had internet access (equivalent to 21 million households).

3.25.2 The Borough is part of an initiative called 'Superfast Berkshire', which aims to improve broadband speed and coverage across the county in the areas where it is not commercially viable to develop connections. This is part of a UK national initiative (led by Broadband Delivery UK) and backed by all six Berkshire unitary authorities and the Thames Valley Berkshire Local Enterprise Partnership (LEP)⁵⁹.

Existing capacity

3.25.3 Wired, cabled or fibre internet access is provided by a number of the telecoms companies (e.g. BT, Plus Net, Virgin Media, Talk Talk). At present, there is no information regarding the proportion of households or businesses within the Borough that have internet access. It is reasonable to assume however, in line with the ONS data, that approximately 80% of households are likely to have some form of internet access.

Planned and future provision

3.25.4 Following the successful completion of the procurement phase, work will now focus on planning and the detailed activity for deployment. A joint team will be established between Superfast Berkshire and BT that will mobilise the project and set up contractual governance arrangements.

3.25.5 The project is expected to be delivered over five phases; the first four phases will concentrate on the fibre solutions and the last phase will ensure the remaining areas exceed the minimum standard of 2 Mbit/s. The £8.06 million project is receiving £2.03m investment from Broadband Delivery UK, and £2.03m from the six Berkshire local authorities and Thames Valley Berkshire Local Enterprise Partnership (RBWM is contributing £400,000). BT is the delivery partner for the project and is also contributing £4m to facilitate the scheme.

⁵⁹ <http://www.superfastberkshire.org.uk/>

APPENDIX A – Infrastructure Delivery Plan: Schedule A – Transport infrastructure

	Locality	Project	Justification	Delivery partners	Est'd cost (£m)	Funding arrangements	Status	Period	Priority in relation to BLP
1	Ascot	Improvement to A330 Winkfield Road/A332 Windsor Road	Identified by Local Highways Authority (LHA) to support development in the BLP	RBWM	£0.95		Initial design stage		Medium
2	M'head	Improvement to M4 Junction 8/9	Identified by LHA to support development in the BLP	RBWM; Highways England	£3.00		Initial design stage		Medium
3	M'head	Improvement to A404(M)/Shoppenhangers Road/Norreys Drive roundabout	Identified by LHA to support proposed development in the BLP	RBWM; Highways England	£0.96		Initial design stage		Medium
4	M'head	Improvement to A404(M)/A404/A4 Thicket roundabout	Identified by LHA to support development in the BLP	RBWM; Highways England	£0.35		Initial design stage		Medium
5	M'head	Improvements to A404/A308 Bisham roundabout	Identified by LHA to support development in the BLP	RBWM	-	Not in programme	Initial design stage		Medium
6	M'head	Improvement to A4/A308 Castle Hill roundabout	Identified by LHA to support development in the BLP	RBWM	£0.47		Initial design stage		Medium
7	M'head	Improvement to A4/B4447 Cookham Road roundabout	Identified by LHA to support development in the BLP	RBWM	£0.06		Initial design stage		Medium

	Locality	Project	Justification	Delivery partners	Est'd cost (£m)	Funding arrangements	Status	Period	Priority in relation to BLP
8	M'head	Improvement to A4/ A4094 Ray Mead Road roundabout	Identified by LHA to support development in the BLP	RBWM	£0.4		Initial design stage		Medium
9	M'head	Improvement to A308 Braywick Road/ Stafferton W/ Rushington Ave roundabout	Identified by LHA to support development in the BLP	RBWM	£0.35		Initial design stage		Medium
10	M'head	Improvement to A308(M) / A308 / A330 / The Bingham's (Braywick) roundabout	Identified by LHA to support development in the BLP	RBWM; Highways England	£0.95		Initial design stage		Medium
11	M'head	Improvement to A308 B3028 Upper Bray Road	Identified by LHA to support development in the BLP	RBWM	£0.06	Not in programme	Initial design stage		Medium
12	Windsor	Improvement to A308 /Mill Lane/Parsonage Lane roundabout	Identified by LHA to support development in the BLP	RBWM	£0.2		Initial design stage		Medium
13	Windsor	By-pass of B376 London Road/B470 Horton Road	Identified by LHA to support development in the BLP	RBWM	-	s278	Cost to be provided as part of development		Medium
14	Windsor	Improvement to B3022 Winkfield Road /Clewer Hill Road	Identified by LHA to support development in the BLP	RBWM	-	Not in programme	Initial design stage		Medium

	Locality	Project	Justification	Delivery partners	Est'd cost (£m)	Funding arrangements	Status	Period	Priority in relation to BLP
15	M'head	Maidenhead Town Centre: (pedestrian and cycle links)	Identified by LHA, part of Growth Deal 3 Funding Bids	RBWM; LEP	£4.9	Growth Deal 3 and local funding	Committed project	1-5 yrs	Medium
16	M'head	Cycling Action Plan schemes	Identified by LHA/LTP	RBWM	£0.32	Local funding	Initial design stage	1-5 yrs	Medium
17	Windsor	Cycling Action Plan schemes	Identified by LHA/LTP	RBWM	£0.21	Local funding	Initial design stage	1-5 yrs	Medium
18	Ascot	Cycling Action Plan schemes	Identified by LHA/LTP	RBWM	£0.31	Local funding	Initial design stage	1-5 yrs	Medium
19	Datchet	Cycling Action Plan schemes	Identified by LHA/ LTP	RBWM	£0.19	Local funding	Initial design stage		Low
20	M'head	Maidenhead to Marlow Branch Line Upgrade (track and signalling improvements)	Identified by LHA; part of Growth Deal 3 Funding Bids	RBWM; LEP	£4.5	Growth Deal 3; local funding	Committed project	1-5 yrs	Medium
22	Windsor	Windsor Racecourse Park and Ride (400 space park and ride at Windsor Racecourse)	Identified by Local Highways Authority, part of Growth Deal 3 Funding Bids	RBWM; LEP	£1.5	Growth Deal 3; local funding	Committed project	1-5 yrs	Medium
24	M'head	Additional deck at Stafferton Way Multi Storey Car Park (125 additional spaces)	Identified by parking services; part of Maidenhead town centre regeneration plans	RBWM	£1.9		Identified project	1-5 yrs Q4 18/19	Medium

	Locality	Project	Justification	Delivery partners	Est cost (£m)	Funding arrangements	Status	Period	Priority in relation to BLP
25	M'head	Temporary – 3 or 4 deck car park at Reform Road (existing surface car park)	Identified by parking services ;part of Maidenhead town centre regeneration plans	RBWM	£2.0		Identified project	1-5 yrs Q2 18/19	Medium
26	TBC	Traffic and road safety scheme	Projects to be confirmed by Highways / identified through Local Transport Schemes / LTP	RBWM			Requires further investigation	TBC	Low

APPENDIX B – Infrastructure Delivery Plan: Schedule B - Green And Blue infrastructure

	Locality	Project	Justification	Delivery partner	Est cost (£m)	Funding arrangements	Status	Period	Priority related to BLP
1	M'head	Thrift Wood Farm Open Space (to provide 86 acres of open space / playing fields)	To address significant shortfall in open space compared to recommended local standards	RBWM	n/a	Council capital budget	Site open to public	n/a	n/a
2	M'head	Deerswood Meadow Local Nature Reserve (2.3 acres of enhanced open space)	To enhance the local nature reserve to create an attractive natural environment for wildlife	RBWM			Completed	n/a	n/a
3	TBC	Additional SANGs and provision for biodiversity in the Borough	Projects to be confirmed: payments made to meet the cost of provision which mitigates the impact of development on the SPA	RBWM; Natural England; landowner/s TBC		Section 111 agreements including SAMM payments	Requires further invest.	1-5 years	High
4	Sunningdale	New sports centre / recreational facilities at Charters Leisure Centre	Identified through RBWM Indoor Sport and Leisure Facility Strategy	RBWM	£10	CIL/s106; capital budget	Identified project	1-5 yrs	Low
5	M'head	Improvement to recreational facilities; Cox Green, Furze Platt Leisure Centres	Identified through RBWM Indoor Sport and Leisure Facility Strategy	RBWM	£3	CIL/s106; capital budget	Identified project	1-10 yrs	Low

	Locality	Project	Justification	Delivery partner	Est cost (£m)	Funding arrangements	Status	Period	Priority related to BLP
6	TBC	Additional indoor sports and leisure recreation facilities in the borough	Identified through RBWM Indoor Sport and Leisure Facility Strategy	RBWM; private sector	TBC	CIL/s106; capital budget	Requires further investigation	1-10 yrs	Low
7	M'head	Additional grass playing pitch provision	Identified by Leisure Services to support development in BLP	RBWM	£0.25	CIL/s106; capital budget	Requires further invest'n	1-5 yrs	Medium
8	M'head	Improve grass playing pitch provision at Ockwells Park	Identified by Leisure Services to support development in BLP	RBWM	£0.5	CIL/s106; capital budget	Requires further invest'n	1-5 yrs	Low
9	Windsor	Additional grass playing pitch provision	Identified by Leisure Services to support development in BLP	RBWM	£0.25	CIL/s106; capital budget	Requires further invest'n	1-5 yrs	Medium
10	Windsor	Additional 3G playing pitch provision	Identified by Leisure Services to support development in BLP	RBWM	£0.2	CIL/s106; capital budget	Requires further invest'n	1-5 yrs	Medium
11	TBC	Additional provisions to enhance, provide and protect playing pitches in the area	To be identified by Leisure Services (following on from RBWM Playing Pitch Strategy)	RBWM	TBC	CIL/s106; capital budget	Requires further invest'n		Low
91	Ascot	New "community hub building"	Identified in development brief for Ascot Regeneration scheme	RBWM + developer	TBC	Developer/landowner/s106	Identified project		High

APPENDIX C – Infrastructure Delivery Plan: Schedule C – Social infrastructure

	Locality	Project	Justification	Delivery partners	Est cost (£m)	Funding arrangements	Status	Period	Priority related to BLP
1	Ascot	Expansion of Cheapside CE Primary Sch. (+ 0.5 FE)	Included in current capital programme; project underway	RBWM; Cheapside Primary Sch.	£1	Basic Need, s106, LCVAP	Committed project	1-5 yrs	n/a
2	Ascot	Potential expansion of Holy Trinity CE Primary Sch. (+1.0 FE)	Identified by LEA to support development in the BLP	RBWM; Holy Trinity CE Primary Sch.	£3.4	Basic Need, CIL/s106, BCP	Conceptual stage	6-12 yrs	Medium
3	Ascot	Potential expansion of South Ascot Village Primary Sch. (+1.0 FE)	Identified by LEA to support development in the BLP	RBWM; South Ascot Village Primary Sch.	£3.4	Basic Need, CIL/s106, BCP	Conceptual stage	6-12 yrs	Medium
4	Datchet and Wraysbury	Additional primary education provision (+1.0 FE)	Identified by LEA to support development in the BLP	RBWM; TBC	£4.7	Basic Need, CIL/s106, BCP	Conceptual stage	6-12 yrs	Medium
5	M'head	Expansion of Braywick Court Free School (+1.0 FE)	Included in current capital programme; project underway	RBWM; EFA; Braywick Court Sch.	n/a	Fully funded by EFA	Committed project	1-5 yrs	n/a

	Locality	Project	Justification	Delivery partners	Est cost (£m)	Funding arrangements	Status	Period	Priority related to BLP
6	M'head	New primary school at Chiltern Road site, former Oldfield (+1.0 FE)	Identified by LEA to support development in the BLP	RBWM; partner to be determined	£2.6	Basic Need, CIL/s106, BCP	Conceptual stage	6-12 yrs	High
7	M'head	New primary school at HA6: Golf Course Site (+4 FE)	Identified by LEA to support development in the BLP	RBWM; partner to be determined	£37.8	Basic Need, CIL/s106, BCP	Conceptual stage	6-12 yrs	Medium
8	M'head	New primary school at HA21: Spencers Farm site (+4 FE)	Identified by LEA to support proposed growth in the BLP	RBWM; partner to be determined		Basic Need, CIL/s106, BCP	Conceptual stage	6-12 yrs	Medium
9	M'head	Additional primary education provision (+9.7 FE)	Identified by LEA to support development in the BLP	RBWM; partner to be determined	£55.1	Basic Need, CIL/s106, BCP	Conceptual stage	6-12 yrs	Medium
10	Windsor	Additional first schools education provision (+6.0 FE)	Identified by LEA to support development in the BLP	RBWM; partner to be determined	£14.6	Basic Need, CIL/s106, BCP	Conceptual stage	6-12 yrs	Medium
11	Ascot	Expansion of Charters Sch. (+1.0 FE)	Included in current capital programme; project underway	RBWM; Charters Sch.	£5.3	Basic Need, s106	Committed project	1-5 yrs	n/a
12	Ascot	Potential further expansion of Charters Sch. (+3.0 FE)	Identified by LEA to support development in the BLP	RBWM; Charters Sch.	£11.5	Basic Need, CIL/s106, BCP	Conceptual stage	6-12 yrs	Medium

	Locality	Project	Justification	Delivery process	Est cost (£m)	Funding arrangements	Status	Period	Priority related to BLP
13	Datchet and Wrybury	Potential expansion of Churchmead Sch. (+1.0 FE)	Identified by LEA to support development in the BLP	RBWM; Churchmead Sch.	£1.9	Basic Need, CIL/s106, BCP	Conceptual stage	6-12 yrs	Medium
14	M'head	Expansion of Cox Green Sch. (+1.0 FE)	Included in current capital programme; project underway	RBWM; Cox Green Sch.	£15.8	Basic Need, CIL/s106, BCP	Committed project	1-5 yrs	n/a
15	M'head	Expansion of Furze Platt Senior Sch. (+2.0 FE)	Included in current capital programme; project underway	RBWM; Furze Platt Senior Sch.		Basic Need, CIL/s106, BCP	Committed project	1-5 yrs	n/a
16	M'head	Expansion of Newlands Girls' Sch. (+ 0.2 FE)	Included in current capital programme; project underway	RBWM; Newlands Girls' Sch.		Basic Need, CIL/s106, BCP	Committed project	1-5 yrs	n/a
17	M'head	New secondary sch. At HA6: Golf Course Site (+7.0 FE)	Identified by LEA to support development in the BLP. Could be up to 20.0 FE (with a higher cost than shown) if a proposal to move Desborough and Newlands schools onto the golf course proceeds	RBWM; partner to be determined	£35.1	Basic Need, CIL/s106, BCP	Early discussion	6-12 yrs	Medium
18	M'head	Additional secondary education provision (+6.7 FE)	Identified by LEA to support development in the BLP	RBWM; partner to be determined	£53.1	Basic Need, CIL/s106, BCP	Conceptual stage	6-12 yrs	Medium
19	Maidenhead	Possible provision for new selective schools (+3.3 FE)	Additional capacity for new selective schools	RBWM; partners to be determined	Not costed	n/a	Policy proposal	6-12 yrs	Low

	Locality	Project	Justification	Delivery partners	Est cost (£m)	Funding arrangements	Status	Period	Priority related to BLP
20	Windsor	Expansion of Dedworth Middle Sch. (+2.0 FE)	Included in current capital programme; project underway	RBWM; Dedworth Middle Sch.	£5.8	Basic Need, s106, BCP	Committed project	6-12 yrs	Medium
21	Windsor	Additional middle schools provision (+4.0 FE)	Identified by LEA to support development in the BLP	RBWM; The Windsor Learning Partnership	£8.8	Basic Need, CIL/s106, BCP	Conceptual stage	6-12 yrs	Medium
22	Windsor	Expansion of Windsor Boys' Sch. (+1.0 FE)	Included in current capital programme; project underway	RBWM; The Windsor Learning Partnership	£1.8	Basic need, s106, BCP	Committed project	1-5 yrs	n/a
23	Windsor	Expansion of Windsor Girls' Sch. (+1.0 FE)	Included in current capital programme; project underway	RBWM; The Windsor Learning Partnership	£1.8	Basic need, s106, BCP	Committed project	1-5 yrs	n/a
24	Windsor	Additional upper schools provision (+3.9 FE)	Identified by LEA to support development in the BLP	RBWM; The Windsor Learning Partnership	£37.9	Basic Need, CIL/s106, BCP	Conceptual stage	6-12 yrs	Medium
25	Maidenhead	New Forest Bridge School (+0.2 FE)	Included in current capital programme; project underway (Braywick Park site)	RBWM: EFA; Forest Bridge Sch.	n/a	Fully funded by EFA	Committed project	1-5 yrs	n/a
26	Borough	Additional SEN school requirement (300 places)	Identified by LEA	RBWM; EFA	£30.0	CIL/s106, BCP	Conceptual stage		Medium
27	Borough	New nursery classes	Identified by LEA to support	RBWM; TBC	£2.0	TBC	Conceptual	1-17	Medium

		(195 places)	development in the BLP				stage	yrs	
	Locality	Project	Justification	Delivery process	Est cost (£m)	Funding arrangements	Status	Period	Priority related to BLP
Health provision									
28	Ascot	New Build to accommodate the Ascot and Radnor House Surgery, and Green Meadows Surgery to Heatherwood site	Identified by WAM CCG; Transformation of primary care services to the Ascot population	WAM CCG	£0.8	NHS Funding Contribution*- ETTF bid	Bid successful / planning in progress	1-5	n/a
29	Ascot	New Build – Kings Corner Surgery and Magnolia House Surgery to Lynwood site	Identified by WAM CCG; transformation of primary care services to the Ascot population	WAM CCG	£0.9	NHS Funding Contribution* – ETTF bid	Bid successful / planning in progress	1-5	n/a
30	M'head	Development of St Marks hospital	Identified by WAM CCG; Make fit for purpose health and care hub incl. general practice service and extended hours access	WAM CCG		NHS Property Services – reinvestment of fund raised via the site requirement	Bid successful / planning in progress	n/a	n/a
31	M'head	New build premises to accommodate the decommissioning / redevelopment of St Clouds Way – Golf Course health	Identified by WAM CCG to support development in the BLP	WAM CCG			Bid successful / planning in progress	n/a	Medium

		provision							
	Locality	Project	Justification	Delivery process	Est cost (£m)	Funding arrangements	Status	Period	Priority related to BLP
32	M'head	Health and social care hub in Maidenhead Town Centre	To replace the current accessible services in St. Clouds Way	WAM CCG			Requires further investigation	n/a	Medium
33	Windsor	Windsor Community Health Space	Identified by WAM CCG to support development in the BLP	WAM CCG	£0.15	ETTF bid	Completed	n/a	n/a
Leisure									
34	M'head	Re-provision of sports and leisure facilities in Maidenhead – New Braywick Park Leisure Centre	Included in current capital programme; project underway (Recommendation 2)	RBWM	£29	Capital receipts joint venture	Committed project	1-5 yrs	High (releases housing site)
35	Windsor	Improvement to recreational facilities at Windsor Leisure Centre	Identified through RBWM Indoor Sport and Leisure Facility Strategy	RBWM	£4	CIL/s106; capital budget	Identified project	1-5 yrs	Low

APPENDIX D – Infrastructure Delivery Plan: Schedule D - Utilities and hard infrastructure

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	Locality	Project	Justification	Delivery partners	Est cost (£m)	Funding arrangements	Status	Period	Priority related to BLP
1	Windsor	River Thames Scheme	Recommendations of the Lower Thames Flood Risk Management strategy	Environment Agency	£0.5	Central govt	Business case	10-16 yrs	Medium
2	M'head	Upgrade to Maidenhead Waste Water Treatment Works	Identified by Thames Water (TW) to support development in the BLP	Thames Water; developer arrangements	n/a	TW (AMP bid)	Conceptual stage	5-10 yrs	High
3	Windsor	Upgrade Windsor Waste Water Treatment Works	Identified by TW to support development in the BLP	Thames Water; developer arrangements	n/a	TW (AMP bid)	Conceptual stage	TBC	High
4	Slough	Upgrade Slough Waste Water Treatment Works	Identified by TW to support development in the BLP	Thames Water; developer arrangements	n/a	TW (AMP bid)	Conceptual stage	5-10 yrs	High
5	Ascot	Reinforcement to Ascot Sewerage Network	Identified by Thames Water to support development in the BLP	Thames Water; developer arrangements		TW and developer	Conceptual stage		High
6	M'head	Reinforcement to Maidenhead Sewerage Network	Identified by Thames Water to support development in the BLP	Thames Water		TW and developer	Conceptual stage		High
7	Windsor	Reinforcement to Windsor Sewerage Network	Identified by Thames Water to support development in the BLP	Thames Water		TW and developer	Conceptual stage		High

	Locality	Project	Justification	Delivery partners	Est cost (£m)	Funding arrangements	Status	Period	Priority related to BLP
8	M'head	Reinforcement to White Waltham Sewerage Network	Identified by Thames Water to support development in the BLP	Thames Water		TW and developer	Conceptual stage		High
9	Slough	Reinforcement to Slough Sewerage Network	Identified by Thames Water to support development in the BLP	Thames Water; Slough BC		TW and developer	Conceptual stage		High
10	Ascot	Reinforcement to Ascot water supply distribution network	Identified by Affinity Water to support development in the BLP	Affinity Water (AW)		AW and developer	Conceptual stage		High
11	M'head	Reinforcement to Maidenhead water supply distribution network	Identified by South East Water to support development in the BLP	South East Water (SEW)		AW and developer	Conceptual stage		High
12	Windsor	Reinforcement to Windsor water supply distribution network	Identified by South East Water to support development in the BLP	South East Water		AW and developer	Conceptual stage		High

APPENDIX E – Project Risks

Risk Level	Description
H - High	Fundamental constraints attached to the delivery of the scheme, e.g. no clear funding stream, no site identified, land / site assembly issues
M – Moderate	Some constraints or uncertainty attached to the delivery of the scheme
L - Low	Strong certainty of delivery e.g. costs identified, funding in place, political and community support

	Project	Comments
2	Potential expansion of Holy Trinity CE Primary Sch. (+1.0 FE)	The expansion of school will likely require land (near or around what used to be the Edith Rose Nursery, alongside Station Road, opposite junction with Church Road), be allocated as a parking area for the School – requested to be developer contribution by Holy Trinity CE Primary School. (check implication for BLP)
4	Additional primary education provision (+1.0 FE)	A new site is needed most likely HA41 or HA42 currently allocated for housing, approximately 1.1 ha would be required.
10	Additional primary education provision (+10.2 FE)	Even with the new school sites and potential expansions (+3.2 FE), there is still a significant shortfall of primary school places to support the BLP. A possible option is the intensification of school sites, by rebuilding buildings at a higher height and providing all weather pitches instead of grass playing fields (+3.0 FE). However, even if this is feasible, there is still an estimated shortfall of approximately xx7.6 FE; LEA have indicated that additional sites, land for two or three new primary schools may be required. Typical area of land required for school sites: <ul style="list-style-type: none"> ▪ 2 FE – 1.8 Ha. ▪ 3 FE – 2.6 Ha ▪ 4 FE – 3.5 Ha.
19	Possible expansion of Holyport College (+2.0 FE)	The proposal would require additional land for the school, not currently identified, site is within Green Belt.
20	Additional secondary education provision (+6.7 FE)	Similar to primary education, in Maidenhead, even with the new school at the Golf Course, and potential expansions of various schools (+4.7 FE), incl. Holyport, there is still a shortfall of secondary places to support the BLP, a possible option is the intensification of existing schools, but this is likely a costly approach. The LEA suggests up to +2.0 FE could be release this way.
21	Possible provision for new selective schools (+3.3 FE)	The government is currently considering allowing the opening of new selective schools, and allowing existing secondary schools to introduce selection. RBWM is examining the possibility. If this does proceed, than it is likely the 3.3 FE currently catered for in neighbouring areas will revert to the borough. LEA have indicated that if this goes ahead, a more attractive option would be to provide a further new secondary school, instead of intensifying existing sites (+2.0 FE), to provide a 5 FE secondary school, this would required a site of 6.6 ha.
26	Additional upper schools provision (+4.1 FE)	Even with the potential expansions of Windsor Boys and Windsor Girls, there is still a shortfall in upper school places required to support the BLP; again, a possible option is the intensification of existing schools, but this is likely a costly approach. The LEA suggests up to +2.0 FE could be release this way.
28	Additional SEN school requirement (TBC)	LEA to confirm details, likely to require a new site in the borough.
29	New nursery classes (195 places)	LEA to confirm details
30 – 44	Transport – Strategic road network and junctions	Note mitigation for A4 schemes will likely require signals (historically a contentious issue for local communities). Large scale transport improvement projects are likely to be reliant on public sector grant schemes and funding from periodic spending reviews and private sector investments (rather than developers’ contribution or mainstream government grant on a per capita basis). The identified projects are considered to be high risk until there is a clear arrangement for their funding and political agreement for their delivery.
58 – 60	Flooding, Utilities & Waste – Sewage treatment works	Further investigation is required to understand the nature and timing of any upgrade necessary; not considered in AMP 2020-2025. In general, expansion works require a lead in time of 18 months to three years.
71	New Build to accommodate the Ascot and Radnor House Surgery and Green Meadows Surgery to Heatherwood site	CCG identified as High Risk – officer to seek clarification why.

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Appendix F

Report to Council, 19 June 2017

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Royal Borough
of Windsor &
Maidenhead

Borough Local Plan 2017

Duty to Co-operate Compliance Statement

May 2017

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1. Introduction and Strategic Context
2. Neighbouring Authorities and Prescribed Bodies
3. Consultation Process
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 - Housing and employment needs
 - Unmet need
 - Strategic transport
 - Flooding
 - Green Belt
 - Thames Basin Heaths SPA
 - Other issues
5. Memoranda of Understanding

Appendix 1 Chronology of DTC meetings and consultation responses

Appendix 2 Memoranda of Understanding

1. Introduction and Strategic Context

- 1.1 This statement lays out processes, actions and outcomes undertaken by the Royal Borough of Windsor and Maidenhead Council (RBWM), to address the 'Duty to Co-operate' in relation to the Borough Local Plan. This statement identifies issues of strategic importance including localised cross boundary issues that would have a significant impact on at least two local planning authority areas and what processes and actions, if any, have influenced the preparation of the Plan.
- 1.2 The Duty to Co-operate (DtC), was introduced through Section 110 of the Localism Act 2011 in November 2011. The Act inserted a new Section 33A into the Planning and Compulsory Purchase Act 2004 which requires local planning authorities to co-operate constructively, actively and on an ongoing basis with neighbouring authorities, county councils and other prescribed bodies in planning for strategic cross boundary matters.
- 1.3 The National Planning Policy Framework (NPPF) published in March 2012, provides guidance on planning strategically across local boundaries (paragraphs 178-181). In particular this relates to paragraph 156 of the NPPF, which advises that local planning authorities should set out strategic priorities in the Local Plan including:
- the homes and jobs needed in the area;
 - the provision of retail, leisure and other commercial development;
 - the provision of infrastructure
 - the provision of health, security, community and cultural services and facilities
 - climate change mitigation and adaptation and conservation and enhancement of the natural and historic environment.
- 1.4 The principles of the NPPF include the need to take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.
- 1.5 Local authorities should also take account of travel-to work areas and will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross-boundary impacts when Local Plans are submitted for examination. The national Planning Practice Guidance (PPG) introduced in March 2014 provides further guidance on undertaking the duty, which requires a proactive, ongoing and focused approach to strategic planning and partnership working.
- 1.6 The collaboration and engagement required by the DtC is additional to all other forms of statutory consultation, this Statement should be read in conjunction with the other documents submitted with the BLP, including the Consultation Statement. This sets out how and with whom the Council has consulted at each stage of the preparation of the BLP and shows how the consultations stages have influenced the Plan.
- 1.7 The Royal Borough of Windsor and Maidenhead (RBWM) lies west of London, with the towns of Reading, Wokingham and Bracknell to the south and west and Slough to the east. Beyond the M25 to the east are the London Boroughs of Hounslow and Hillingdon and parts of Buckinghamshire wrap around the Royal Borough to the east and north. The Thames runs through the Borough from west to east and major motorways pass through or close to the Royal Borough, with Heathrow airport to the east.

- 1.8 Rail services are also available to many parts of the Royal Borough including the main rail line to Bristol from Paddington passing through Maidenhead. Branch lines also serve many of the Borough's parishes and towns and Crossrail (Elizabeth Line) will also serve Maidenhead.
- 1.9 Over 80% of the Borough is designated as Metropolitan Green Belt for London with nationally and internationally renowned heritage and nature conservation assets including Windsor Castle and Windsor Great Park. The Thames Valley Berkshire Local Enterprise Partnership (TVBLEP) strategy states:

“Within this overall context – and based firmly on the available evidence – three distinctive, and inter-related, features of our economy stand out: the importance of technology-based (tech-based) activity; the significance of internationalisation; and the role of the corporates. All three are inherently related to our strong relationship with London”

Compliance Statement

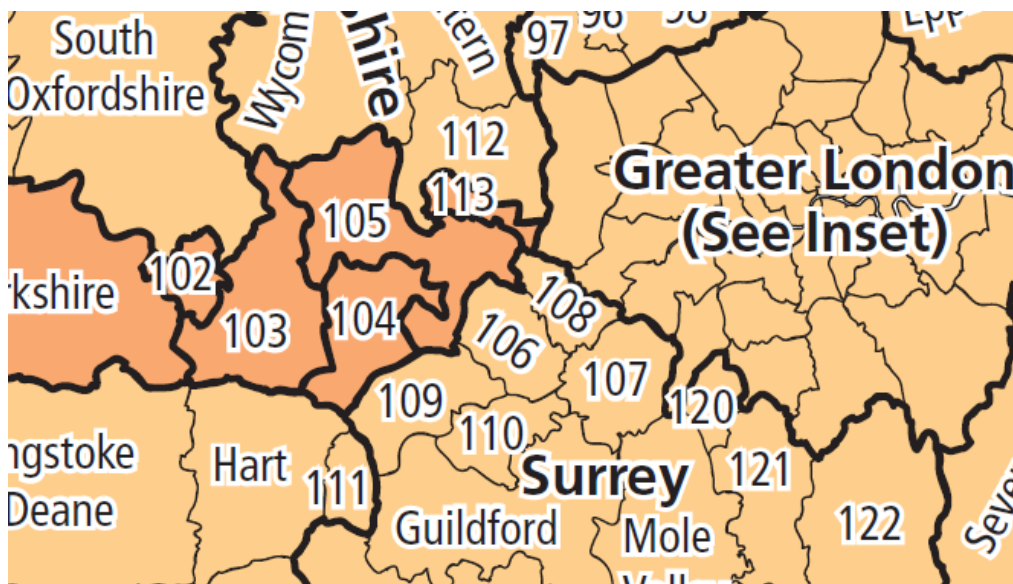
- 1.10 The purpose of this Compliance Statement is to identify and explain how the Borough has collaborated, engaged and co-operated with public bodies, stakeholder and neighbouring authorities in accordance with the DtC throughout the preparation of the BLP. The primary aim of the Statement is to provide a comprehensive account of the collaboration and engagement undertaken by the Council and an explanation of how that co-operation has led to the shaping of the strategies and policies within the BLP, which the Council is submitting to the Secretary of State for independent examination under Section 20 of the 2004 Act and Part 6 of the Town and Country Planning (Local Planning)(England)Regulations 2012.
- 1.11 Section 2 of this Statement describes the authorities and bodies with whom the Council has co-operated during the preparation of the BLP. Section 3 describes the processes of consultation and Section 4, in several sub-sections, focuses in greater detail on each of the strategic priorities for this co-operation, showing how the Council has complied with the DtC and how the BLP has been informed by the various consultations.
- 1.12 Appendix 1 sets out the dates of each relevant engagement, with whom the Council engaged, and the purpose and outcome of the activity. As the engagement required by the DtC is additional to other forms of statutory consultation, this Statement should be read in conjunction with the other documents submitted with the BLP, including the Consultation Statement which sets out how and with whom the Council has consulted at each stage of preparing the Local Plan.

2. Neighbouring Authorities and Prescribed Bodies

2.1 The local planning authorities and other bodies prescribed by the Local Planning Regulations that are relevant to the Borough's Duty to Cooperate (DtC) are listed below:

2.2 Neighbouring Local Planning Authorities, with contiguous council areas listed in bold:

- **Bracknell Forest Council**
- **Buckinghamshire County Council**
- Chiltern District Council
- Reading Borough Council
- **Runnymede Borough Council**
- **Slough Borough Council**
- **South Bucks District Council**
- **Spelthorne Borough Council**
- **Surrey County Council**
- **Surrey Heath Borough Council**
- West Berkshire Council
- **Wokingham Borough Council**
- **Wycombe District Council**



- 103 Wokingham
- 104 Bracknell Forest
- 105 Windsor & Maidenhead
- 106 Runnymede
- 108 Spelthorne
- 109 Surrey Heath
- 112 South Bucks
- 113 Slough

Other Prescribed Bodies:

- Environment Agency
- Historic England
- Natural England
- Highways England
- Civil Aviation Authority
- Network Rail
- Homes and Communities Agency
- Thames Valley Berkshire Local Economic Partnership

3. Consultation Process

- 3.1 The preparation of the Borough Local Plan (BLP) has included extensive public and stakeholder consultations since 2009, together with continuing dialogue with neighbouring authorities and prescribed bodies throughout the plan-making process. This followed the unsuccessful inquiry into the Core Strategy in 2007 which resulted in a significant re-orientation of the Council's approach.
- 3.2 The Council decided to initiate the preparation of a Borough Local Plan (BLP) and, prior to submission to the Secretary of State, there will have been six separate stages of consultation as well as regular participation and responses to neighbouring authorities' and agencies' consultation programmes. Details of the Borough's consultation activities are presented in the RBWM Consultation Statement accompanying the BLP Publication.
- 3.3 The legislative and policy framework for strategic planning has changed fundamentally during the preparation of the BLP, including the requirement to cooperate with neighbouring authorities and prescribed bodies which was introduced in 2011. Responding to this requirement, as revealed by successive judicial decisions, the experience of independent examination and Planning Practice Guidance, the Council has adopted a proactive and structured approach to cooperation.
- 3.4 Detailed Duty to Co-operate activities related to the RBWM BLP started effectively in 2012 and gradually increased in intensity during 2014 and 2015 up to the present. Simultaneously, RBWM responded to the increasing calls for participation by neighbouring authorities and agencies as they developed their own plans and programmes.
- 3.5 Throughout the second part of 2012 and 2013, the Council engaged constructively with its neighbouring authorities through a series of DtC meetings where proceedings were reported on a proforma to ensure a consistent record. Agreed topics for discussion at this stage comprised:
- background and scope of RBWM BLP
 - strategic housing market assessment
 - population data and models
 - affordable housing
 - employment land review
 - land supply
 - housing need
 - scenarios
 - other issues.
- 3.6 Key inputs from these early meetings (between August and October 2012) included agreement to work jointly on the assessment of housing need for housing and employment, including the determination of Housing Market and Functional Economic Areas in Berkshire. A meeting between the Berkshire authorities in July 2013 initiated joint consideration of a Strategic Housing Market Area Assessment (SHMAA).

- 3.7 Further meetings coincided with the publication of the RBWM Local Plan Preferred Options consultation in early 2014, and joint Berkshire authorities agreed a brief for consultants to work on a SHMAA. This provided the basis for identifying two sub-areas for Berkshire in terms of housing need; West and East Berkshire Housing Market Areas, which itself formed the basis for the delineation of Functional Economic Market Areas (FEMA) for the county. At this stage, the joint working also included South Bucks District Council.
- 3.8 Neighbouring authorities stated their positions regarding the likelihood of being able to accommodate housing need within their own boundaries in general terms, and other common areas of interest were identified in a series of meeting and consultation responses throughout 2014. Meetings were also held with neighbouring counties, Oxfordshire and Buckinghamshire, primarily with regard to housing and employment land needs methodologies, and strategic infrastructure issues.
- 3.9 In April 2015, RBWM issued a Duty to Cooperate Scoping Issues document to neighbouring authorities and prescribed bodies and received a large number of responses which generally agreed the list of issues, and commented on amendments and additions to joint areas of interest. Further consultation responses were published and received during 2015, and an initial Infrastructure Delivery Plan was commissioned to accompany the Community Infrastructure Levy Schedule preparation.
- 3.10 Additionally, a partial consultation took place on a limited range of specific policy proposals in mid 2015 following a decision not to progress with a full Second Preferred Option consultation but responses were limited. Work continued on a full draft Borough Local Plan with the intention of publishing a full document for a final public consultation in early 2016.
- 3.11 In early 2016, a new round of engagement with neighbouring authorities and prescribed bodies was undertaken, and it was clear that Duty to Co-operate partners were unclear as to the Borough's position with regard to a number of major issues, including the allocation of sites to address jointly assessed need for housing and employment space. It was clear that communication between authorities needed to be improved, and consequently a programme of meetings was set up by RBWM to clarify the issues which needed consideration.
- 3.12 Simultaneously, decisions were made both to seek a opinion on the legal compliance of the draft BLP and the status of the Duty to Cooperate, and to review the draft BLP with regard to the need for a further full public consultation under Regulation 18 of the Local Planning Regulations. Meetings were convened at the Windsor Guildhall for both officers and Members in June and July 2016, and responses were received from several Berkshire authorities indicating areas of joint concern.
- 3.13 Specific further technical meetings addressed the issues of methodology and definitions with regard to the assessment of need, site allocations and the magnitude and location of unmet needs. Generally, this indicated where cross boundary issues are likely to occur and a specific case concerns the change of direction of South Bucks DC with regard to the definition of housing market and economic functional economic areas.
- 3.14 Where specific issues have been raised that required further engagement, the Council has engaged with its neighbouring authorities through further discussions and simultaneously has reviewed the allocation of sites so that the objectively assessed need for housing is satisfied in

full for the plan period. This means that no request to accommodate unmet needs will be made of neighbouring authorities at this stage.

- 3.15 In 2016, specific Duty to Co-operate meetings were convened in January, April, June, July, August, September, November and December meetings coinciding with the redrafting of the BLP. Clarification of the processes of assessment and allocation as described in the draft BLP have assisted the process of consultation considerably. It is proposed to codify cross boundary issues and positions in a series of Memoranda of Understanding with several local authorities which are specifically designed to demonstrate that the Duty to Co-operate has been satisfied (see Section 5 below).
- 3.16 The fully revised draft BLP was published for public consultation between Friday 2nd December 2016 and Friday 13th January 2017) and responses from neighbouring authorities have been reviewed and assessed. Appropriate amendments and alterations have been made for the BLP Publication, under Regulation 19, which is scheduled for Spring 2017.
- 3.17 Engagement with infrastructure providers and statutory consultees has also been an ongoing process, in particular as the shifting picture of housing need and supply throughout the period 2014 to 2016 has created the need for review. The outcomes of this co-operation have therefore shaped the BLP and its supporting evidence.
- 3.18 The process and outcomes of the above meetings and consultations will be presented in the succeeding sections of this Statement, and a comprehensive listing of them is collected in Appendix 1. The signed Memoranda of Understanding concluded with neighbouring authorities are described in Section 5.
- 3.19 There are several established cross organisational working groups and partnerships in operation at a number of different levels involved in the Duty to Co-operate process. Whilst these may reach agreement on particular issues, formal Member decision making processes remain vested in each individual authority.

Forms and methods of co-operation

- 3.20 The forms and methods of co-operation undertaken to shape the development of the BLP include:
- Joint evidence base studies
 - DtC meetings with officers from adjoining Local Planning Authorities
 - DtC workshops and project specific workshops
 - Formal consultation on the various stages of the BLP
 - Regular meetings with officers from neighbouring authorities and with stakeholders, for example, infrastructure providers
 - Meetings of the Thames Basin Heaths Special Protection Area Board
 - On-going meetings, email, letters and telephone correspondence with neighbouring authorities and key stakeholders to discuss and progress strategic issues.
- 3.21 The Council has adopted a proactive and structured approach to engagement with neighbouring authorities and other prescribed bodies through a variety of means and an ongoing basis to discuss and address the strategic priorities set out in the NPPF. Although the timetables of neighbouring authorities' own emerging plans have not synchronised well with

the BLP, a series of joint evidence studies and strategies provide an effective framework for the BLP to respond to strategic matters in a co-ordinated manner.

- 3.22 The BLP proposes to meet the objectively assessed needs for development within the Borough during the plan period (2013-33), and the Council's neighbouring authorities have either confirmed their support for this approach, or have not raised significant concerns. Clearly, the Duty to Co-operate is ongoing and such issues as are raised, frequently concerned with the adequacy of the evidence base and related matters, will continue to be addressed.
- 3.23 The substantive issues raised during the period of DtC are presented in the succeeding section and comprise several cross boundary concerns. In many cases, specific institutional arrangements have been set up to address these issues, and they form schedules within the respective Memoranda of Understanding referred to above (para. 3.15 seq).

4. Outcomes of Co-operation on Cross Boundary Strategic Priorities

- 4.1 The outcomes of strategic co-operation are relevant to a wide range of topics relating to the preparation of the Borough Local Plan (BLP). In many cases, the key areas for joint strategic consideration under the Duty to Co-operate have been addressed through a Memorandum of Understanding (MoU) with the local authority concerned and these are described in more detail in Section 5 below.
- 4.2 The key areas where BLP policies are affected by cross-boundary and strategic considerations include:
- Housing need
 - Employment need
 - Unmet need
 - Strategic transport
 - Flooding
 - Green Belt
 - Thames Basin Heaths SPA
 - Heathrow
 - Gypsies and Travellers
- 4.2 Additionally, specific concerns are identified with individual neighbouring authorities where a joint position is mutually beneficial. These may concern specific transport issues or school catchments, for example, and are addressed through communication and consultation where a MoU is not concluded.

Housing needs

- 4.3 The Council recognises that both the scale and distribution of housing development are key strategic issues for the Royal Borough and its neighbouring authorities. It is often important to consider issues of housing need and supply at a wider spatial scale than single authorities, and the National Planning Policy Framework (NPPF) is clear that local authorities should work together at a housing market area (HMA) level, to plan strategically for housing provision.
- 4.4 The former Berkshire County Council area provides a geographical starting point for the strategic context for the assessment of housing market areas and paragraph 5.21 of the Planning Advisory Service Technical Advice Note 13 supports this, concluding that:
- “it is best if HMAs, as defined for the purpose of needs assessments, do not straddle local authority boundaries. For areas smaller than local authorities data availability is poor and analysis becomes impossibly complex.....On this basis we consider that HMAs should be defined based on the ‘best fit’ to local authority boundaries; albeit that SHMAs can (and should) recognise cross-boundary influences and interactions.*
- 4.5 This approach is widely accepted and a practical and pragmatic response to data availability. In practical terms, towards the edges of most housing markets, there are likely to be influences in two directions with some overlap between HMAs.
- 4.6 Prior to 2014, regular meetings took place, primarily with Berkshire local authorities but also with Buckinghamshire and Surrey district and county councils, regarding the methodology for

assessing housing need, including affordable housing, processing of population data and delivery issues. Various options were considered for joint working and the Berkshire Leaders' Group in July and September 2014 considered papers regarding joint initiatives for the assessment of housing need and related topics.

- 4.7 Since 2014, RBWM has worked jointly with the five other Berkshire unitary authorities, together with the Thames Valley Berkshire Local Enterprise Partnership (TVB LEP), in developing an understanding of future housing needs through a Strategic Housing Market Assessment (SHMA). The purpose of the SHMA is to develop a robust understanding of housing market dynamics and to provide an assessment of the future needs for both market and affordable housing, together with the housing needs of different groups within the population.
- 4.8 RBWM has worked with the other authorities within the defined housing market area (HMA) to test what level of development can be accommodated sustainably in the area, with the objective of meeting the objectively assessed need (OAN) for housing as far as is consistent with national policies, as set out in the National Planning Policy Framework (NPPF). In December 2014, the Berkshire Councils and the LEP commissioned consultants GL Hearn to prepare a SHMA for the relevant housing areas which produced figures for the objectively assessed need (OAN) for housing.
- 4.9 A sound figure for the Borough's full OAN is now available which has led to a revised and longer term housing requirement following effective cooperation on the spatial distribution with other local planning authorities across the Housing Market Area and beyond. A series of five meetings took place between the Berkshire Councils and the LEP during 2015 to review and discuss the SHMA as it was being prepared.
- 4.10 These were used as a basis for a series of cross boundary discussions and meetings to try and resolve issues around trying to meet the OAN for each Council. Officer and Member engagement with South Buckinghamshire District Council was considered once it was identified as part of the area covered by the Berkshire SHMA, and South Bucks Council was invited to be part of the commissioning of the second part of the SHMA once the Housing Market Areas had been defined, but ultimately declined.
- 4.11 Since the draft version of the Berkshire SHMA was produced, South Bucks District Council has agreed to produce a joint local plan with Chiltern District Council. Preliminary work on a Buckinghamshire Housing and Economic Development Needs Analysis (HEDNA) concluded that South Bucks would now form part of a "best fit" for a Central Bucks HMA together with Aylesbury Vale and Wycombe Councils. This decision does not change the functional HMAs identified in the Bucks SHMA (i.e. South Bucks falling into a Berkshire-wide HMA) but provides a pragmatic arrangement for South Bucks in establishing the evidence for its own developing policies.
- 4.12 A significant meeting took place on 19th January 2016 when the results of the SHMA study were reported to officers and Members of the Berkshire authorities. Discussion took place on how to deal with cross boundary issues and several issues were raised on housing need. RBWM indicated that it would proceed with preparing policy based on the Eastern SHMA results.
- 4.13 A later meeting was held on 29th June 2016 when RBWM presented a draft Borough Local Plan (BLP) document and sought responses from neighbouring authorities. A meeting was held on 14th July 2016 to discuss in more detail the specific technical issues raised by

neighbouring authorities with regard to the housing and employment allocations identified in the BLP and potential unmet needs. The key outcomes were recorded and these provide a positive way forward for the BLP in the coming months

Outcomes

- 4.14 The result of the cooperation of the Councils noted above in the joint commissioning of the SHMA has resulted in two Housing Market Areas (HMAs) being defined for Berkshire (East and West). RBWM is in an Eastern HMA which includes Slough BC and formerly South Bucks DC and the western area comprises Reading, Bracknell Forest, West Berkshire and Wokingham Council areas.
- 4.15 Working on the SHMA has led to constructive working relationships being developed across the Berkshire area and with the TVB LEP, which has led to discussions and joint working arrangements being put in place to manage the SHMA and its outcomes in terms of housing need and the publication by consultants of a report "Housing Market Areas and Functional Economic Market Areas in Buckinghamshire and the surrounding areas" in March 2015.
- 4.16 RBWM has referred to the results of the report, in terms of the Objectively Assessed Need (OAN) figures for the Eastern HMA, and incorporated these into policy. A specific issue arises with regard to the composition of the East Berkshire HMA which originally comprised Slough BC and South Bucks DC.
- 4.17 In July 2016, as noted above, an update to the study was published which found that the functional relationship between the markets was unchanged, but suggested that the best fit to the plan making geography had altered due to the decision to produce a joint plan by South Bucks and Chiltern District Councils. South Bucks DC indicated that it wished to align market areas with what it regarded as a best fit to its plan making area which, with the Chiltern DC area, favoured the Central Buckinghamshire HMA and FEMAs which now comprises Aylesbury Vale, Wycombe and South Bucks/Chiltern DCs.

Employment needs

- 4.18 The balance between housing growth and the economy is fundamental and, whereas in self-contained city regions it can be relatively straightforward to assess employment need, in areas between major towns and cities, there are overlapping market areas for both housing and employment land needs which require a more pragmatic approach. Joint studies with neighbouring authorities of employment needs have arisen from the work done on housing need which demonstrates the strong linkages between these areas.
- 4.19 Prior to this joint working, an Employment Land Review was commissioned by RBWM from consultants Nathaniel Lichfield and Partners in 2009 which projected employment space requirements for the main economic sectors and provided a basis for proposals in the Maidenhead Area Action Plan. The Action Area Plan was found sound in examination and did not identify a major need for additional employment site allocations.
- 4.20 Following this, joint work in 2012 with Slough Borough Council took place through the East Berkshire Local Economic Assessment which examined key issues for the east Berkshire economy, and key findings were that the local economy is underpinned by a strong and well established business services and financial sector, and tourism is a key sector. The local work force is relatively highly skilled and there are key linkages between Windsor and Maidenhead

and Slough; the former providing Slough with labour, and Slough providing Windsor and Maidenhead with jobs.

- 4.21 A series of meetings were held during the period of this work to review progress and outcomes results. The methodology and definitions of FEMAs were discussed initially in late 2014 with the Berkshire authorities, led by Bracknell Forest, and simultaneously meetings were held with Buckinghamshire, led by Wycombe BC (September 2014), which presaged the reorientation of South Bucks towards Buckinghamshire functional market areas rather than Berkshire.
- 4.22 More recent joint working on the Housing Market Areas has been described above and led to additional work to identify Functional Economic Market Areas (FEMA) being commissioned from Nathaniel Lichfield and Partners in 2015 between the six unitary authorities of RBWM, Bracknell Forest, Reading, Slough, West Berkshire, and Wokingham, and the Thames Valley Berkshire Local Enterprise Partnership (TVBLEP) The study established three Functional Economic Market Areas (FEMAs) that operate across the Berkshire sub-region and the economic development needs that local authorities should be planning for within these FEMAs.
- 4.23 Of the three FEMAs identified (Central, Western and Eastern Berkshire), the Eastern Berkshire FEMA has the greatest degree of relationship and influence with areas beyond Berkshire, with South Bucks consistently standing out as sharing strong economic linkages with eastern parts of Berkshire. The consultant's work developed appropriate methodologies for undertaking the study, and then used these methodologies to identify economic development needs to 2036, reflecting the fact that the geographical extent of local economies does not necessarily adhere to administrative boundaries, as recognised in the Planning Practice Guidance (PPG).
- 4.24 The Eastern Berkshire FEMA comprises the two Berkshire authorities of Slough and Windsor and Maidenhead, alongside South Bucks. This area is consistent with the Slough and Heathrow Travel To Work Area (TTWA) as defined by the Office for National Statistics (ONS) which also comprises a number of other authority areas outside Berkshire. Within this FEMA, economic relationships with adjoining Buckinghamshire and West London are just as strong as they are with the rest of Berkshire and this is reflected in commercial property terms through the identification of a Slough & West London property market area.
- 4.25 RBWM sits across two FEMAs (Central and Eastern Berkshire) due to the varied characteristics and economic role associated with different parts of the Borough. The Borough's position within two FEMAs reflects the equally strong relationships that Windsor and Maidenhead exhibits with both more central parts of Berkshire and areas within South Bucks.
- 4.26 A steering group meeting of the Berkshire authorities took place in October 2015 which reviewed the results of the NLP study, and employment space projections were prepared for each local authority based on scenarios according to past trends of space provision, future labour supply and future labour demand. Concerns were raised, particularly with regard to future light industrial uses and the land use class definitions used, but these have been raised with the consultant by individual authorities.
- 4.27 The second part of the evidence comprises an Economic Development Needs Assessment (EDNA) for each of the FEMAs identified in the first part. It uses the methodology developed as part of this work to identify the future quantity of land or floor space that will be required

for economic development uses over the period to 2036 in each local authority area and in each of the defined FEMA(s). This includes both quantitative and qualitative assessments of the need for new development and the consultants reported in February 2016.

- 4.28 In late 2016, the TBVLEP, which commissioned the work on behalf of the Berkshire authorities, published the FEMA studies as a common basis for the assessment of employment space need throughout the county area. A joint press release was agreed and the Borough has incorporated projections for employment space based on past trends of provision into the draft BLP; other authorities will choose which scenario reflects their own circumstances best.
- 4.29 While South Bucks DC, acting with Chiltern DC as a partner in a joint Local Plan, has made clear that they do not regard the FEMA studies for Berkshire as relevant to their circumstances, discussions between the Borough and South Bucks/Chiltern in December 2016 have clarified this position which will be incorporated in a Memorandum of Understanding between the authorities. The implications of this situation are that the Borough and Slough BC constitute the Eastern Berkshire FEMA and accept the outcomes of the FEMA studies as providing the objectively assessed need for future employment space as required by the NPPF.

Unmet needs

- 4.30 The principal issue facing authorities bound by the Duty to Co-operate (DtC) with regard to both housing and employment needs assessment is that of meeting any unmet needs following the allocations of sites for various land uses within their respective Local Plans. Berkshire wide SHMA and FEMA studies have provided the context for Duty to Co-operate meetings to continue and develop as described above.
- 4.31 Throughout 2014 and 2015 it was not possible to quantify unmet needs as joint studies were assessing overall requirements. Also, whereas in strategic terms the Borough Local Plan Preferred Options in summer 2014 indicated potential locations for future development which were consulted on widely with neighbouring authorities as well as the public, specific site allocations were limited and seen as unlikely to be adequate to meet requirements.
- 4.32 A Consultation Statement was prepared on the 2014 Preferred Options and as a result of the representations received, work began on a Second Preferred Options document. Initial work was undertaken on site allocations, including the proposed release of Green Belt land, and co-operation with neighbouring authorities was limited at this stage due to the lack of specific results.
- 4.33 A major circulation regarding Duty to Cooperate was initiated by the Borough between April and May 2015 through a DtC Scoping of Issues and Bodies document which clearly included how to deal with housing and employment needs as well as many other topics. Written responses were requested to indicate the scope of topics which should constitute future co-operation.
- 4.34 There was a positive and comprehensive reaction to this consultation, and no major objections were raised to the topics identified in correspondence received in April and May. More detailed work on site selection took place later in the year with the intention of relating emerging housing and employment requirements to potential sites so that any unmet need could be identified for further discussion.
- 4.35 In the event, the Second Preferred Options document was not proceeded with, and detailed allocations for the BLP were deferred. Neighbouring authorities expressed their concerns with regard to the methodology being used to the Borough but an important meeting took place in

January 2016 between the Berkshire authorities, the Local Economic Partnership and South Bucks/Chiltern.

- 4.36 The major business of this meeting, when Members were present, was to report the results of the Berkshire SHMA and the implications of cross boundary issues for the authorities represented. This was followed by a more technical meeting in April 2016 which included Berkshire, Buckinghamshire and Surrey authorities and a number of prescribed bodies.
- 4.37 In responding to concerns raised by neighbouring authorities, the Borough convened a meeting on 29th June 2016 at the Windsor Guildhall to present a further draft of the Borough Local Plan to neighbouring authorities in the County area and this comprised Reading BC, Wokingham BC, Bracknell Forest BC, Slough BC, West Berkshire Council, and South Bucks/Chiltern. At this stage, the draft BLP was indicating that site allocations could satisfy approximately 80% of the objectively assessed need for housing and employment space within the plan period
- 4.38 The meeting was to seek responses and explore methodological and other technical inconsistencies which gave rise to the neighbouring authorities' concerns. These were articulated clearly and subsequent correspondence from Bracknell Forest, Slough and West Berkshire Councils provided further elaboration on issues which were widely shared, and linked to perceived gaps in the evidence base with regard to how site allocation decisions had been made.
- 4.39 A further meeting on 4th July 2016 covered similar ground with prescribed bodies; the Environment Agency, Crossrail, Thames Water and the TVB LEP. A follow up session with officers from the Berkshire authorities on 14th July completed this review of the draft BLP which it was anticipated would comprise the submission draft (under Regulation 19 of the Local Planning Regulations).
- 4.40 Mainly due to concerns regarding the possibility of unmet need being identified, legal and further technical advice from the Planning Inspectorate was sought and Borough Members then decided to revert to a further public consultation on a full draft of the BLP (Regulation 18). This permitted a comprehensive review of the Borough's position and for further work to be completed on the evidence base relating to site allocations.
- 4.41 At a further meeting on 8th August 2016 with Berkshire authorities, the Borough was able to indicate that the draft BLP would seek to satisfy 100% of its objectively assessed housing needs, and would thus not be identifying any unmet housing needs. The methodological basis for this position is based on the results of the Borough's Housing and Economic Land Availability Assessment and Edge of Settlement Study which provide a rigorous base for site allocations.
- 4.42 During the process of the elaboration of the Borough's position, adjoining authorities have indicated their own situations with regard to unmet need, at the meetings noted above and in bilateral correspondence.
- 4.43 The greatest unmet need is apparent in Slough and other authorities are in a similar position or have not yet got to a stage where they can quantify the projected provision due to the stage of their Local Plan preparation.
- 4.44 It is apparent that the previous concerns regarding the Borough's position on unmet need have largely dissipated, and it is not anticipated that there will be an objection by a

neighbouring authority to the Borough's policy proposals. Strategic issues in this continue to be discussed at the county-wide Development Planning Group and with the TVB LEP.

- 4.45 There will be further engagement by Berkshire Heads of Planning if there is an issue that requires their input and unresolved issues can then be reported to meetings of the Berkshire Chief Executives and the Berkshire Leaders as necessary. Ongoing work on capacity and distribution is managed by a Member Reference Group consisting of a Member from each of the six Berkshire authorities.

Strategic transport

- 4.46 The Council has worked constructively with key transport infrastructure providers throughout the development of the BLP to assess the implications of planned growth on the delivery of their services, and to identify effective solutions to transport issues. Where the identified need for infrastructure raises cross-boundary concerns, the Council has worked with neighbouring authorities to address these.
- 4.47 The primary means by which collaboration with infrastructure providers has been undertaken is through joint working on the Infrastructure Delivery Plan (IDP) which accompanies the BLP and sets out the infrastructure schemes required to support planned growth. The content of the IDP has been shaped by the outcomes of this process and taken account of infrastructure providers' own plans and strategies for the delivery of infrastructure.
- 4.48 Consultants AECOM (then URS) prepared a draft Infrastructure Delivery Plan for the Council's CIL Schedule in 2015 which identified aggregated funding gaps for specific projects including strategic transport provision. This was not a comprehensive exercise but it provided the evidence for the successful CIL Schedule Examination in March 2016 and enabled the Council to initiate CIL collections from September 2016.
- 4.49 With regard to strategic transport provision, RBWM is the highways authority and other transport stakeholders are Highways England, Network Rail, Great Western Railway, local bus operating companies and neighbouring planning authorities. There are two major forums which meet regularly for the consideration of major transport issues in Berkshire.
- 4.50 The Berkshire Strategic Transport Officers Forum (BSTOF) comprises senior officers from the councils which meets at six weekly intervals to identify significant issues relating to strategic highways, public transport, cycling and walking. The Berkshire Local Transport Body meets quarterly and comprises both Members and officers, and is administered by the Thames Valley Berkshire Local Economic Partnership and considers issues such as the Growth Deal Capital Programme. RBWM participates in both these forums and cross boundary issues are identified for joint action where appropriate.

Highways

- 4.51 Transport modelling undertaken on behalf of the Borough by WSP has concentrated on identifying specific junctions on the road network which are under pressure and in certain cases there are implications for neighbouring authorities with regard to congestion and poor traffic conditions. Cross border issues which relate to strategic roads linking the Borough with Wycombe, Bracknell Forest and Surrey Heath have been discussed and reviewed at a series of bilateral DtC meetings since 2012
- 4.52 Highways pressure may be exacerbated by proposed developments both in the Borough and in neighbouring areas and existing transport modelling incorporates the impact of

approximately 600 units in Bracknell Forest. Pressure points affecting neighbouring authorities include the A404 Bisham roundabout and through road routes.

- 4.53 A new model is being developed to reflect present conditions and the results are anticipated in the near future. The results of these latest studies will be shared with neighbouring authorities and will include similar assumptions regarding future development in Bracknell Forest and Wokingham.
- 4.54 The Berkshire Local Transport Body, serviced by the TVB LEP, identifies and monitors the Growth Deal Capital Programme for strategic transport investment. The only project in the Local Growth Deal affecting the Borough in the present programme is improvements to the Maidenhead station approach, in preparation for the introduction of Crossrail (The Elizabeth Line).
- 4.55 Highways England is the national body with responsibility for the M4 which runs through the Borough. Junction 8/9 lies in the Borough and is subject to significant congestion at peak hours. Discussions with Highways England are continuing with regard to the draft BLP and inputs into the existing and new transport models and the impact of planned development on the strategic highway network, including the M4.

Rail

- 4.56 Discussions with Network Rail and Great Western Railway have previously taken place under the auspices of the Thames Valley Regional Working group and responses to the Wessex Route Study which has limited impacts for Maidenhead as a main line rail station. Limited improvements have been made to Maidenhead station recently,
- 4.57 The introduction of the Elizabeth Line (Crossrail) with a key station at Maidenhead will have some impact on the town centre and surrounding areas. A meeting in June 2016 with Crossrail indicated that they did not anticipate a major increase in rail usage in Maidenhead as a result of the introduction of The Elizabeth Line, which will increase capacity and convenience but is not expected to impact significantly on commuter travel times.
- 4.58 A specific area of co-operation in the future may be the joint promotion of improvements to the Maidenhead to Marlow (via Bourne End) railway line with Wycombe District Council. The Memorandum of Understanding with Wycombe DC mentions specifically the aspiration to improve this service which may help to reduce congestion on main road routes in both authorities' areas.

Other transport issues

- 4.59 Limited progress has been made on the promotion of sustainable transport policies in the BLP and there is a need for an Integrated Transport Strategy which takes account of national government objectives to reduce the use of private vehicles.

Flooding

- 4.60 Flooding is a particular issue in parts of the Borough relating to the Thames flood plain and affects several neighbouring authorities in terms of providing constraints to future development. The main tool to assess the potential risk from flooding is the Strategic Flood Risk Assessment (SFRA) which categorises land in terms of flood risk and constraints to development.

- 4.61 Previous work was undertaken by consultants WSP in summer 2014 prior to consultation on the First Preferred Options document. More recent work has been completed in summer 2016 but has not yet been published, with regard to sites identified for potential development during the plan period.
- 4.62 The Environment Agency responded initially in July 2016 to an informal draft of the BLP and latterly to the Regulation 18 draft BLP, seeking evidence of the SFRA and Sequential Testing of Sites to steer development to areas at lowest risk of flooding. The BLP takes account of strategic flood risk as part of the Housing and Employment Land Availability Assessment (HELAA).
- 4.63 The Borough has been represented at Member level in the Thames Regional Flood and Coastal Committee (TRFCC) which reviews cross boundary issues throughout the Thames Basin. The Borough is also a partner in the Lower River Thames Scheme.

Green Belt

- 4.64 Over 80% of the Borough is designated Metropolitan Green Belt which provides a major constraint to potential development and is passionately defended. Both RBWM and most neighbouring authorities have been concerned with identifying the possible release of Green Belt, notwithstanding the Government's intention to strengthen its protection.
- 4.65 The Green Belt has been a regular item for discussion at DtC meetings between neighbouring authorities since 2012. Various methodologies are used by neighbouring authorities seeking to categorise Green Belt in terms of several criteria, often including landscape character and quality, and their contribution to the objectives of the Green Belt.
- 4.66 More recently, the most significant discussion of Green Belt release methodology took place with Slough BC in early 2014 when it became apparent that there would need to be de-designation of most of its Green Belt in the light of the objectively assessed need for housing land. This was reflected in discussions with neighbouring authorities, specifically West Berkshire and Bracknell Forest Councils.
- 4.67 The Council proceeded with an Edge of Settlement Study, in two parts, during 2015 and 2016, following the decision to concentrate future development in Maidenhead and the existing larger settlements. Previously, neighbouring authorities had expressed concern about the lack of transparency with regard to the methodology and results of the study, and these were promoted at the Duty to Co-operate meetings for the Berkshire authorities and Chiltern/South Bucks DCs organised by the Borough in June and July 2016.
- 4.68 Discussions are continuing with DtC authorities, accepting the variations in methodology employed and the results achieved for each authority. In most cases, a schedule in the specific memorandum of understanding addresses this issue with the intention of accepting these variations in approach.

Thames Basin Heaths Special Protection Area

- 4.69 The Thames Basin Heaths Special Protection Area (SPA) extends across eleven local authority areas in southern England and comprises largely heathland that supports three species of protected bird; the Dartford warbler, nightjar and woodlark, which are vulnerable to disturbance from human activity. No net increase in the number of dwellings is legally possible

within five kilometre of the SPA unless there is evidence that the development would not cause harm to the SPA.

- 4.70 The SPA comes from the Saved Policy from the South East Plan: Policy NRM6: Thames Basin Heaths Special Protection Area which states:

'New residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures must be agreed with Natural England'....

- 4.71 The eleven Special Protection Area local authorities, plus the relevant county councils, Natural England and nature conservation bodies, work together to implement an avoidance and mitigation package that will ensure there are no adverse effects on the SPA arising from development. A Joint Special Planning Board and officer group enables a joint policy approach to be developed and the approach involves providing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation. A formal legal agreement between all local authorities codifying the SAMM approach was agreed in 2011.
- 4.72 The Joint Strategic Partnership Board (JSPB) also undertakes research into the effectiveness of SANGs. Local authorities implement agreed SANG policy and are formalising the policy at a local level as their Local Plans are reviewed. When all authorities have adopted such a policy, the 'saved policy' of the South East Plan (Policy NRM6) can be rescinded.
- 4.73 The JSPB and officer group both meet approximately twice a year with e-mail correspondence as required. Progress will be monitored through the following:
- in policy terms, BLP monitoring e.g. number of housing completions within five kilometres of the SPA
 - in environmental terms Natural England implements the SAMM approach under instruction from the Joint, regular surveys of the numbers of breeding pairs of birds within the SPA and surveys of visitor behaviour on the SPA and on SANGs.
- 4.74 There is continuing concern that the pressure for development increases the need for SANG and there is insufficient appropriate land available within the SPA authorities. Accordingly, in terms of DtC, there is the need for neighbouring authorities to request provision in order for planning permissions to be compliant.

Other issues

- 4.75 Concerns relating to the provision of accommodation and sites for Gypsies and Travellers have been raised at DtC meetings since 2012 and are identified in Appendix 1. The Borough has indicated that it will prepare a specific Gypsies and Travellers Local Plan following adoption of the BLP and this has been transmitted to neighbouring authorities. A Gypsies and Travellers Accommodation Assessment (GTAA) has been commissioned from Arc4 who have also undertaken similar work for two adjoining authorities.
- 4.76 The specific positions adopted by neighbouring authorities are addressed within the Memorandum of Understanding with that authority, where appropriate. Generally, local authorities are making or intending to make provision for their own assessed need for sites.

- 4.77 Increasingly important in the future will be the impact of Heathrow airport and its planned expansion. The Borough attends the Heathrow Strategic Planning Board as a local authority directly affected, together with neighbouring authorities and major transport, business and resident stakeholders.
- 4.78 Impacts are likely to include infrastructure and housing effects and at present these are subject to further analysis. Responses by neighbouring authorities relate to their respective positions regarding the construction of the third runway; whereas Slough is supportive, the majority of neighbouring local authorities are opposed.

5. Memoranda of Understanding

- 5.1 To reflect the complex and varied nature of the status and issues to be reflected in the Duty to Co-operate, especially where local authorities necessarily take differing positions but are willing to co-operate in finding the most appropriate position for mutual benefit, or at least the reduction in detrimental effects, Memoranda of Understanding (MoU) are a useful way of identifying common concerns and outlining potential solutions or areas where further work may be needed to reach an appropriate solution.
- 5.2 The publication of draft MoU between the Borough and neighbouring authorities was discussed initially at the DtC meetings convened by the Borough in June and July 2016, and it was generally agreed that this was a useful mechanism to identify outstanding issues and areas of agreement where possible. This is also a useful mechanism where there have been historical issues between local authorities, enabling a review to take place and positions to be articulated which reflect the current situation, and demonstrate that an appropriate level of co-operation has occurred as required by legislation.
- 5.3 Schedules within the Memorandum reflect the major issues which have been the subject of this Statement as described above. Areas of agreement, or divergence, are then described and any further concerns noted for subsequent attention.
- 5.4 A key element of MoU is the involvement of elected Members to ensure the appropriate level of commitment at political as well as technical levels. For the Borough, Lead Member for Planning, Councillor Derek Wilson has signed the memoranda.
- 5.5 The Borough has concluded a MoU with Wycombe DC and is progressing discussions with the following local planning authorities:
- Bracknell Forest
 - Chiltern/South Bucks
 - Reading
 - Runnymede
 - Slough
 - Spelthorne
 - West Berkshire
 - Wokingham
- 5.6 Correspondence has taken place with Surrey Heath Borough Council which is equivalent to a MoU and demonstrates the level of agreement on the various issues covered with other neighbouring authorities. The Council has recently responded to a letter from Surrey Heath BC in relation to its unmet housing need.

Table 1: Summary of Duty to Cooperate outcomes on strategic issues discussed with neighbouring authorities

Strategic issue	Partners, arrangements	Format/evidence	Outcomes/subject matter	Ongoing
Sub regional development strategy	LEP, neighbouring authorities		LEP and lead members joint working group established Jan 2014 LEP published strategy in March 2014	
Housing				
Housing need and demographics: SHMA Housing and development distribution	Bracknell Forest BC Reading BC Slough BC South Bucks DC West Berks CI Wokingham BC Thames Valley Berkshire Local Economic Partnership (TVB LEP) Homes and Communities Agency (HCA) Bucks CC Oxford CC Runnymede BC Spelthorne B C Surrey CC Surrey Heath BC Wycombe D C	Formal meetings Head of Planning meetings Reporting to elected Members Evidence: Joint Berks and S Bucks SHMA. RBWM Edge of Settlement Study. (Maidenhead) Town Centre Capacity Study. National Planning Policy Framework (NPPF). National Planning Practice Guidance	Joint SHMA commissioned in 2014 and finished 2016 Meetings on 18th and 22nd Dec Inc S Bucks. <i>Outcome: Draft findings regarding the geography of housing markets were tested through a Stakeholder Event held on 19th May 2015. The event included a presentation of emerging findings by GL Hearn, followed by a Question and Answer Session. Two sessions were held – one with Duty to Cooperate Partners; and a second including wider stakeholders.</i> Summit between, RBWM, S Bucks and Slough inc politicians 19th Jan 2016 Eastern Housing Market Area Duty to Cooperate Meeting 21 September 2016 at Legoland Windsor	
Gypsies and Travellers	Berkshire Councils HCA	Meeting with HCA, Berks Councils	Need for cross boundary working. Further meetings to take place	
Employment and Economic				

Job and floorspace requirements	Bracknell Forest BC Reading BC Slough BC South Bucks DC TVB LEP West Berks C Windsor 2030 Business Forum Wokingham BC	Joint FEMA commissioned by LEP & Berks las N Lichfield Feb 2016	Joint Berks FEMA commissioned by the Berks authorities and LEP 2015	
FEMA & resultant employment land requirement, allocations and policies			FEMA study helps identify where partners are needed for more detailed study. Provides evidence for policy development, and areas of possible contention	
Retail	Bracknell Forest BC Reading BC I Slough BC South Bucks DC West Berks C Wokingham BCI Chiltern DC		Formal Duty to Co-operate letter agreeing there are no cross border strategic issues for retail.	
Infrastructure				
Transport	Bracknell Forest BC Bucks CC Civil Aviation Authority Crossrail DB Schenker First Great Western Freightliner Highways England LB of Hillingdon Network Rail Office of Rail Regulation Oxford CC Reading BC Runnymede BC Slough BC South Bucks DC South West Trains Spelthorne B C Surrey C C Surrey Heath B C TVB LEP West Berks CI Wokingham BC Wycombe DC	The transport model needs updating and this needs to be done before useful co-operation can take place, A range of issues need to be resolved on a bi-party basis as well as across all these authorities. Initially this may be by formal correspondence, but formal meetings will also be needed.	The Berkshire Strategic Transport (Officer) Forum (BST(O)F) meets every 6 weeks. This discusses: funding bids for major transport schemes; progress on funded schemes; relevant projects and policies affecting strategic transport, and consultations on policies and proposals that affect the strategic network or which have a cross-boundary impact.	
Rail proposals and policy	Network Rail Crossrail	Discussions are on-going in	Development of an agreed scheme to form the basis	

	Great Western Railway	relation to the development of proposals for a multi-modal transport interchange at Maidenhead Station, which affect the Maidenhead Station Opportunity Area identified in the Maidenhead Town Centre Area Action Plan	of a Local Growth Deal Funding bid to the Thames Valley Berkshire Local Enterprise Partnership	
Strategic Transport Schemes and Policies / Major transport scheme funding	Highways England, Network Rail Bucks C C Civil Aviation Authority Crossrail DB Schenker First Great Western Freightliner Highways England London Borough of Hillingdon Network Rail Office of Rail Regulation Oxfordshire C C Reading B C Runnymede BC Slough B C South Bucks DC South West Trains Spelthorne BC Surrey C C Surrey Heath BC TVB LEP West Berkshire Wokingham BC Wycombe DC	The Berkshire Strategic Transport (Officer) Forum meets every 6 weeks. This discusses: funding bids for major transport schemes; progress on funded schemes; relevant projects and policies affecting strategic transport, and consultations on policies and proposals that affect the strategic network or which have a cross-boundary impact.	Securing funding for local major transport schemes	
Flooding Flood relief infrastructure	Environment Agency (EA) Natural England Runnymede BC	Initially formal letter correspondence asking for any	Correspondence with parties to agree how we will deal with the issue in the Local Plan. Initially by	

	Spelthorne BC	issues that need considering.	letter/email, a formal meeting may be necessary.	
Water supply	Thames Water EA	A meeting has already taken place. Further meetings are planned when we know more of the detail of the scale of development. Initially formal letter correspondence asking for any issues that need considering.	An agreed way forward which may include information in the supporting text to the policies, some wording in policies or in an SPD.	
Environmental				
Green Belt	Bracknell Forest C Reading BC Slough BCI South Bucks DC West Berks CI Wokingham BC Chiltern DC	Notes of meetings	Part one and Edge of Settlement methodology consulted on and discussed with other councils 2014 to 2016	
Thames Basin Heaths SPA	Joint Strategic Partnership Board (JSPB): Bracknell Forest BCI Elmbridge BC Guildford BC Hart DC RBWM Runnymede BC Rushmoor BC Surrey Heath BC Waverley BC Woking BC Wokingham BC Hampshire CC Surrey CC	In addition an officer group exists to discuss and implement SPA policy. Membership consists of officers from the authorities above, plus Natural England, the RSPB and various other conservation bodies Evidence: Saved Policy NRM6 of the South East Plan Thames Basin Heaths Special Protection Area Delivery Framework	Agreed approach to avoidance and mitigation has enabled housing development to proceed in the SPA authorities, where before there was a moratorium on development. In RBWM this has been achieved by leasing land to form a SANG, which was formally designated in 2012. A policy has been drafted that will incorporate the SPA approach into the Borough Local Plan. This has been based on NRM6 and similar policies from other authorities.	

		(February 2009) The Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations)		
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Appendix 1: Chronology of DTC meetings and consultation responses

Organisation	Date	Type of engagement	Purpose/topic/outcome of engagement
Surrey Heath BC	23/9/10	Consult resp by RBWM	Re SH CS. No objection to Core Strategy. Need more detail on Longcross DERA site
Wycombe DC	20/8/12	Meeting	Agreed DtC topics (initial proforma): -Bisham roundabout
Runnymede BC	20/8/12	Meeting	Agreed DtC topics (initial proforma): -SHMA; RBWM methodology agreed, no appetite by R'mede for shared SHMA. Both constrained auths. -pop'n data: R'mede using SEPlan figs, ok with RBWM using POPCORN -afford hg; studies to be updated -employ and retail; no concerns -RBWM no opinion on DERA site
Spelthorne BC	21/8/12	Meeting	Agreed DtC topics (initial proforma): SHMA, housing need, popn data, affordable housing, ELR, SHLAA. No major issues of concern.
South Bucks DC	22/8/12	Meeting	Agreed DtC topics (initial proforma): -SHMA; no real appetite for joint SHMA, Bucks auths at different stages of LP prep. -afford hg; similar trends for both auths. -housing need; both auths. constrained -scenarios; S Bucks believe scenarios too narrow -infra; concerns over A4 Slough to Maidenhead capacity, traffic modelling needed -Gs and Ts; auths to liaise
Wokingham BC	6/9/12	Meeting	Agreed DtC topics (initial proforma): -SHMA, housing need, pop'n data, affordable housing, ELR, SHLAA. No major issues of concern.
Reading BC	11/9/12	Meeting	Agreed DtC topics (initial proforma): -SHMA; update of Berks SHMA required, RBWM will need to look at GB -afford housing; will continue to be an issue -employ and retail; existing ELR likely to be robust. Reading's Sites & Detailed Pols DPD found sound.
Surrey Heath BC	13/9/12	Meeting	Agreed DtC topics: -housing shortfall; RBWM considering target below need. SHBC target in Core Strat; meeting need -Traveller provision; Atkins study for RBWM and Berks auths; minor provision by RBWM. SHBC undertook own GTAA – 19 pitches required -SANGs; Allen's Field capac 400 units. Need more in Sunningdale area, potential SANG in SHBC for RBWM -education; RBWM Charters school popular and full, potential use by SHBC children -Sunningdale station; affected by neighbourhood plan. SHBC wish to be consulted.

Organisation	Date	Type of engagement	Purpose/topic/outcome of engagement
Wycombe DC	27/9/12	Corres to RBWM	Request for more info on various technical aspects of the BLP prior to Cab report.
W Berks C	3/10/12	Meeting	Agreed DtC topics (proforma): -SHMA and need; concern about discrepancy with Census -employ/ELR; growth rates unrealistic -Green Belt; need for review
Slough BC	15/10/12	Meeting	Agreed DtC topics (proforma): -SHMA; assessment should be beyond the two borough boundaries -ELR; SBC office market is struggling, past projections too high
Thames Regional Flood and Coastal Committee (TRFCC) (Cllr Grey)?	14/1/13	Meeting	Agreed to support an increase in the Thames Levy by 5% for 2013/14 to £10.5 million. Agreed to support an above inflation increase each year for the next five years.
Berks/Bucks/Oxon authorities and prescribed bodies	30/4/13	Meeting	PAS workshop on DtC
TRFCC (Cllr Grey)	26/6/13	Meeting	EA and LLFA teams working closely together to draw up the Thames Programme bid for projects proposed by risk management partners throughout the Thames area. Questioned need to strengthen links with LEPS.
Runnymede BC	3/10/13	Consult resp by RBWM	Objected to Longcross policy
Runnymede BC	7/10/13	Consult resp by RBWM	RBWM noted unable to accept housing needs from other auths. and will aim to satisfy OAN. No issues relating to G and Ts and infrastructure.
TRFCC (Cllr Grey)	16/10/13	Meeting	Berkshire and North Hants to continue to work together on strategic elements of local flood risk.
Wycombe DC	22/10/13	Meeting	Discussion of the extent of HMA. Ability to meet housing need. Scale of need much higher than identified capacity. Note (21.10.13)
South Bucks DC	13/11/13	Meeting	DtC topics agreed: -housing need; methodology for SHMA, S Bucks in HMA but not all districts equally relevant -housing delivery; h'hold increase in SHMA exceeds delivery, will need GB release, S Bucks can take no excess from RBWM, looking to others for housing. -infra; traffic issues relating to A4 -education; overflow from Slough for both auths.
South Bucks DC	1/1/14	Consult resp by RBWM	Wilton Park SPD. Brief for site near Beaconsfield
TRFCC (Cllr Grey)	13/1/14	Meeting	Discussion with Thames Water regarding 6 year investment programme. Focus on surface water flooding alleviation via sewer upgrade.
Spelthorne BC	14/1/14	Meeting	DtC topics agreed:

Organisation	Date	Type of engagement	Purpose/topic/outcome of engagement
			-lack of strategic framework for cooperation. -HMA and impact of Aylesbury Vale decision letter. -signif. of housing overspill from London. -Spelthorne cannot take RBWM housing need. -release of GB will be needed in RBWM
Surrey Heath BC	20/1/14	Meeting	Proforma mins. Re housing numbers, SH BC cannot take any excess housing from RBWM. Traffic on A30 – cumulative effects. Both councils object to DERA proposal at Longcross. SPA and efficiency of SANG. Effect of developing strategic sites eg Ascot High St, Sunningdale station.
Historic England	23/1/14	Contact	RBWM offered meeting re flooding policy
Runnymede BC	30/1/14	Meeting	Discussion of common topics wrt RBWM Preferred Options and Runnymede Core Strategy. Topics: Housing: Joint Berks SHMA being considered. RBWM objected to Runnymede Core Strategy on basis of constraints. R'mede understood the approach taken re HMA but would expect more refined approach after Census data is available. R'mede cooperating with 2 other Surrey authorities to prepare SHMA but no offers.
Highways England	3/2/14	Contact by RBWM	Concerns relating to Triangle site. Re evidence base
Elmbridge BC	7/2/14	Consult resp to RBWM	Response noted TBHSPA and Lower Thames Scheme as common interests. Mechanisms already in place to review.
Reading BC	17/2/14	Consult resp to RBWM	Agreed DtC topics (proforma): -housing need; Berks SHMA in operation -housing delivery: GB bound to be needed in RBWM, need will exceed present Reading unlikely to make up RBWM shortfall -afford housing; Reading concerned about RBWM pos'n -employ and retail; more AAP proposed.
Slough BC	26/2/14	Meeting	Topics covered: -housing need; in 2012 no neighbouring boros willing to work with RBWM; SHMA changed that -affordable housing; SBC major concern re RBWM manifesto commitment on equity stake only housing delivery; will need edge GB release in RBWM, SBC will be asking neighbours to help transport; SBC needs RBWM support for western rail access to Heathrow, and Slough-Windsor rly M and W; RBWM/SBC taking similar approach infra; no fundamental constraints, trans modelling required for RBWM
Bracknell For C	10/3/14	Consult resp to RBWM	DtC strategic issues: -fulfillment of DtC; lack of approach on trans, infra,

Organisation	Date	Type of engagement	Purpose/topic/outcome of engagement
		Pref Options	housing and duty not fulfilled -housing need; significant concerns on unmet needs and shortfall; GB partial methodology -Gs and Ts; unclear methodology and results highway network impact; significant questions on model devel'd in 2009 at height of recession TBH SPA; SANGs need to be agreed -IDP; needed before comment can be made on infra. Mins and waste; needs comprehensive treatment thro Berks.
Thames Valley Berks Local Econ P'ship (TVBLEP)	11/3/14	Meeting	Discussion on items of common interest. LEP supports M'head regen, higher densities for development. Strategic Econ Plan being prepared. Crossrail and Heathrow seen by LEP as positive.
W Berks C	12/3/14	Meeting	Agreed DtC topics (proforma): -SHMA and need; commitment to joint approach - housing deliv; GB and PDL land key to supply -no other major strategic issues.
Wokingham BC	14/3/14	Consult resp by RBWM	Re WBC SCI. Support and willingness to work together.
W Berks C, Reading BC, S Oxon DC, Vale of White Horse DC	18/3/14	Meeting	Oxon SHMA consultation at W Berks; relationship with surrounding SHMAs
Berkshire auths, TVBLEP, South Bucks DC	20/3/14	Meeting	Discussion of SHMA brief
Windsor, Ascot and M'head CCG	14/4/14	Meeting	Part of Local Plan preparation process. Re key issues from BLP. Implications of new households. No proposals for super hospital or tertiary facility. More planning for healthy comm.
TTRFCC (Cllr Grey)	25/4/14	Meeting	Discussion of progress with schemes, forward planning of investment in flood defences and schemes and sharing best practice.
Spelthorne BC	1/5/14	Consult resp by RBWM	CIL
W Berks C	1/5/14	Consult resp by RBWM	Site allocations DPD, SCI and strategic issues
Wokingham BC	2/5/14	Meeting (Mems) (re-arr from 17/3/14)	DtC meeting. No minutes.
Hart, Rushmoor Surrey Heath BCs	18/5/14	Consult resp from RBWM	Regarding joint ELR methodology. No objection and wish to continue dialogue.
Natural England	19/5/14	Meeting	Cooperation regarding SPA and SANG issues. Input from NE on HRA screening
TFRCC (Cllr Grey)	4/6/14	Meeting	Establishment of common approach to

Organisation	Date	Type of engagement	Purpose/topic/outcome of engagement
			environmental enhancement in TFRCC projects Biodiversity elements included could be supported by appropriate LEP.
S Oxon DC	16/6/14	Consult resp by RBWM	Response to LP Issues and Scope
Bracknell For C	1/7/14	Meeting	CIL and Planning Obligations SPD – comments submitted
Woking BC	1/7/14	Consult resp by RBWM	SCI and Design SPD – comments submitted
Hart DC	4/7/14	Consult resp by RBWM	FEA – comments submitted
West Berks DC	4/7/14	Consult resp by RBWM	Re: WBC SCI. No comments but seeking cooperation on joint issues
S Oxon DC	14/7/14	Consult resp by RBWM	S Oxon LP Issues and Scope. Mainly re housing issues and acceptance of Oxon HMA
Berkshire Leaders Group (W Berks, Bracknell For, Wokingham, Slough)	23/7/14	Meeting (Mems)	Discussion on Berks-wide strategic planning. RBWM seen as in a unique position, but work done seen as flawed due to lack of consultation. Joint SHMA discussed and supported by most auths. in principle.
Berkshire and North Hampshire Strategic Flood Partnership (BNHSFP)	29/7/14	Meeting	Sharing of progress with schemes and best practice in the role of Lead Local Flood Authorities (LLFA) particularly as regards to acting as SAB (SUDs approval body) Possibility of co-ordinated bylaws for riparian management.
Wokingham BC	1/8/14	Consult resp by RBWM	G and T issues
Hart DC	1/8/14	Consult resp by RBWM	Housing development and SA
Berkshire Heads of Planning/ Development Plans Group	14/8/14	Meeting	Discussion re joint SHMA, following decisions of Berkshire Leaders.
Bracknell For C	18/8/14	Consult resp by RBWM	Re: draft CIL schedule and obligations. No comment
Spelthorne BC, Runnymede BC	20/8/14	Meeting	Discussion of draft findings of Stage 1 SHMA and G and T issues. No substantive issues raised.
Bucks CC	1/9/14	Consult resp by RBWM	Parking guidance
S Oxon DC, Berks auths. (exc Slough BC)	2/9/14	Meeting	Update on status of all Berks plans. Discussion of Oxon SHMAs, infrastructure issues (full minute produced)
Berkshire Leaders Group (W Berks, Reading, Wokingham, Slough, Bracknell For)	22/9/14	Meeting (Mems)	General agreement to proceed with a joint SHMA. RBWM reluctant initially, but would await Wokingham decision.

Organisation	Date	Type of engagement	Purpose/topic/outcome of engagement
Environment Agency	26/9/14	Corres.	Letter regarding RBWM Level 2 SFRA and sequential testing of sites. Concerns raised by EA regarding a number of site allocations, and clarifications and further descriptions requested. Deliverability is challenged with regard to safe egress for certain sites.
Bucks auths. (led by Wycombe BC)	29/9/14	Meeting	Methodology for HMA and FEMA study workshop
Hart DC Rushmoor DC Surrey Heath BC	1/10/14	Consult resp by RBWM	Joint ELR methodology – no objection
Runnymede BC, Spelthorne BC	15/10/14	Consult resp by RBWM	To joint Draft SHLAA methodology. General agreement with approach and results.
BNHSFP	24/10/14	Meeting	Sharing of progress and best practice in joint working to provide coordinated provision to manage flooding. Possibility of co-ordinated bylaws for riparian management.
Bracknell For BC	1/11/14	Consultation	FEMA definitions: methodology – comments submitted
Berks Leaders	17/11/14		
Berkshire auths. TVBLEP South Bucks DC	18/12/14	Meeting	Formal evaluation of SHMA tenders. Commissioning of consultants, identification of issues and policies
Spelthorne BC	1/1/15	Consult resp by RBWM	Regarding draft retail study
Surrey Heath BC	1/1/15	Consult resp by RBWM	Camberley SPD and Bagshot CA appraisal
Wycombe DC	1/1/15	Consult resp by RBWM	High Wycombe and reserve sites
NE, Bracknell For C	26/1/15	Meeting	Re SANG. Implications for planning permissions.
BNHSFP	29/1/15	Meeting	Sharing of progress with schemes and best practice in the role of LLFA, preparation of LFRMS on a district and catchment area basis.
Slough BC	1/2/15	Consult resp by RBWM	Local Plan (Reg 18) and Call for Sites
Berkshire Local Nature P'ship Berks, Bucks and Oxon Wildlife Trust Natural England	1/2/15	Meeting	Discussed approach to development near the SPA
Berkshire auths. TVBLEP	17/3/15	Meeting	Discussion of SHMA chapters
Bracknell For C	1/3/15	Consult resp by RBWM	FEMA definition draft report – comments submitted
Surrey Heath BC Rushmoor DC Hart DC	1/3/15	Consult resp by RBWM	Draft ELR – comments submitted

Organisation	Date	Type of engagement	Purpose/topic/outcome of engagement
Slough BC	1/3/15	Consult resp by RBWM	Interim conclusions of retail study
Wycombe BC	30/3/15	Consult resp by RBWM	Re Central Bucks HELAA methodology. Several questions
Runnymede BC	2/4/15	Consult resp by RBWM	Re FEAA report. Methodology appears to follow national guidance
Bracknell For C	2/4/15	Consult resp by RBWM	Re FEA methodology. No objection
S Bucks DC	7/4/15	Corres. To Berks LPAs	Letter re 'best fit' geographies for HMA/FEMA delineation. S Bucks offer to co-operate with Berks but wants to reserve position.
Spelthorne BC	9/4/15	Consult resp by RBWM	Re DtC Scoping Statement and SCI. No comments on SCI. General agreement with Scoping State and issues raised.
BNHSFP	20/4/15	Meeting	Sharing of progress with schemes and best practice in the role of LLFA and preparation of LFRMS on a district and catchment area basis.
Elmbridge BC	21/4/15	Consult resp to RBWM	DtC Scoping of Issues and Bodies reaffirming TVHSPA and Lower Thames Scheme as common concerns.
Spelthorne BC	22/4/15	Consult resp to RBWM	DtC Scoping. Issues agreed.
Bracknell For C	23/4/15	Consult resp by RBWM	Response on Berks FEA
Runnymede BC	23/4/15	Consult resp to RBWM	DtC Scoping. Agreed issues.
South Bucks DC	24/4/15	Consult resp by RBWM	Re: S Bucks LP Reg 18 consultation. Generally no comment on specific topics; general request to continue to cooperate.
Historic England	24/4/15	Consult resp to RBWM	DtC Scoping. Agreed as consultee.
Berks, Bucks and Oxon Wildlife Trust	27/4/15	Consult resp to RBWM	BBOWT keen to be involved in nature conservation and related issues in the BLP. Recommend contacting local nature partnership
Crossrail	27/4/15	Consult resp to RBWM	DtC Scoping. No comment.
Highways England	27/4/15	Consult resp to RBWM	DtC Scoping. HE appropriately listed for consultation.
Bracknell For BC	29/4/15	Consult resp to RBWM	DtC Scoping. Detailed comments on housing, transport, FEA, environment, G and Ts, infra.
TBVLEP	30/4/15	Consult resp to RBWM	DtC Scoping. Issues agreed. Acknowledged joint working in several areas
Wokingham BC	30/4/15	Consult resp to RBWM	DtC Scoping. Issues agreed. Issues listed and acknowledged joint working.
Environment Agency	1/5/15	Consult resp to RBWM	DtC Scoping. Add EA to Minerals and Waste policy section.
Natural England	1/5/15	Consult resp to RBWM	DtC Scoping. Agreed issues.

Organisation	Date	Type of engagement	Purpose/topic/outcome of engagement
Slough BC	1/5/15	Consult resp to RBWM	DtC Scoping. Agreed list of issues.
Wycombe BC	1/5/15	Consult resp to RBWM	DtC Scoping. Issues agreed. Add Green Belt and environ issues.
Runnymede BC	6/5/15	Consult resp by RBWM	DtC Scoping. Similar to RBWM scope so appropriate and correct.
South Bucks DC	11/5/15	Meeting	Cross boundary topics: -SHMA; ongoing, S Bucks engaged -Gs and Ts; common methodology -HELAA; common method. seen as beneficial -Green Belt etc. Shared methodologies with Bucks
S Bucks/Chiltern DCs	12/5/15	Consult resp to RBWM	DtC Scoping. Agreed issues. Need to be Core partner on G and Ts and natural environment.
Berkshire auths. TVBLEP Spelthorne BC Runnymede BC	15/5/15	Meeting	Discussion of SHMA chapters
Rushmoor BC, Hart DC, Surry Heath BC	18/5/15	Consult resp by RBHWM	To Joint ELR. General agreement and no objection raised.
Bracknell For BC	1/6/15	Correspond.	Invitation to attend workshop on landscape designations
Wokingham BC	1/6/15	Consult resp by RBWM	G and T issues
Berkshire auths TVBLEP	18/6/15	Meeting	Discussion of drafts of SHMA chapters
Woking BC	1/7/15	Consult resp by RBWM	Site allocations, SA and HRA - comments submitted
Technical Officers, Berks and Hants	17/7/15	Meeting	Discussion of common policy approach to catchment management for all Lead Local Flood Authorities (LLFA) in Berkshire and Hampshire.
BNHSFP	27/7/15	Meeting	Sharing of progress with schemes and best practice in the role of LLFA and preparation of LFRMS on a district and catchment area basis.
Berkshire auths. TVBLREP	28/7/15	Meeting	Discussion of SHMA chapters
Slough BC S Bucks DC Chiltern DC TVBLEP Bucks Thames LEP	30/7/15	Meeting (with Mems)	LP Summit (W Berks auths. declined to attend): Principle of joint MoU between S Bucks and Berks auths. raised. Concerns over geographies and unmet need and lack of S Bucks support for an urban extn north of Slough.
Wycombe BC	14/8/15	Meeting	Strategic issues. Discussed SHMA and GB issues. Implications of S Bucks 'best fit' issue.
Berkshire auths. TVBLEP	10/9/15	Meeting	Discussion of SHMA chapters
Berkshire auths	15/9/15	Meeting (with Mems)	(SHMA Members Reference Group) - notes
Woking BC	1/10/15	Consul resp	DM policies – Reg 19

Organisation	Date	Type of engagement	Purpose/topic/outcome of engagement
		by RBWM	
Bracknell For BC	1/10/15	Consult resp by RBWM	Parking Standards SPD. Scope of work on Local Plan, DtC framework
S Bucks DC	8/10/15	Consult resp. by RBWM	Regarding SHMA boundaries and 'best fit' issues. Consideration by S Bucks and Chiltern moving towards Bucks HMA. RBWM keen to see E Berks HMA remain
Berkshire auths.	12/10/15	Meeting (with Mems)	(SHMA Members Reference group) – notes. Project steering group for FEMA
Technical Officers	14/10/15	Meeting	Coordination of responses to applications between EA and LLFA re flooding issues
Reading BC	15/10/15	Consult resp by RBWM	DtC Scoping Paper. Issues appear appropriate.
Spelthorne BC, Runnymede BC	15/10/15	Consult resp by RBWM	Consult on SLAA method. Specific comments made. Agreed constraints.
BNHSFP	26/10/15	Meeting	Sharing of progress with schemes and best practice in the role of LLFA and preparation of LFRMS on a district and catchment area basis. Approach to managing risks arising across the catchment area, in particular in meeting costs.
Spelthorne BC	1/11/15	Consult resp by RBWM	Specification for Green Belt assessment
Wycombe BC	1/11/15	Consult resp by RBWM	Draft HEDNA and HEELA; no comment.
Thames Water, Environment Agency (EA)	1/11/15	Meeting	Agreed way forward for water supply; policy wording suggestions
Slough BC Chiltern/ S Bucks DC	3/11/15	Meeting	Slough, S Bucks, RBWM Reference Group. Topics: -initial meeting of Ref Grp for DtC to coincide with major milestones; RBWM to chair -update on Boro positions -discussion of SHMAs; new geography for Chiltern/S Bucks
Chiltern/S Bucks DCs, Slough BC,	18/12/15	Meeting	Officers meeting re housing need, delivery, FEMA and best fit geography, involvement of Mems.
Berkshire auths. Chiltern/S Bucks DCs	22/12/15	Meeting (with Mems)	DtC meeting chaired by RBWM. Topics: -HMA/FEMA boundary issue re Chiltern/S Bucks DCs now part of Bucks HMA -OAN and delivery discussed, constraints identified -HELAA methodology discussed (RBWM)
Chiltern/S Bucks DCs Slough BC	19/1/16	Meeting (with Mems)	DtC meeting chaired by Chiltern DC. Topics: -decision of Chiltern/S Bucks DCs to prepare a joint LP, Slough/RBWM regard geography as unchanged -key issue is accommodating unmet needs -implications of differing HMAs and geographies -disappointment expressed by Chiltern/S Bucks.
BNHSFP	26/2/16	Meeting	Sharing of progress with schemes and best practice in the role of LLFA and preparation of LFRMS on a

Organisation	Date	Type of engagement	Purpose/topic/outcome of engagement
			district and catchment area basis.
Runnymede BC (host) Berks, Bucks, Surrey auths and prescribed bodies	22/4/16	DtC Workshop meeting	Comprehensive agenda. Full minute taken. Covered Green Belt, housing, G and Ts, economic development, flooding, Thames Valley Heaths SPA. Submission by Runnymede BC in Mar 2017.
Runnymede BC	2/6/16	Telecon	DtC Topics: -employ: common concerns re NLP study results credibility, need to engage with Heathrow -SPA: needed for RBWM proposals, ongoing issue -G and T: G and Ts, SFRA
Berkshire auths. TVBLEP Chiltern/S Bucks DCs Wycombe DC	29/6/16	Meeting (with Mems)	DtC meeting chaired by RBWM. Topics: -Edge of Settlement Study results re Green Belt study, consistency issues raised -presentation of draft BLP revision, significant comment from neighbouring auths. re evidence. LPAs do not want to object but concerns raised -RBWM presently satisfying 66% of OAN, LPAs sought further info sharing -issues raised re employment figures, infrastructure, unmet needs, methodologies, possible impact on timetable for submission -BCs/DCs updated LP progress.
Natural England (NE)	1/7/16	Consult resp to RBWM	Insufficient detail in draft BLP regarding SANG, leading to potential objection.
EA Crossrail Thames Water TVBLEP	4/7/16	Meeting	DtC meeting chaired by RBWM. Topics: -presentation of draft BLP revision draft; with allocated sites, employment figures, Green Belt issues and infrastructure.
Berkshire auths. Chiltern/S Bucks DCs Wycombe DC TVB LEP	14/7/16	Meeting	DtC meeting chaired by RBWM. Topics: -technical issues regarding housing, employment, Green Belt, infrastructure issues, unmet need in BLP arising from meeting of 29/6/16 -legal advice being sought -timetable issues.
Bracknell For BC West Berks C Wokingham BC Reading BC	18/7/16	Letter	Joint letter from HoP requesting further time prior to BLP submission; several issues raised
Bracknell For BC	19/7/16	Meeting	Discussion of anticipated outcomes from further discussions re DtC
Natural England	20/7/16	Meeting	General status discussion with regard to SPA and amendments to BLP Policy 52 suggested.
Berks HoP	21/7/16	Meeting	DtC issues discussed. Need to clarify how policy decisions are made. HoP meetings relevant
Highways England	26/7/16	Meeting	
Chiltern/S Bucks DCs	27/7/16	Corres.	Letter raising 'best fit' issue and HMA geographies etc and stating S Bucks position.

Organisation	Date	Type of engagement	Purpose/topic/outcome of engagement
Wycombe DC	27/7/16	Meeting (with Mems)	Presentation of draft Local Plan. Identified joint transport issues and no call on RBWM for housing needs. (Slides)
BNHSFP	27/7/16	Meeting	Sharing of progress with schemes and best practice in the role of LLFA and preparation of LFRMS on a district and catchment area basis.
Environment Agency	29/7/16	Consult resp to RBWM	Detailed letter response to draft BLP (Jun 2016) indicating that EA finds the BLP unsound on several grounds.
Thames Water	27/7/16	Consult resp to RBWM	Detailed response to site allocations in the BLP
Berkshire authorities	9/8/16	Meeting	DtC meeting chaired by RBWM. Topics: -housing numbers; several LPAs challenged RBWM position. S Bucks not co-operating in Berks HMA, looking to Bucks (Aylesbury Vale mainly) -Green Belt, -spatial distribution
Slough BC Chiltern/S Bucks DCs TVBLEP	21/9/16	Meeting	DtC meeting chaired by LEP. Topics: -evidence base from HMA/FEMA studies; geographies discussed. Chiltern/S Bucks view that HMAs unsound -initial discussion on draft MoU template -each BC updated progress
Slough BC Chiltern/S Bucks DCs TVBLEP	10/11/16	Meeting	DtC meeting chaired by LEP. Topics: -HMA geography; draft DtC position statement produced by LEP for Berks auths. -EDNA results imminent -MoUs agreed as way forward -each BC updated progress
Runnymede BC	6/12/16	Meeting	Officer session; agreement on MoU schedules and drafting
W Berks C	19/12/16	Corres from WBC Leader	Welcoming 100% OAN and promising response to draft BLP. Not seeking Mem meeting.
S Bucks/Chiltern DC	21/12/16	Meeting	Officer session; discussion on MoU schedules and topics
Surrey Heath BC	22/12/16	Meeting	Officer session; SHBC not interested in MoU. Exchange of letters. Agreed minute issued identifying specific issues of concern to both authorities (02.02.17)
Runnymede BC	23/1/17	Consult resp by RBWM	No response
Wycombe DC	13/2/17	Meeting (Mems)	Signature of Memorandum of Understanding between the two Councils (Cllrs Wilson/Johncock). Covering housing, employment, Green Belt, transport, flooding issues.
Bracknell Forest C	21/2/17	Consult resp by RBWM	Consultation on Bracknell Forest Council Level 1 SFRA methodology statement. No comment.
Spelthorne BC	22/2/17	Meeting	Draft MoU tabled and discussed...
Slough BC	27/2/17	Consult resp by RBWM	Response to Slough BC Local Plan: Issues and Options (Regulation 18) Consultation. Noted unmet need and inclusion of RBWM sites.
Slough BC	28/2/17	Meeting	Draft MoU tabled and discussed...

Organisation	Date	Type of engagement	Purpose/topic/outcome of engagement
W Berks auths.	6/3/17	Corres.	Draft MoU circulated for comment.
W Berks C	15/3/17	Consult resp by RBWM	DtC approach on emerging West Berkshire Minerals and Waste Local Plan. RBWM participating in joint M and W Plan; commissioned from Hants CC.
Bracknell Forest C	7/4/17	Consult resp by RBWM	Green Infrastructure Review (non statutory)
Bracknell Forest C	18/4/17	Consult resp by RBWM	Bracknell Forest Council Water Cycle Study Scoping
Surrey Heath BC	3/5/17	Consult resp by RBWM	Residential Design Guide SPD and Statement of Community Involvement. No comment.
Reading BC	3/5/17	Consult request to RBWM	Draft Local Plan. Response in preparation.

Appendix 2: Memoranda of understanding

Memoranda of understanding have been concluded with neighbouring authorities as follows:

- Wycombe District Council

Memorandum of Understanding between the Royal Borough of Windsor and Maidenhead (RBWM) and Wycombe District Council (WDC) on Strategic Planning and the "Duty to Co-operate" on Planning Matters.

The Localism Act 2011 brings significant changes to strategic planning in England. Strategic planning remains an essential part of the planning system. The Act provides for a bottom up approach to strategic planning in a local area through the "duty to co-operate "

The Act sets out that a local planning authority has a duty to co-operate by:

"engaging constructively, actively and on an on-going basis in the preparation of development plan and other documents and in activities that can reasonably be considered to prepare the way for the preparation of such documents for strategic matters."

The requirements of the Localism Act are complemented by the guidance in paragraphs 178-181 of the National Planning Policy Framework (NPPF), although these are additional to those within the Act. The NPPF includes reference to local authorities considering agreements on joint approaches to the undertaking of activities and to considering whether to agree to prepare joint local development documents. The duty involves a continuous process of engagement from initial thinking through to implementation. It should result in meeting development requirements, including unmet requirements from neighbouring authorities, where it is practical to do so. Authorities should also consider producing plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position.

The Duty to Co-operate has become the first matter that is tested at a local plan examination. Failure to co-operate will result in delay and increased costs in bringing forward up to date local plans thereby increasing the risks at planning appeals.

In the light of the Duty to Co-operate, the Royal Borough of Windsor and Maidenhead (RBWM) and Wycombe District Council (WDC) have agreed this Memorandum of Understanding to identify areas and topics of common strategic concern.

The Memorandum of Understanding builds on long established joint working between local authorities and acknowledges where issues cannot be resolved by local authorities acting alone. The following schedules identify the current position between the authorities, and also where further cooperation will be undertaken to seek resolution of outstanding matters.

Schedule A: Housing Market Areas and Functional Market Areas

RBWM

1. RBWM's position is that functionally the whole of the Royal Borough lies within the Berkshire,

and specifically the East Berkshire Housing Market Area and Functional Economic Market Areas. This is based on joint studies that have defined functional areas and applied a best fit to these market areas based on plan making areas. These studies have been widely shared, including with WDC.

WDC

2. WDC's position is that functionally the whole of Wycombe District lies within the Buckinghamshire Housing Market Area and Functional Economic Market Areas. This is based on joint studies that have defined functional areas and applied a best fit to these market areas based on plan making areas. These studies have been widely shared, including with RBWM.

Agreement

It is agreed that Wycombe District and the Royal Borough of Windsor and Maidenhead lie in separate but adjoining Housing Market Areas and Functional Economic Market Areas.

Schedule B: Objectively Assessed Needs (OAN)

RBWM

1. RBWM's position is that projections have been prepared jointly on a sub-regional basis, to provide a robust evidence base of the requirements for new housing for the period 2013-33 and forecasts undertaken to provide a robust evidence base of the requirements for employment for the period 2013-33. These studies have been commissioned jointly by the Berkshire local authorities to cover the former Berkshire county housing market area and functional economic market area and have been widely shared, including with WDC.
2. In relation to housing, the latest evidence indicates that RBWM's OAN is 14, 298 dwellings in the plan period to 2033.
3. In relation to employment, WDC's position is that the need is 43,320 square metres of employment floorspace, and up to 9,550 square metres of additional retail floor space in the plan period to 2033.

WDC

4. WDC's position is that projections have been prepared jointly on a sub-regional basis, to provide a robust evidence base of the requirements for new housing for the period 2013-33 and forecasts undertaken to provide a robust evidence base

of the requirements for employment for the period 2013-33. These studies have been commissioned jointly by the Buckinghamshire district councils to cover the Buckinghamshire housing market area and functional economic market area and have been widely shared, including with RBWM.

5. In relation to housing, the latest evidence indicates that WDC's OAN is 12,900 dwellings (2013-33)
6. In relation to employment, WDC's position is that the need is 54,000 sq metres of business floorspace, split between 68,000 sq metres of B1a/b use classes, 34,000 sq metres of B8 (201333) and minus 48,000 sq metres of B1c/B2. Forecasts for additional retail floorspace are currently being updated.

Agreement

RBWM and WDC will keep each other informed of any changes to their respective OANs for housing and employment.

Schedule C: Unmet Housing Need

RBWM

1. RBWM's position is that the Borough Local Plan will allocate sites to satisfy 100% of the Borough's OAN for housing.

WDC

2. WDC's position is that through discussions with the other authorities in their HMA and FEMA (Aylesbury Vale District Council, Chiltern District Council and South Bucks District Council) there is a Duty to Co-operate Agreement that in principle agrees that the unmet needs of the constrained south of the County will be planned for in the emerging Vale of Aylesbury Local Plan. As of 8th December 2016, WDC has a more detailed agreement that the identified unmet housing needs in Wycombe District of 1,700 dwellings will be accommodated in Aylesbury Vale district. As such, WDC is not seeking any of its unmet housing needs to be met in RBWM's emerging Local Plan, but will need to keep this under review

Agreement

That neither authority is requesting the other authority to accommodate unmet housing needs.

Schedule D: Unmet Need for Employment and Retail Space

RBWM

1. RBWM's position is that the Borough Local Plan will allocate sites to satisfy 100% of the Borough's OAN for employment and retail floorspace.

WDC

2. WDC's position is that it is likely to have some unmet need in relation to employment and retail floorspace provision and is exploring how this might be addressed within the Buckinghamshire Functional Economic Market Area.

Agreement

The authorities will inform each other of the amount of any unmet need in employment and retail floor space required in the plan period, and will explore jointly how this need may be met, initially seeking to accommodate it within their respective functional economic market area.

Schedule E: Green Belt

RBWM

1. RBWM has prepared an Edge of Settlement Study, in two parts, which provides criteria for the categorisation of potential development sites in terms of their contribution to the objectives of the Green Belt. This study is a key element of the evidence base for the selection of sites for allocation in the Borough Local Plan (BLP).

WDC

2. WDC's position is that it has undertaken a Green Belt review in two stages. The first part was a Bucks-wide assessment undertaken by Arup and commissioned by the four Bucks districts including WDC, and Bucks County Council. The second part took forward recommendations from the Part 1 assessment and other potential options.

Agreement

Whilst there may be differences in the detailed approach to the respective Green Belt reviews, the authorities do not dispute the findings of each other's Green Belt review.

Schedule F: Provision for Travellers

RBWM

1. RBWM is in the process of commissioning a Gypsy and Traveller Accommodation Assessment prior to the preparation of a Gypsy and Travellers Local Plan which will follow adoption of the Borough Local Plan and take account of the recent Government changes in definitions. RBWM expects to accommodate its needs for travellers within the Royal Borough.

WDC

2. WDC's position is that it has jointly undertaken an assessment of the needs of travellers with the other Buckinghamshire districts. This has recently been updated to take account of the national changes in the definitions of travellers. WDC has consulted on different approaches and sites to meet this need. WDC expects to accommodate its needs for travellers within Wycombe District.

Agreement

That neither authority is requesting the other authority to accommodate unmet needs for travellers.

Schedule G: Strategic Transport Issues

RBWM

1. RBWM has commissioned new transport modelling which will assess the impact of planned development to 2033. The outputs of this exercise will identify where further investment may be necessary to alleviate the detrimental effects of proposed development location within the plan period.
2. RBWM is aware of concerns relating to the A404 and Bisham Junction and will cooperate with WDC and other appropriate agencies to seek improvements.
3. RBWM will continue to pursue improvements to the Maidenhead to Marlow line via Bourne End.

WDC

4. WDC's position is that it has undertaken and published transport modelling assessments of the impact of potential growth in Wycombe District and that further work is being undertaken

prior to the publication of the Local Plan including identification of appropriate mitigation work. This includes provision in relation to potential housing growth at Bourne End.

5. WDC, Bucks County Council and the Bucks Thames Valley Local Economic Partnership have submitted a funding bid to Highways England for improvements to access to Globe Park Business Park at Marlow. This includes improvements to the Westhorpe Junction which could assist with improving flows on the A404 itself.
6. WDC wishes to see improvements to the Bisham Junction on the A404, both to assist with improving flows on the A404 and to reduce the relative attractiveness of Cookham Bridge which is used as an alternative. WDC understands that Bisham is a Highways England rather than RBWM responsibility.
7. WDC wishes to improve rail connections to the Thames Valley by investigating the scope to reopen the former High Wycombe to Bourne End railway line for rail use, thereby closing the strategic rail gap between the Thames Valley and the south east Midlands — ie to connect to both the Elizabeth Line and East West Rail.

Agreement

RBWM and WDC agree to cooperate on matters concerning strategic transport networks which affect both local authorities and to consult on policies and proposals that affect the strategic network or which have cross boundary impacts. Working with Highways England, Bucks County Council and relevant rail companies, this will include seeking longer term strategic solutions to address:

- a. Congestion issues on the A404 including at the Bisham roundabout
- b. Congestion related to Cookham Bridge
- c. Rail connectivity between High Wycombe, Bourne End and the Thames valley.

Schedule H: Flooding

RBWM

1. RBWM has commissioned Level 1 and 2 assessments from consultants WSP, and these are being finalised on the basis of sites allocated in the draft Borough Local Plan. Any relevant implications of these studies will be shared fully with WDC.

WDC

2. WDC's position is that it has undertaken a Strategic Flood Risk Assessment (SERA) and is currently undertaking a Level 2 assessment which includes modelling to take account of the latest climate change allowances.

Agreement

RBWM and WDC agree to cooperate on matters concerning strategic flooding issues which affect both local authorities and to consult on policies and proposals that affect significant flooding risk or which have cross boundary impacts.

This Memorandum of Understanding provides a framework for joint working between RBWM and WDC. It allows refined Agreements to be agreed between individual authorities/infrastructure providers on specific areas where they consider it appropriate.

Signed:

Derek Wilson

Derek Wilson

Cabinet Member for Planning

Royal Borough of Windsor and Maidenhead

Signed:



David Johncock

Cabinet Member for Planning and Sustainability

Wycombe District Council

13th February 2017

Appendix H
Report to Council, 19 June 2017

Equality Impact Assessment Template

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Directorate: Place	
Service: Planning	
Name of Officer/s completing assessment: Jeni Jackson	
Date of Assessment: 8 June 2017	
Name of service/function or policy being assessed: Borough Local Plan (2013 to 2033), Regulation 19 (publication version for representations to be made regarding soundness and legal compliance)	
Proposed local plan for development in the Borough up to 2033. The plan sets out the Council's strategy for development in the Borough during the plan period, and includes detailed site allocations and policies for development management.	
1.	<p>What are the aims, objectives, outcomes, purpose of the policy, service change, function that you are assessing?</p> <ul style="list-style-type: none"> The Borough Local Plan (BLP) is a key corporate priority and over the last few years the Council has been preparing a new BLP that will provide the development plan to guide the future development of the Borough. It is important that the Council has an up-to-date Local Plan prepared and adopted in accordance with the National Planning Policy Framework (NPPF), published in March 2012. The Secretary of State for Communities and Local Government has identified as a key priority the requirement for all local planning authorities to prepare and adopt a NPPF compliant Local Plan without further delay. To that end, the Government has also set a target for all local planning authorities to have submitted a Local Plan to the Secretary of State for independent examination in 2017 but no exact date has yet been set. In the event of not achieving that target, the Secretary of State may utilise the statutory powers to intervene in the plan-making process under Part 2 of the Planning and Compulsory Purchase Act 2004 ("the 2004 Act"), which have recently been extended by the enactment of the Housing and Planning Act 2016. In practical terms, this means that the Government could take control

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	over plan-making in the Borough.
2.	<p>Who implements or delivers the policy, service or function? State if this is undertaken by more than one team, service, and department including any external partners.</p> <p>Council wide programme plus external stakeholders including developers and service providers</p>
	<p>Who will be affected by this proposal? For example who are the external/internal customers, communities, partners, stakeholders, the workforce etc. Please consider all of the Protected Characteristics listed. Bear in mind that people affected by the proposals may well have more than one protected characteristic.</p> <p>Age: Disability: Gender Reassignment: Marriage and Civil Partnership: Pregnancy and maternity: Race: Religion and Belief: Sex: Sexual orientation: Other:</p> <p>Please note that all of the above could be affected by this proposal</p>
3.	<p>What are any likely positive impacts for the group/s identified in (3) above? You may wish to refer to the Equalities Duties detailed in the background information.</p> <p>The BLP is written for all members of the community and not for specific individuals or groups. As a result it is unlikely to have a disproportionate impact on any particular individual or group. There are however proposals within the BLP which could have positive impacts on some ethnic groups and older people. The present version of the BLP enables groups and individuals to make representations regarding soundness and legal compliance and it incorporates relevant changes from previous Regulation 18 consultation exercises. Details of consultation process are provided in the Statement of Community Involvement 2016 and the Borough Local Plan Regulation 18 Statement on Consultation. Before the BLP policies are adopted, objections will be considered by an</p>

	independent inspector appointed by the Secretary of State for Communities and Local Government. The direct impacts of the BLP are therefore subject to extensive consideration.
4.	<p>What are the likely negative impacts for the group/s identified in (3) above? If so then are any particular groups affected more than others and why?</p> <p>The BLP will have an impact on all those who live and work in the Borough regardless of age, disability or other protected characteristics. No potentially adverse impacts have been identified for any particular group. The proposed allocations and policies are unlikely to have a disproportionate impact on any particular group because they are not aimed at specific individuals or groups but only at the Borough's future development. There are however specific policies to meet the accommodation requirements of older persons, gypsies, travellers and travelling showpeople. If these policies are not adopted by the Council, there could be adverse impacts on the living conditions of these particular groups</p>
5.	<p>Have the impacts identified in (4) and (5) above been assessed using up to date and reliable evidence and data? Please state evidence sources and conclusions drawn (e.g. survey results, customer complaints, monitoring data etc).</p> <p>The Gypsy and Travellers Policy (BLP Policy HO4) provides criteria under which sites can be promoted and delivered by the gypsy, traveller and travelling showpeople communities. Policies in the BLP set out access requirements for pedestrians, vehicles and caravans to and from the highway and requirements for storage and maintenance of show equipment and associated vehicles. These support the needs of gypsies, travellers and travelling showpeople. The BLP supports Lifetime Homes and new homes need to be adaptable to changing life circumstances. BLP Policy HO2 requires developments to provide an appropriate mix of dwelling types and sizes, including wheelchair accessible housing and residential care homes. The BLP sets out policies for provision, enhancement and access to open space, recreation and green infrastructure which will have a positive impact on people's health and well-being. The BLP sets out policies supporting employment development including small, start-up and large businesses encouraging local employment opportunities and useful services. The BLP states that the Royal Borough will endeavour to make improvements to the education and skills levels of borough residents and seeks to focus community, leisure and cultural facilities in town and district centres to ensure they are accessible to all who need them by a range of transport modes.</p>

6.	<p>Have you engaged or consulted with any identified groups or individuals if necessary and what were the results, e.g. have the staff forums/unions/ community groups been involved?</p> <p>The BLP has been prepared on the basis of consultation responses to the First Preferred Options consultation document (January 2014) and previous draft documents prepared since 2009, and the Draft BLP (Regulation 18)(December 2016) provided the opportunity for the public and stakeholders to respond on the content of policies and proposals. The Council has consulted with everyone on its consultee database by email and/or letter, including the specific consultation bodies and general consultation bodies identified in the Statement of Community Involvement, as well as individual members of the public who requested to be notified of BLP progress. Elected Member briefing sessions have been held throughout the process of preparation of the BLP, to offer Members an opportunity to discuss and comment on previous drafts, specifically through the variously constituted Local Plan Members Working Groups.</p> <p>Details of the stages of public consultation undertaken are provided in the BLP Consultation Statement (2017).</p>
7.	<p>What plans do you have in place, or are developing, that will mitigate any likely identified negative impacts? For example what plans, if any, will be put in place to reduce the impact?</p> <p>Generally speaking, implementation of the BLP will seek to reduce adverse impacts on the community which could result from failing to address its needs for development (e.g. new homes and business premises). It is considered that the BLP will not have an adverse impact on any particular group. However, it will be subject to consultation and examination by an independent inspector, to ensure that any adverse impact that is subsequently identified can be mitigated or avoided in its entirety. The BLP consultation database is extensive and includes consultees who represent those with protected characteristics</p> <p>It is considered that the Local Plan will not unlawfully discriminate against any group or individual, or provide the grounds for such discrimination.</p>
8.	<p>What plans do you have in place to monitor the impact of the proposals once they have been implemented? (The full impact of the decision may only be known after the proposals have been implemented). Please see action plan below.</p> <p>The Council's corporate priorities provide a basis for the BLP's vision, objectives and policies. This means that the BLP is focused on continuing to protect and enhance the special qualities of the Borough's built, historic and natural environment for the enjoyment of all</p>



its residents, visitors and businesses. The BLP will deliver a community in which the needs of residents for housing will be met and where the vitality and viability in town centres is promoted. The success of the Borough's distinct visitor economy will continue and the environment will be clean, green and sustainable. The BLP will be monitored annually to ensure that the vision and objectives are being met and that the policies are helping to deliver these priorities.

What course of action does this EQIA suggest you take? More than one of the following may apply	✓
Outcome 1: No major change required. The EQIA has not identified any potential for discrimination or adverse impact and all opportunities to promote equality have been taken	✓
Outcome 2: Adjust the policy to remove barriers identified by the EQIA or better promote equality. Are you satisfied that the proposed adjustments will remove the barriers identified? (Complete action plan).	
Outcome 3: Continue the policy despite potential for adverse impact or missed opportunities to promote equality identified. You will need to ensure that the EQIA clearly sets out the justifications for continuing with it. You should consider whether there are sufficient plans to reduce the negative impact and/or plans to monitor the actual impact (see questions below). (Complete action plan).	
Outcome 4: Stop and rethink the policy when the EQIA shows actual or potential unlawful discrimination. (Complete action plan).	

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Action Plan and Timetable for Implementation

At this stage a timetabled Action Plan should be developed to address any concerns/issues related to equality in the existing or proposed policy/service or function. This plan will need to be integrated into the appropriate Service/Business Plan.

Action	Target Groups	Lead Responsibility	Outcomes/Success Criteria	Monitoring & Evaluation	Target Date	Progress to Date
n/a						

Signed	
Lead Officer:.....Jenifer Jackson.....	Date:.....8/6/17.....
Director:.....Russell O'Keefe.....	Date:.....8/6/17.....