

# Borough Local Plan 2013 - 2033 Submission version

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Royal Borough  
of Windsor &  
Maidenhead



## 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
- 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.

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





## 14.13 POLICY IF5 RIGHTS OF WAY AND ACCESS TO THE COUNTRYSIDE

### POLICY IF 5

#### **Rights of Way and Access to the Countryside**

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



## MONITORING INDICATOR 6

### Infrastructure

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

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

#### TARGETS:

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

Delivery of key infrastructure elements as set out in the IDP

Increase in the amount of the Borough provided with Superfast Broadband

Table 16 Infrastructure

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

## MONITORING INDICATOR 7

### Heritage

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

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

#### TARGETS: PROTECTION OF THE HISTORIC ENVIRONMENT

Number of entries on the Local Heritage List

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

No reduction in the extent of Conservation Areas

Number of assets on the Heritage at Risk Register

Table 17 Heritage



## MONITORING INDICATOR 8

### Environmental protection

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

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

#### TARGETS: PROTECTION OF THE ENVIRONMENT

Number of new Air Quality Management Areas declared

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

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

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

Table 18 Environmental protection

## MONITORING INDICATOR 9

### Green and Blue Infrastructure

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

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

#### TARGETS:

Amount of green and blue infrastructure in new development

Open space provided on allocated housing sites

Provision of specific new indoor and outdoor leisure and recreation facilities

Amount of public open space lost

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

Table 19 Green and Blue Infrastructure





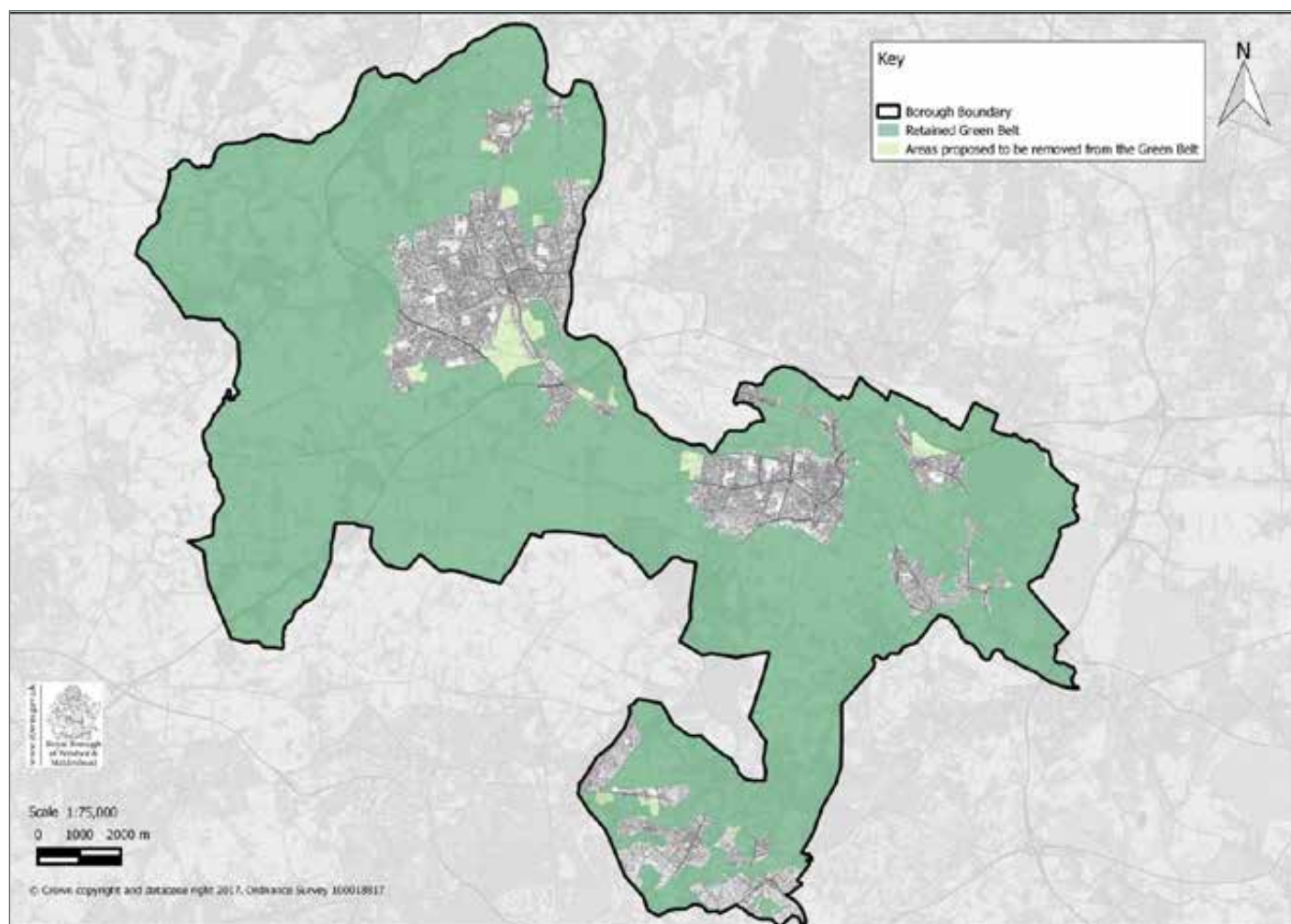
**B GREEN BELT BOUNDARY AMENDMENTS**

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

Table 23 Sites where amendments to Green Belt boundary are proposed



## B GREEN BELT BOUNDARY AMENDMENTS



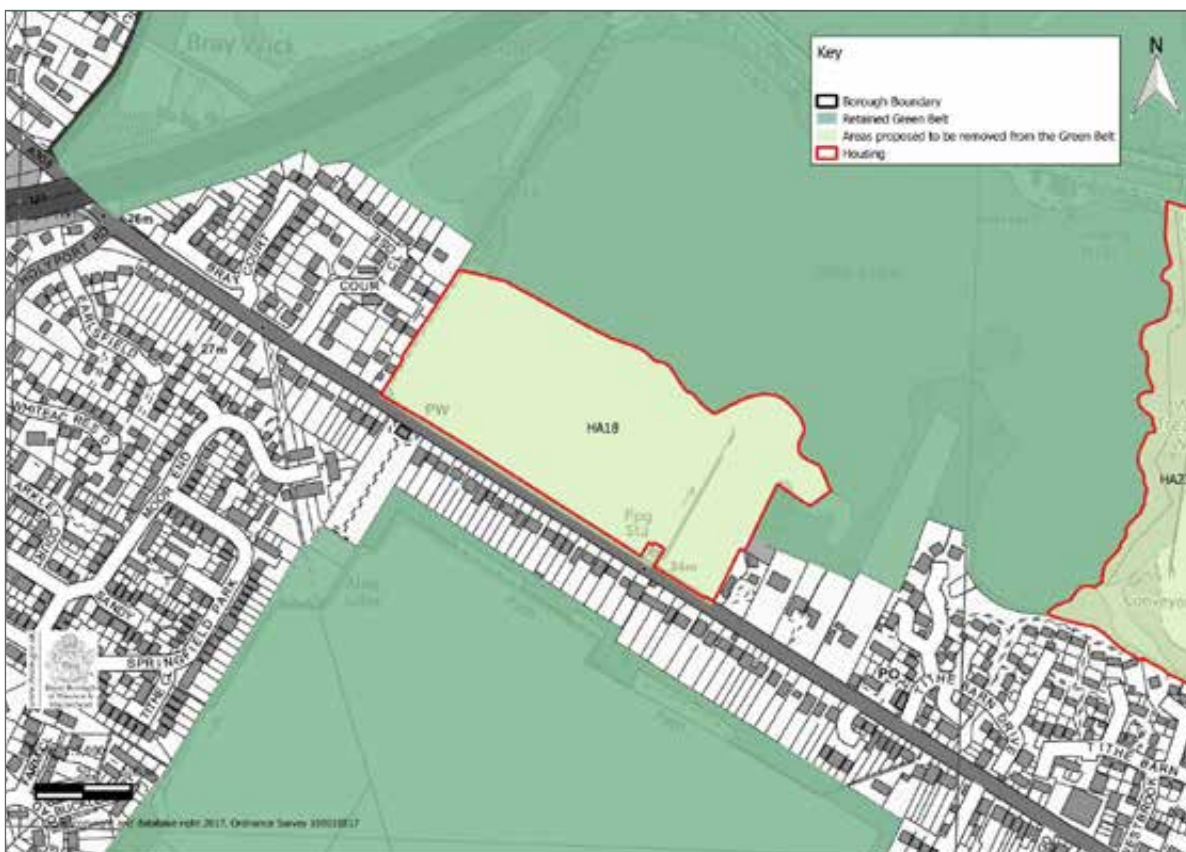
Green Belt Boundary Amendments



## B GREEN BELT BOUNDARY AMENDMENTS — Maidenhead



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

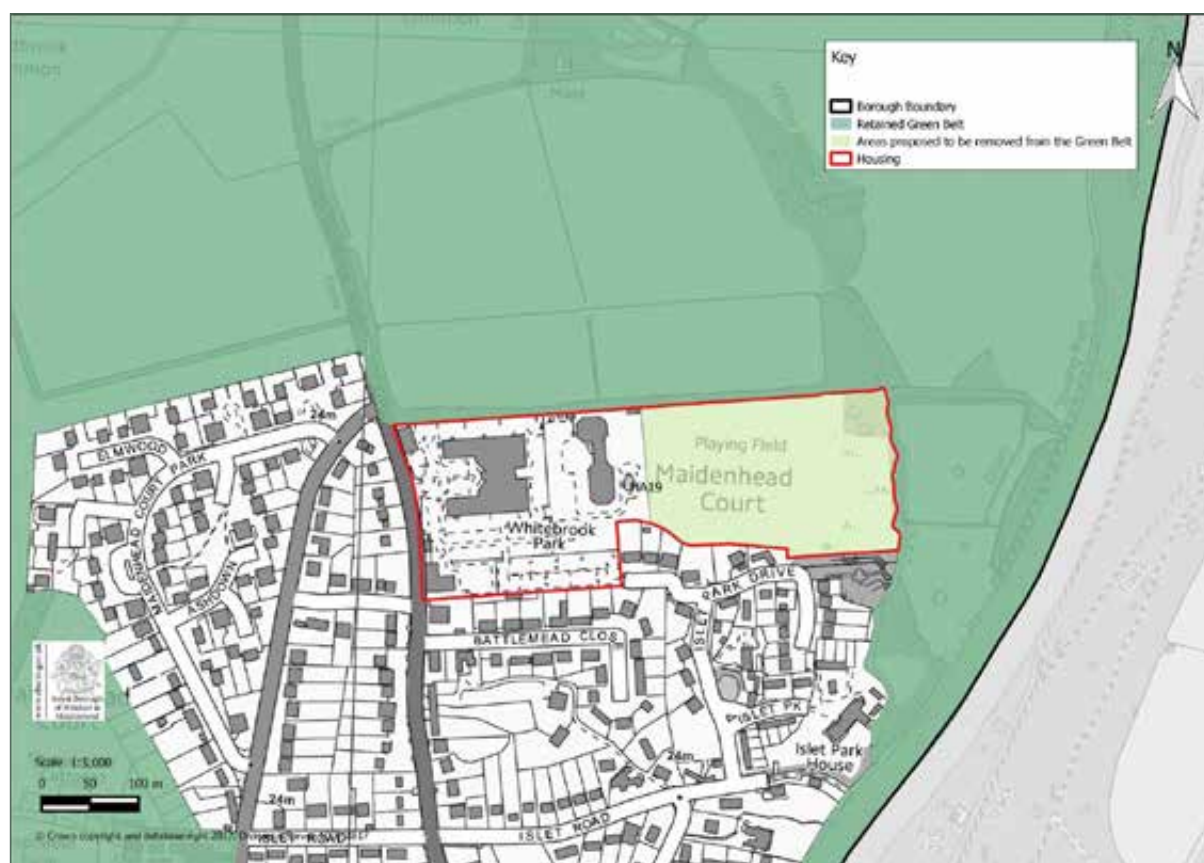


HA18 Land between Windsor Road and Bray Lake, south of Maidenhead





## B GREEN BELT BOUNDARY AMENDMENTS — Maidenhead



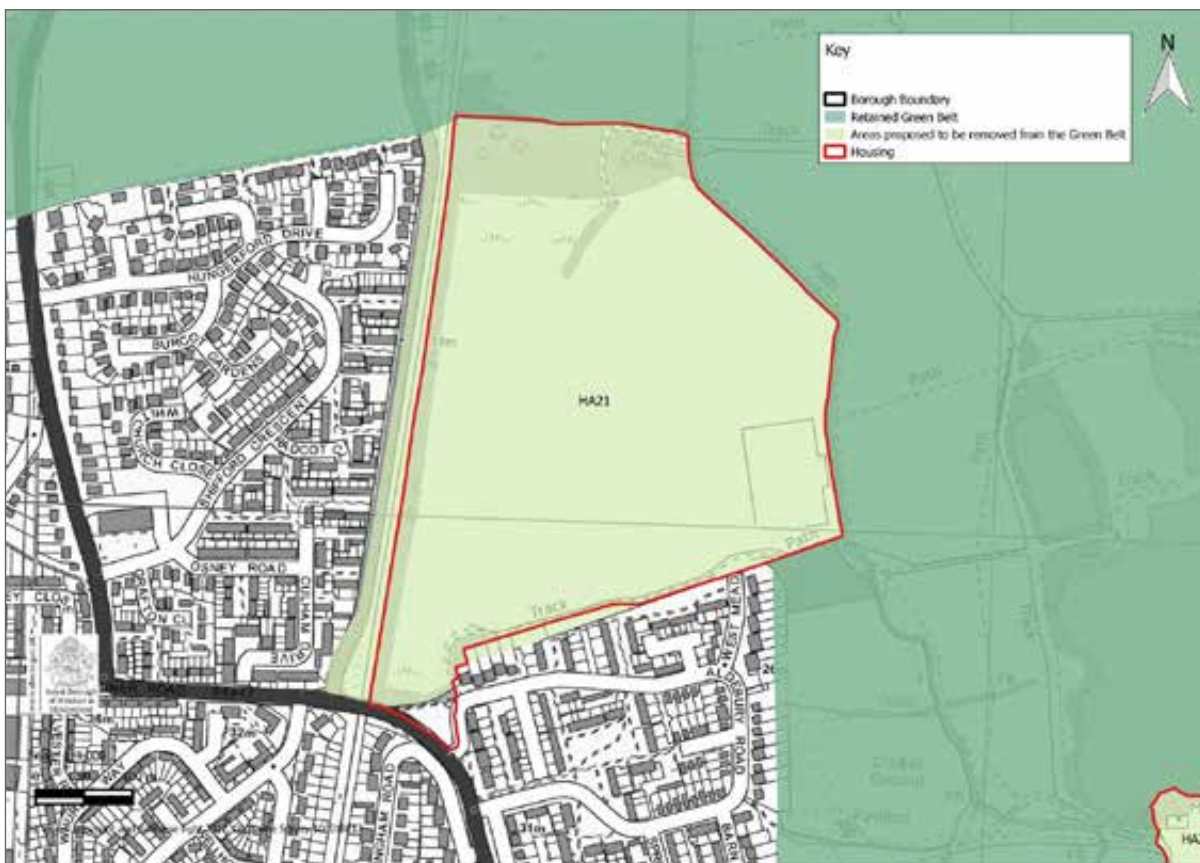
HA19 Whitebrook Park, including land west of Whitebrook Park, Lower Cookham Road, Maidenhead



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



## B GREEN BELT BOUNDARY AMENDMENTS — Maidenhead



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

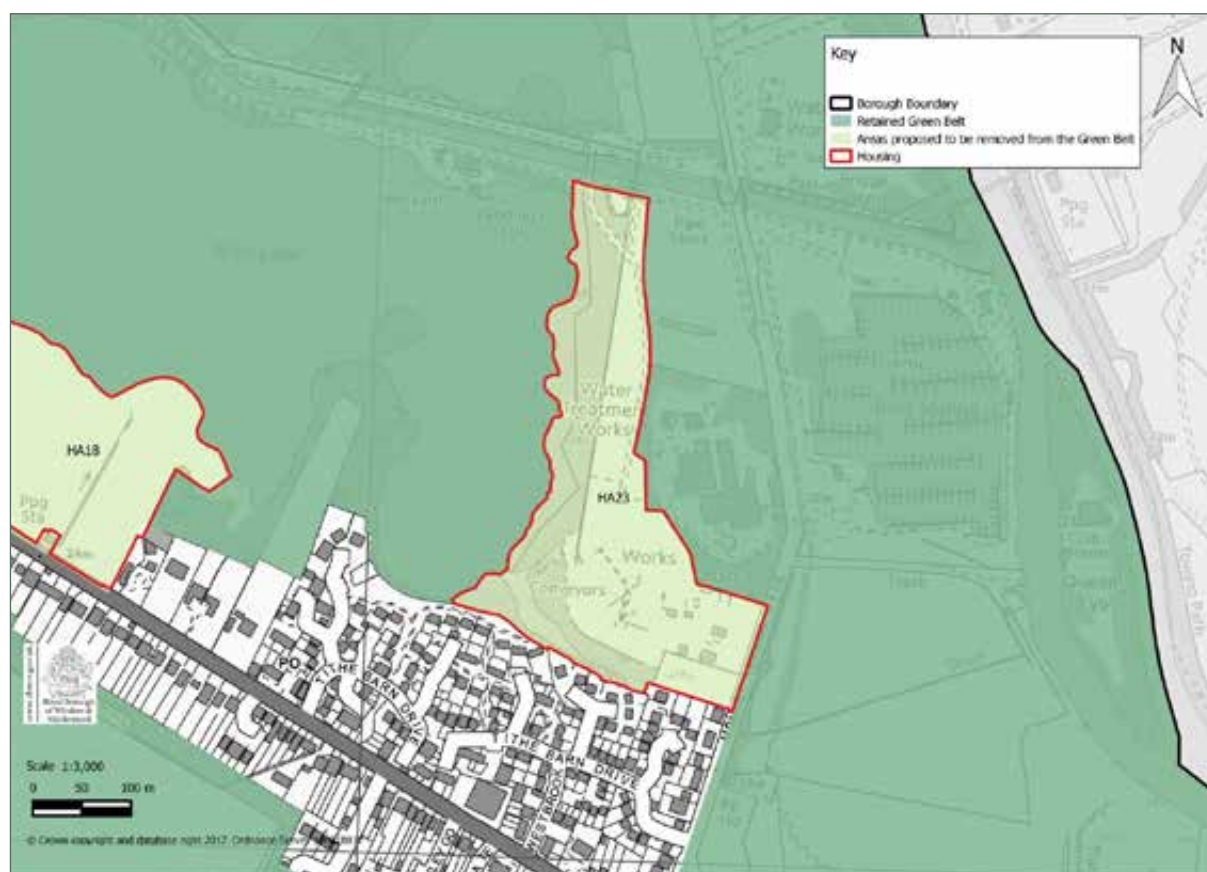


HA22 Land north of Breadcroft Lane and south of the railway line, Maidenhead

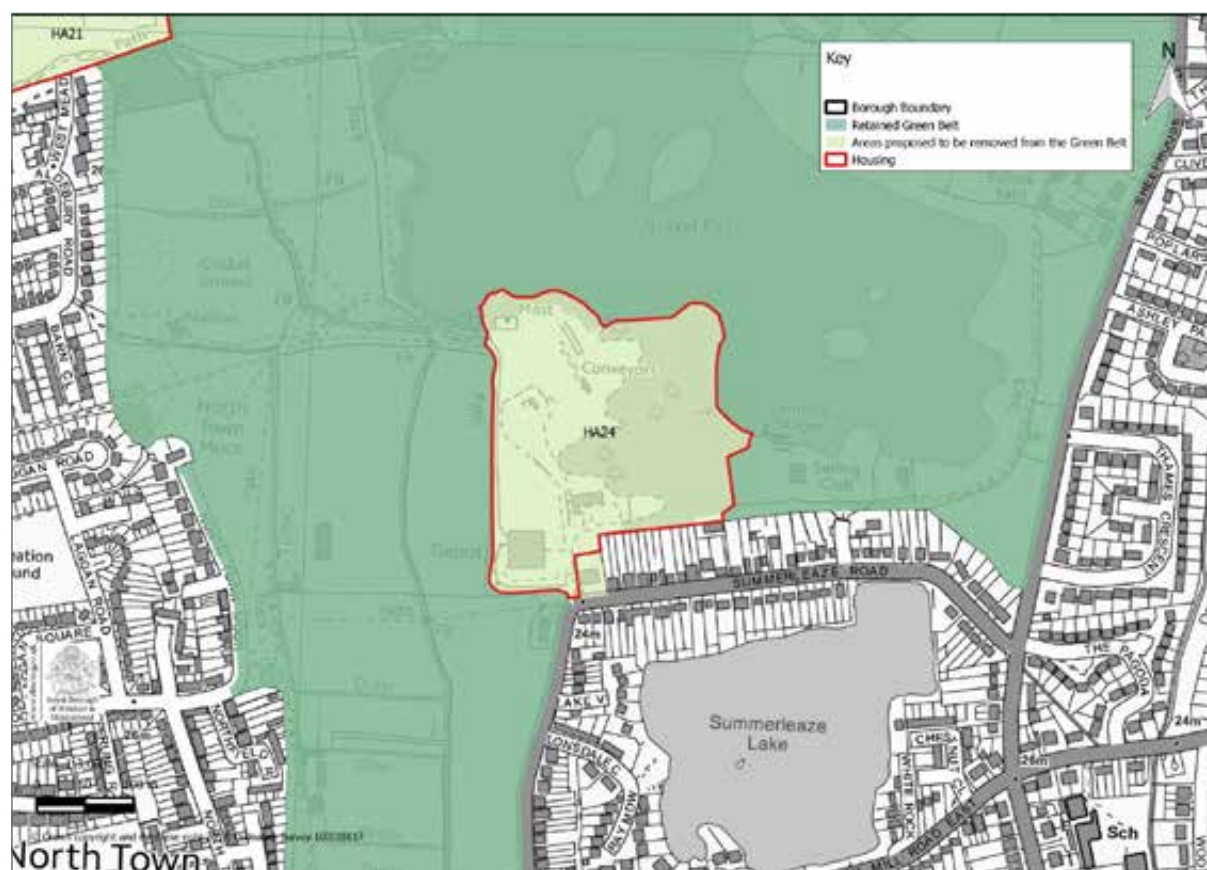




## B GREEN BELT BOUNDARY AMENDMENTS — Maidenhead



HA23 Land west of Monkey Island Lane, Maidenhead

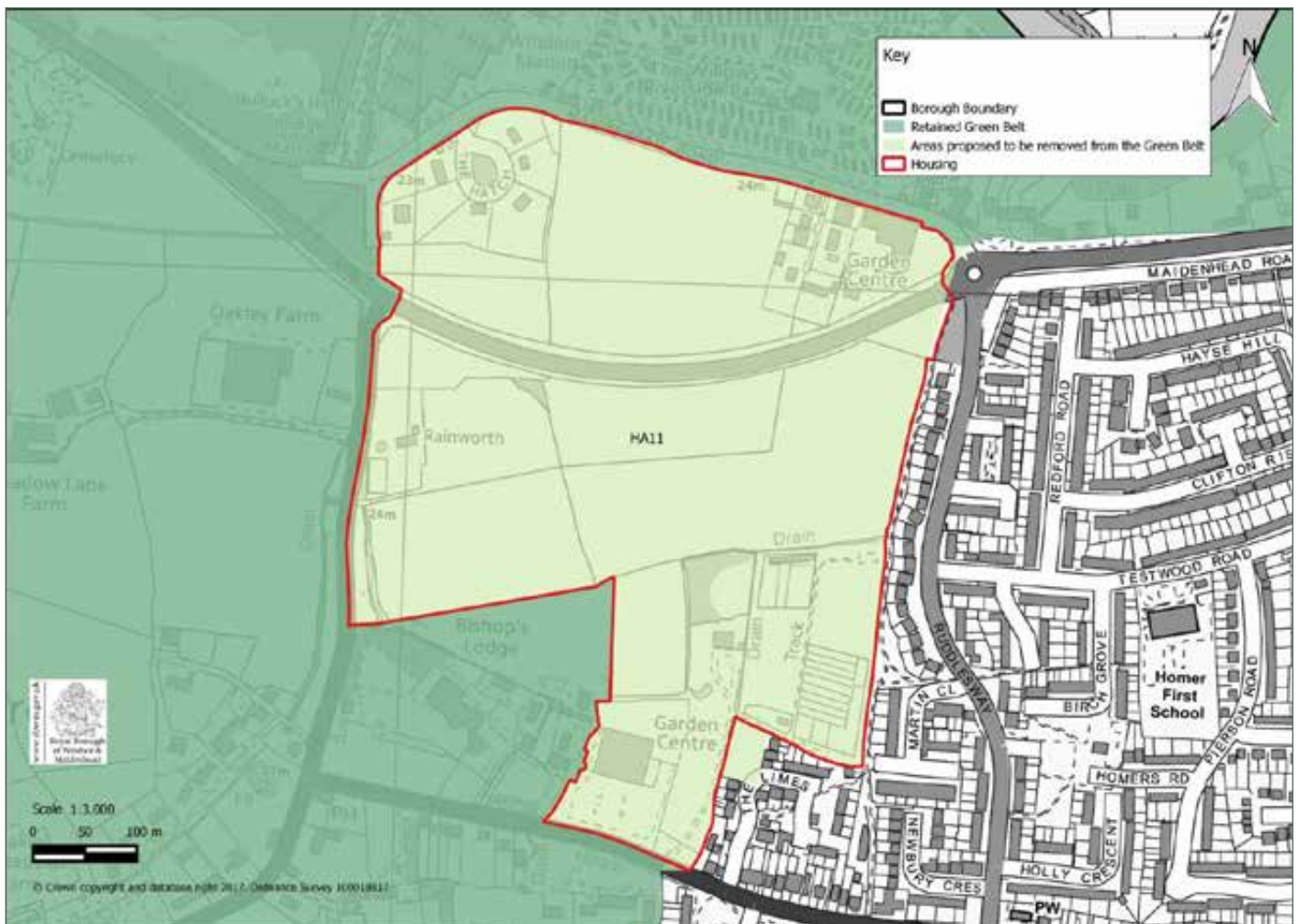


HA 24 Summerleaze, Summerleaze Road, Maidenhead



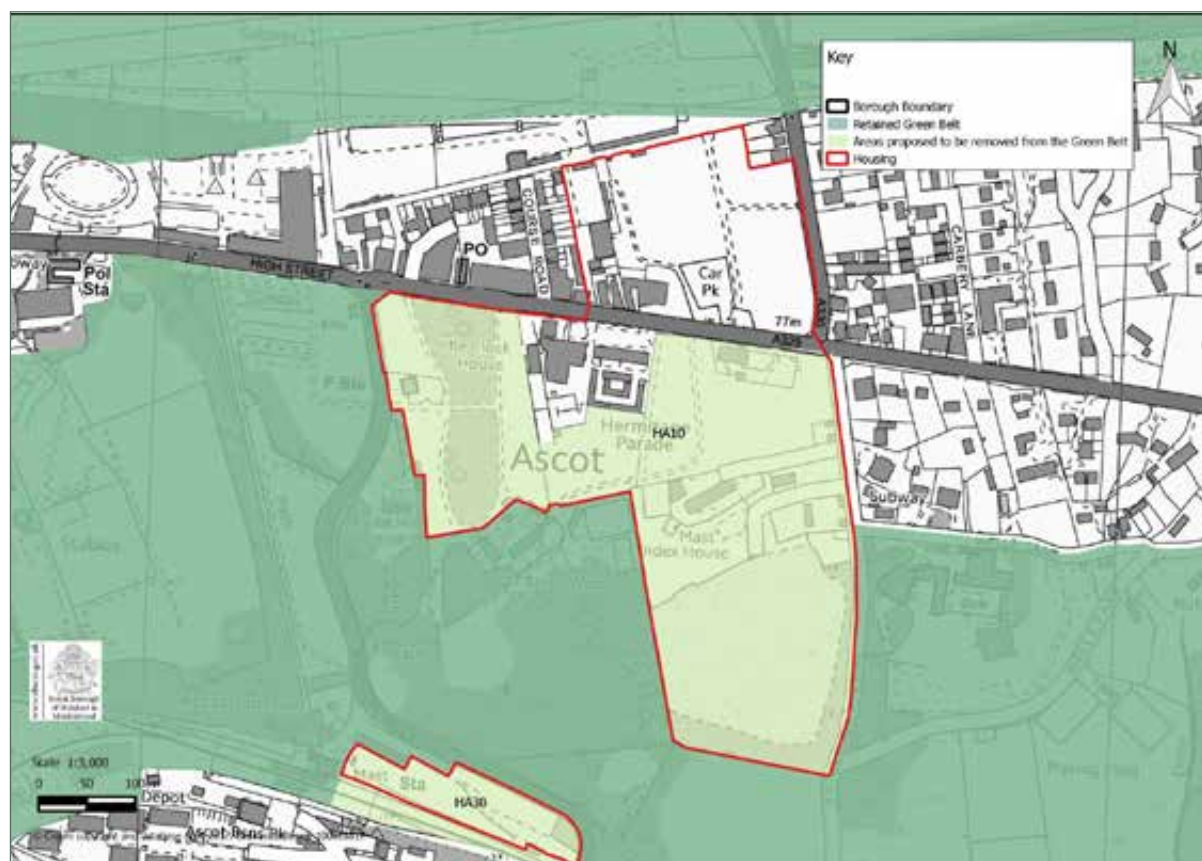


## B GREEN BELT BOUNDARY AMENDMENTS — Windsor

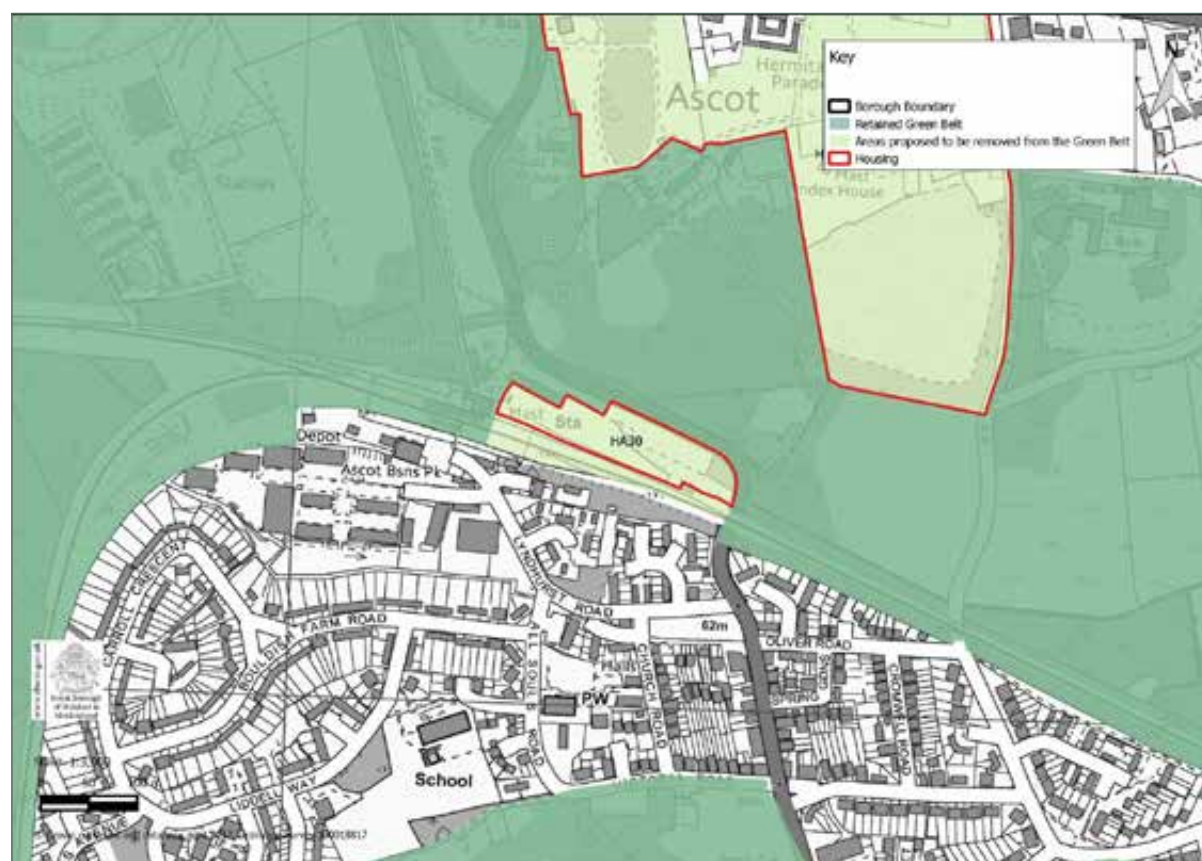


HA11 Land west of Windsor, north and south of the A308, Windsor

## B GREEN BELT BOUNDARY AMENDMENTS — Ascot



HA10 Ascot Centre



HA30 Ascot Station Car Park





## B GREEN BELT BOUNDARY AMENDMENTS — Ascot



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

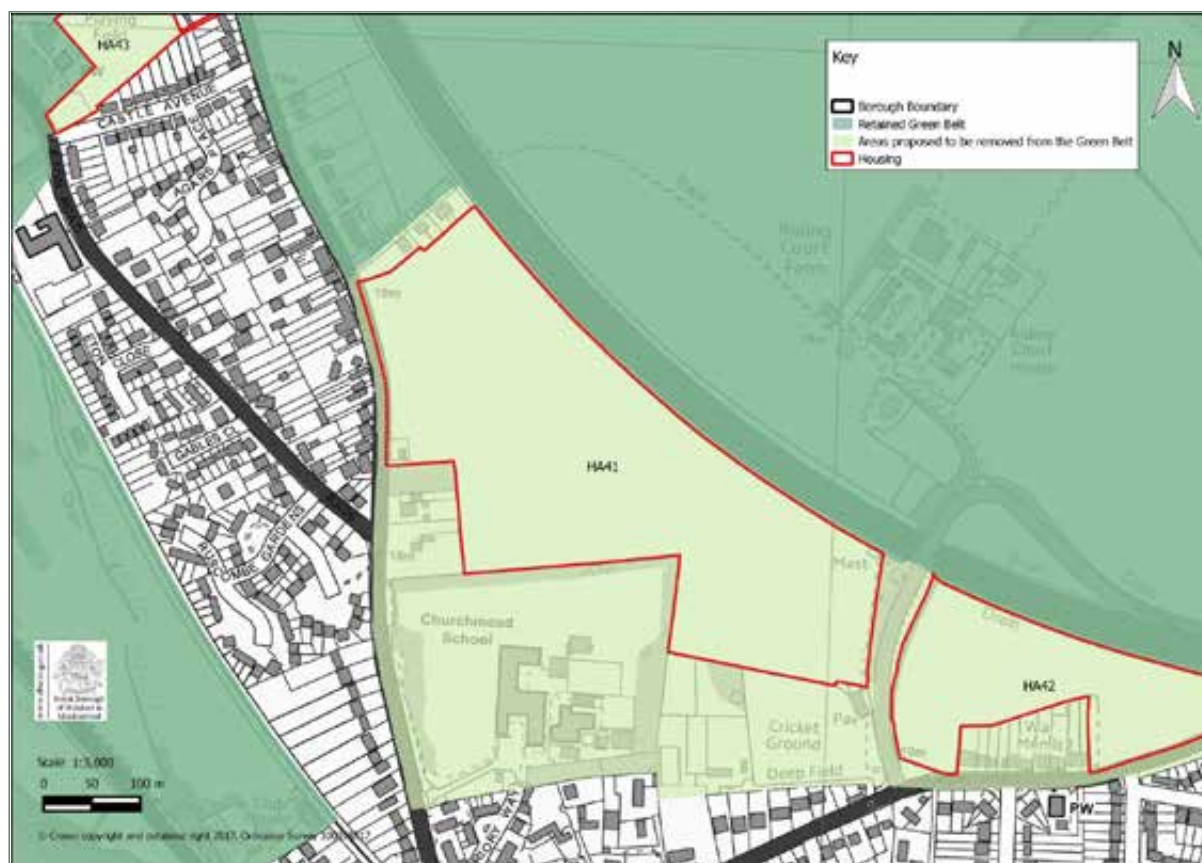


HA34 Sunningdale Park, Sunningdale

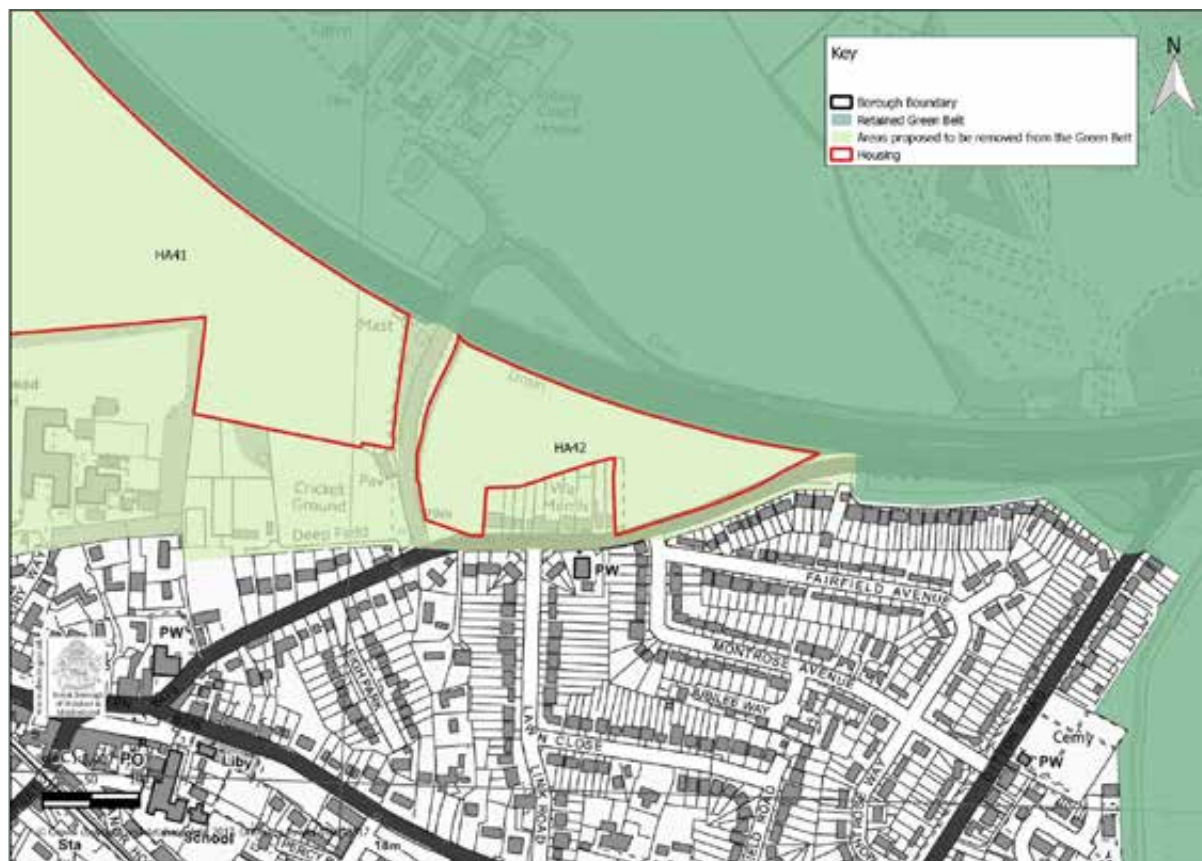




## B GREEN BELT BOUNDARY AMENDMENTS — Datchet



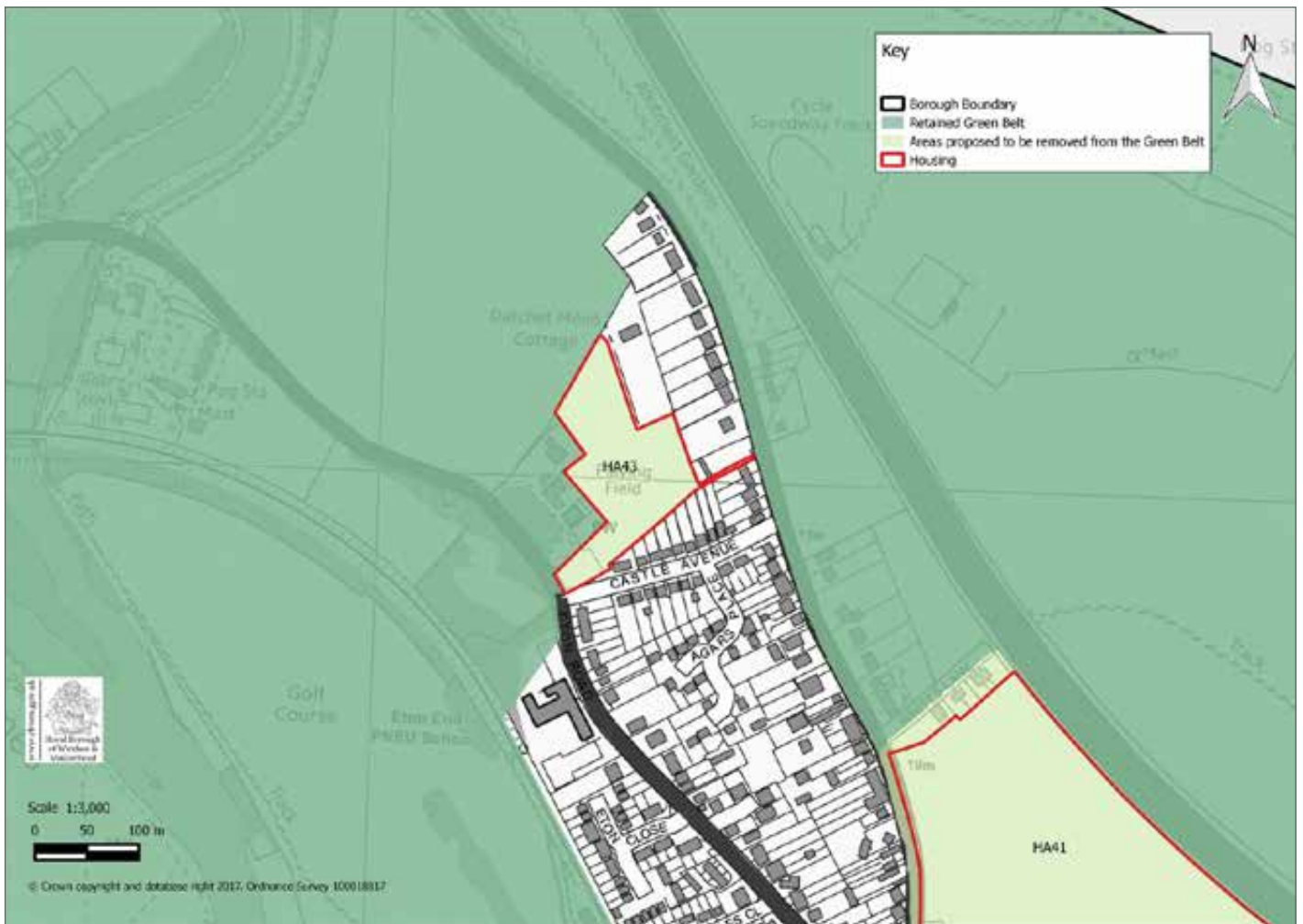
HA41 Land north and east of Churchmead Secondary School, Priory Road, Datchet



HA42 Land at Slough Road/Riding Court Road, Datchet

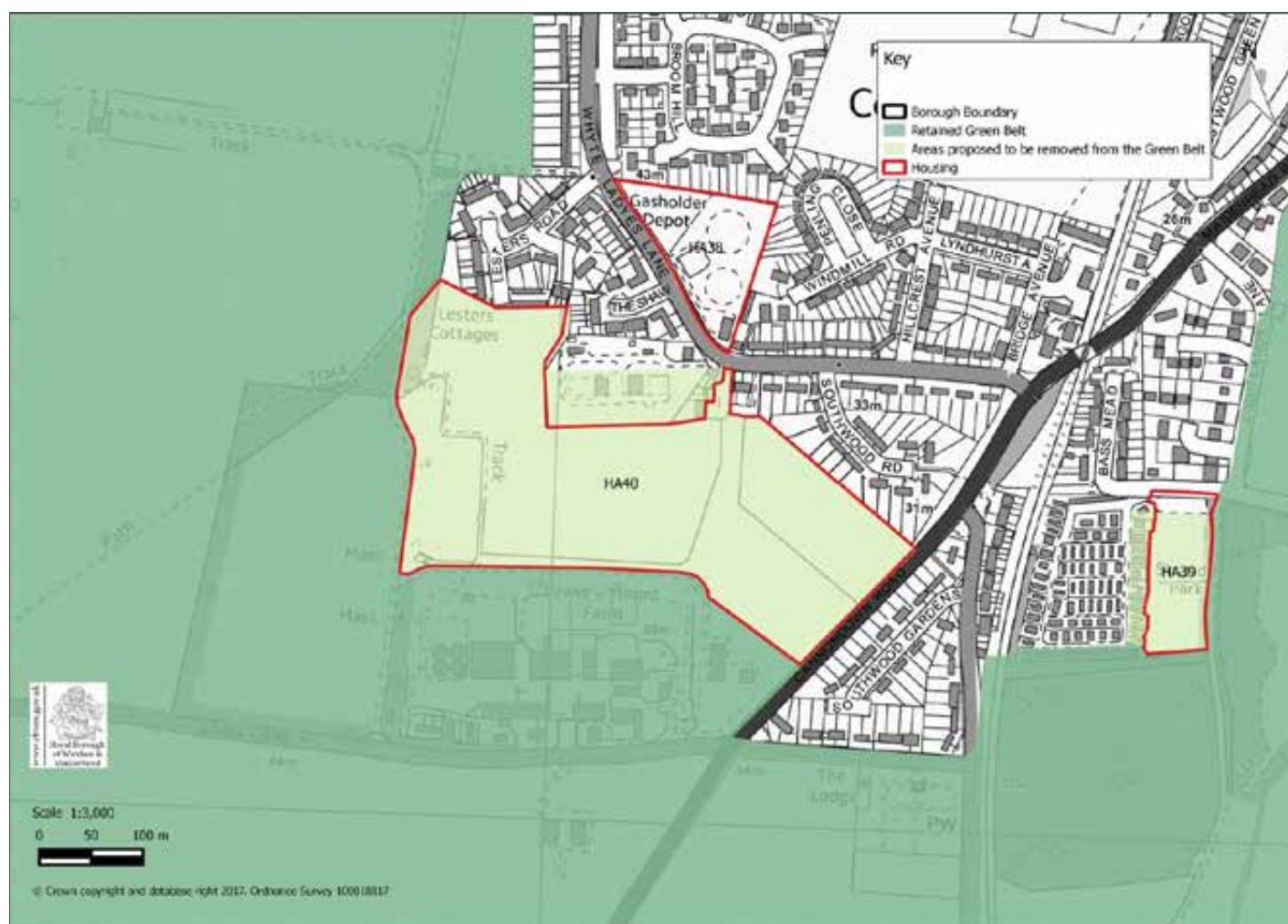


## B GREEN BELT BOUNDARY AMENDMENTS — Datchet



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



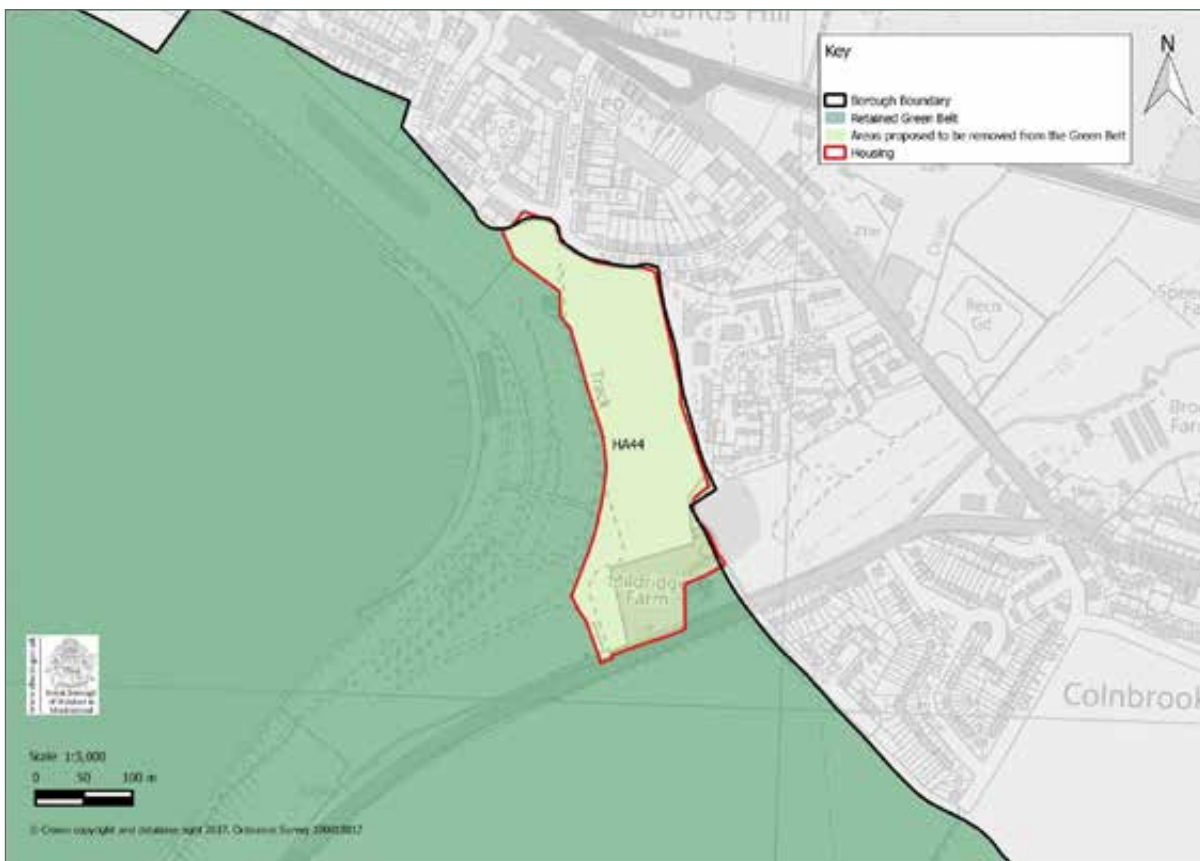
**B GREEN BELT BOUNDARY AMENDMENTS — Cookham**

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

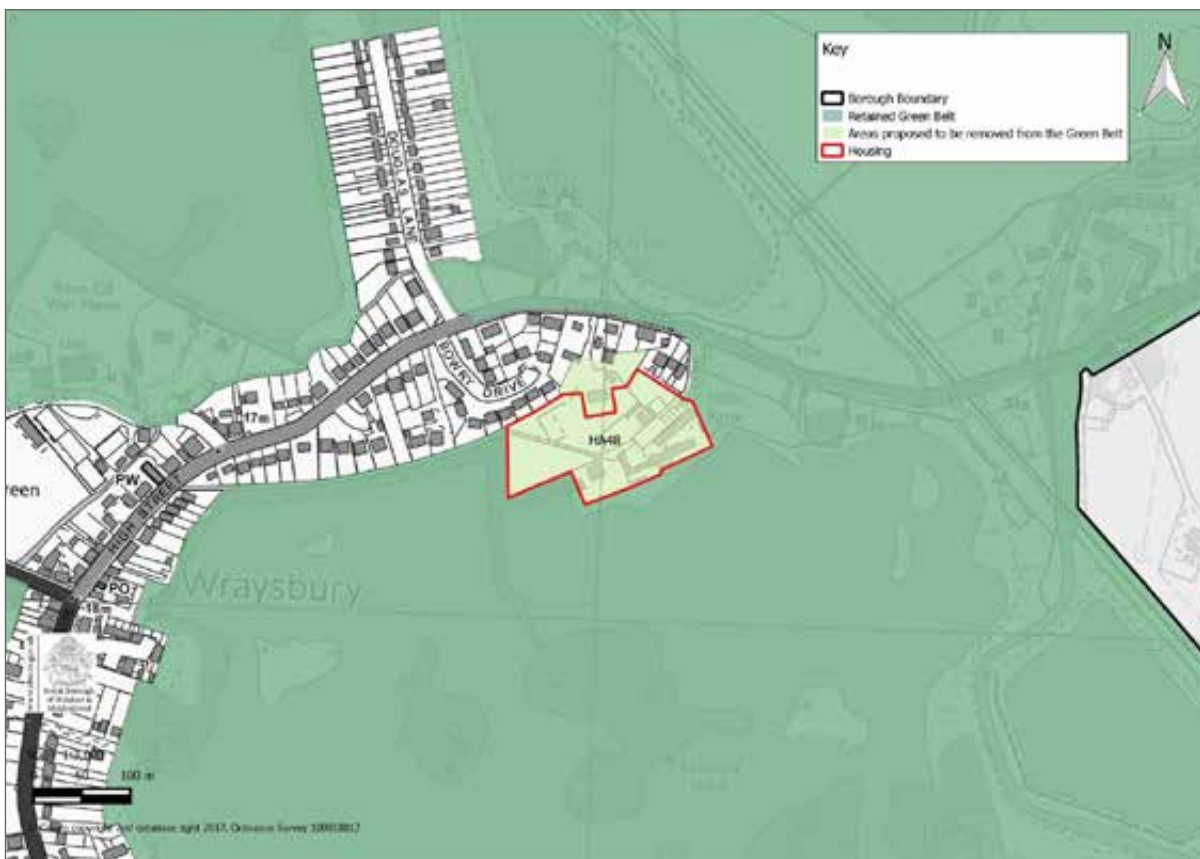




## B GREEN BELT BOUNDARY AMENDMENTS — Other Areas



HA44 Land east of Queen Mother Reservoir, Horton



HA48 Tithe Farm, Tithe Lane, Wraysbury





C HOUSING TRAJECTORY

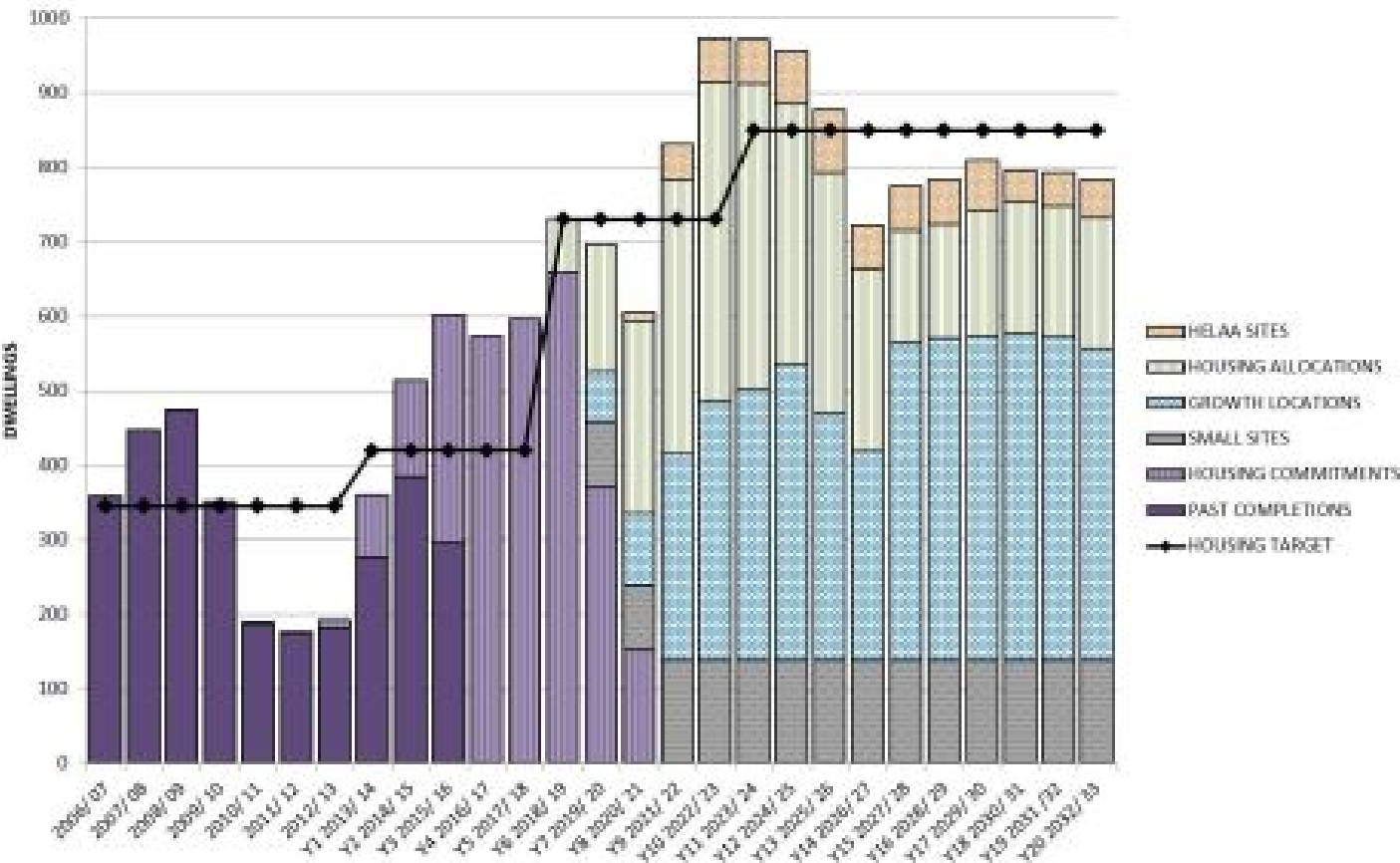
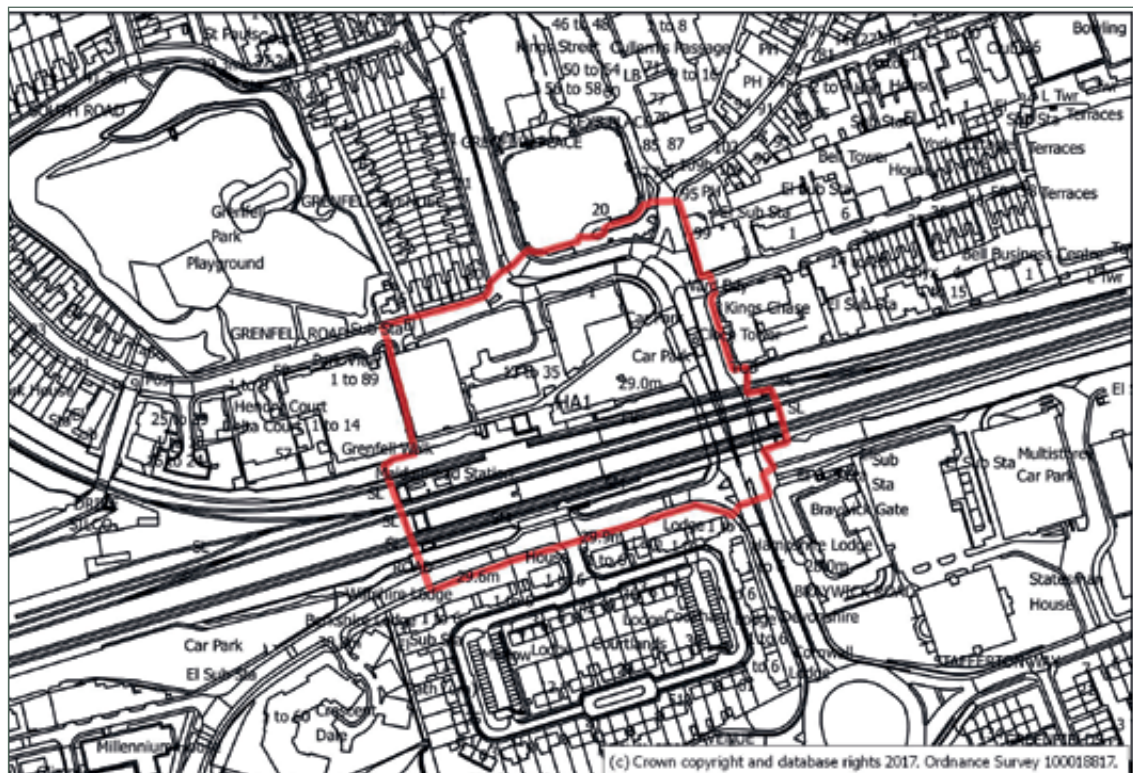


Figure 1 Housing Trajectory



## D HOUSING SITE ALLOCATION PROFORMAS

## HA1: Maidenhead Railway Station



Map HA1 Maidenhead Railway Station

## HA1: MAIDENHEAD RAILWAY STATION

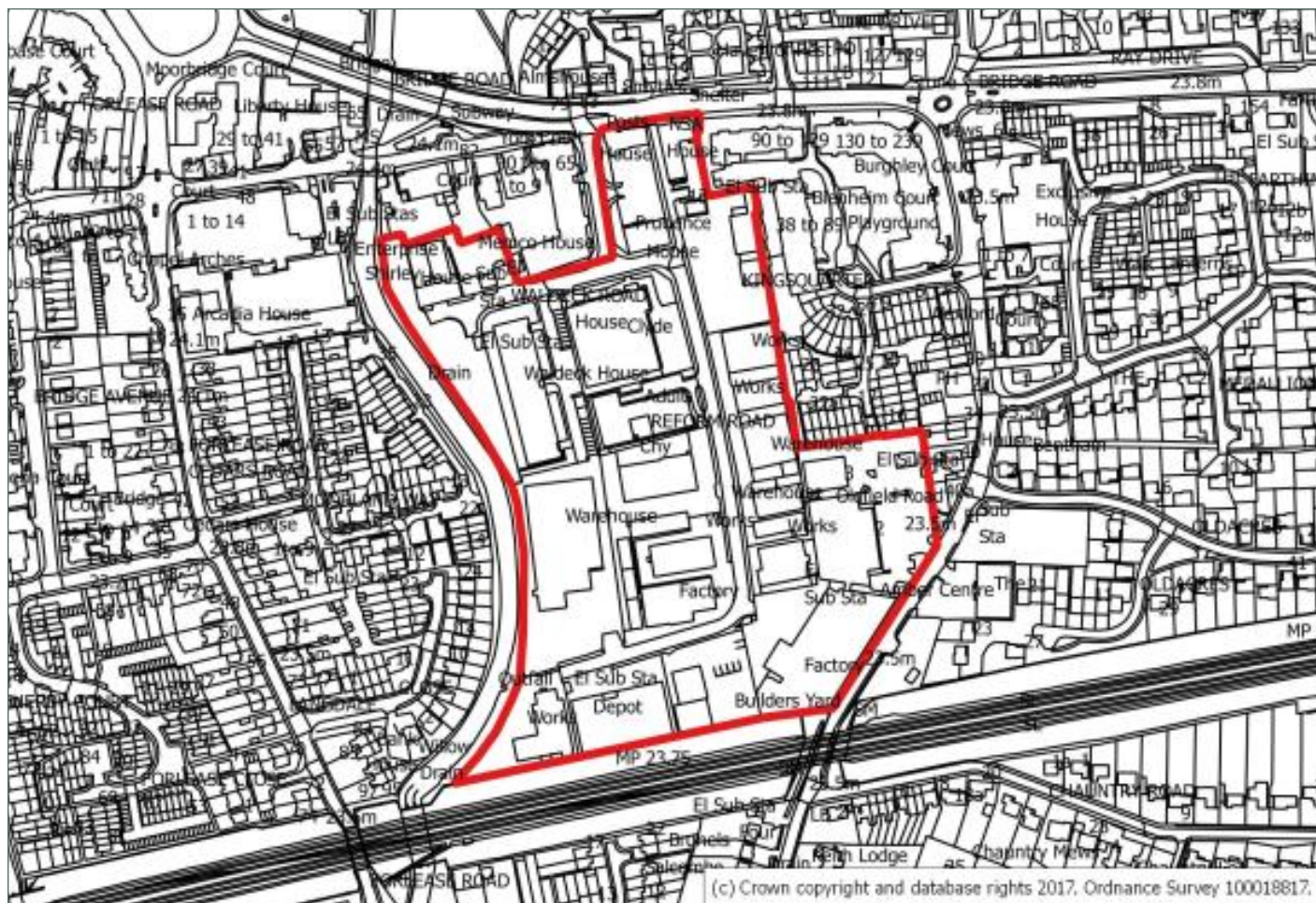
|                    |  |
|--------------------|--|
| Allocation         | ► Approximately 150 residential units as part of a mixed use development on previously developed land  |
| Site size          | ► 3.11Ha   |
| Requirements       | <ul style="list-style-type: none"> <li>► Provide appropriate mitigation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

Table HA1 Maidenhead Railway Station



## D HOUSING SITE ALLOCATION PROFORMAS

## HA2: Reform Road



Map HA2 Reform Road

## HA2: REFORM ROAD

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





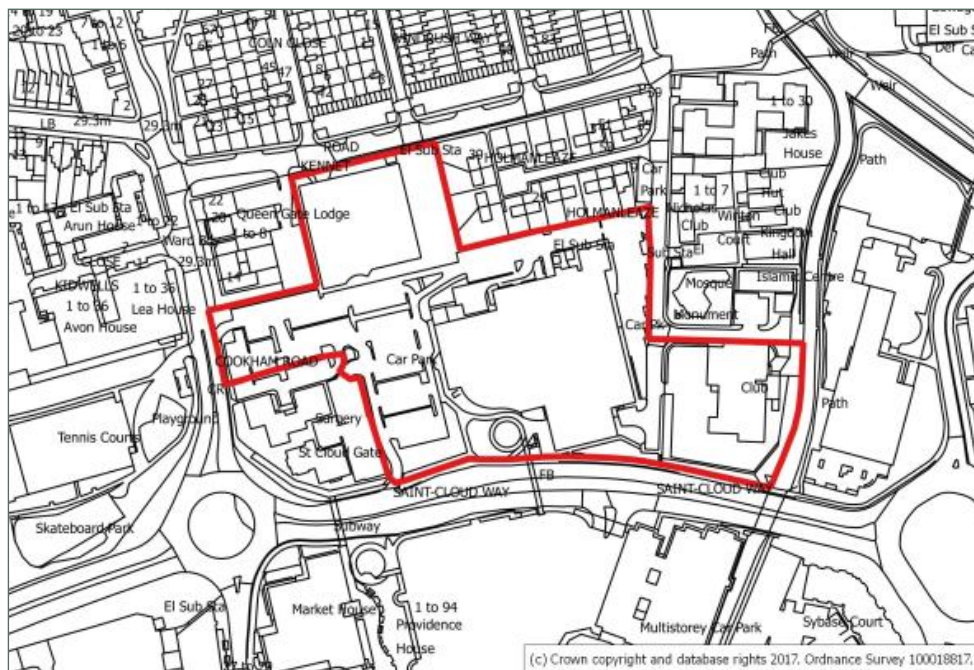
| HA2: REFORM ROAD   |   |
|--------------------|---|
| Requirements       | <ul style="list-style-type: none"> <li>▶ Provide a landscape buffer between the residential development and non-residential uses, including the railway line</li> <li>▶ Enhanced vehicular access, including improved connectivity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

Table HA2 Reform Road



## D HOUSING SITE ALLOCATION PROFORMAS

### HA3: Saint-Cloud Way



HA3: Saint-Cloud Way

#### HA3: SAINT-CLOUD WAY

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

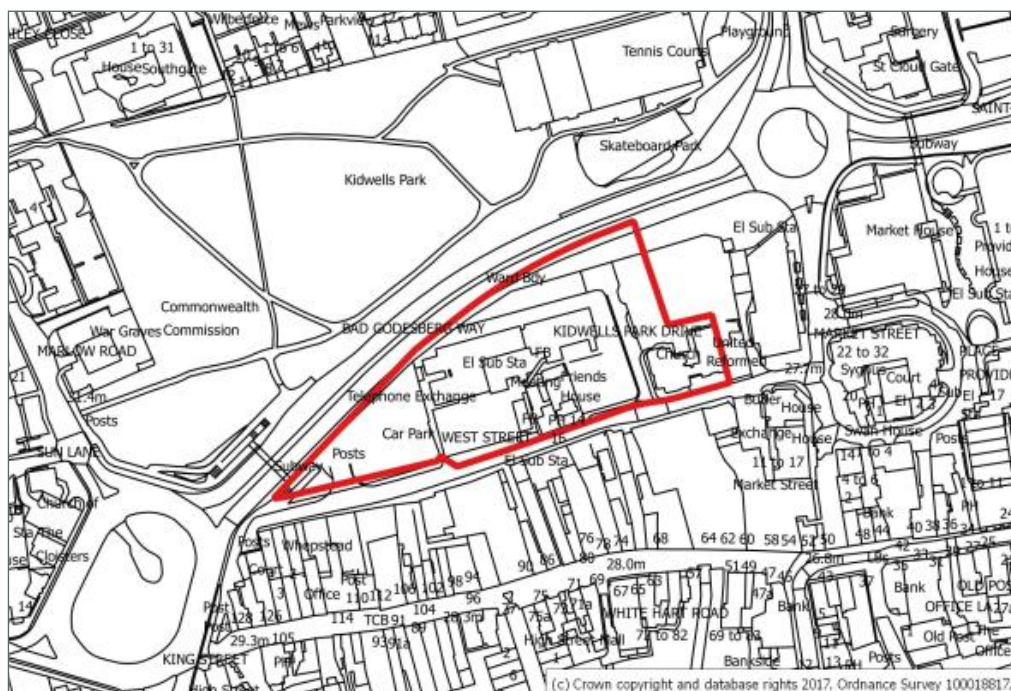
Table HA3 Saint-Cloud Way



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

## HA4: West Street



## HA4: Saint-Cloud Way

## HA4: WEST STREET

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

Table HA4 West Street

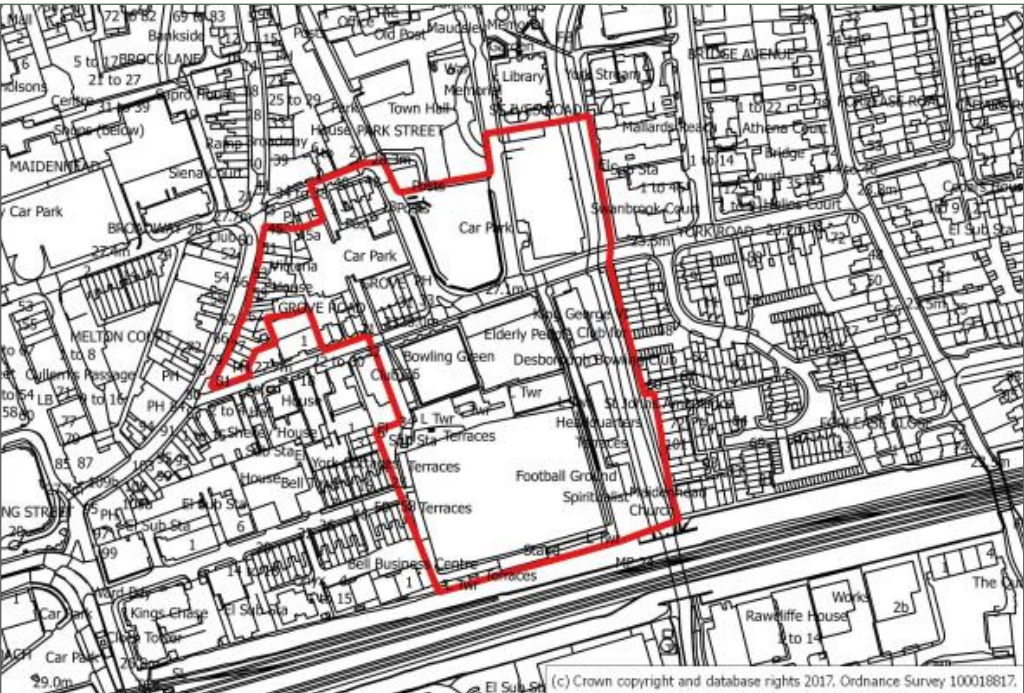




D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

HA5: York Road



Map HA5 York Road

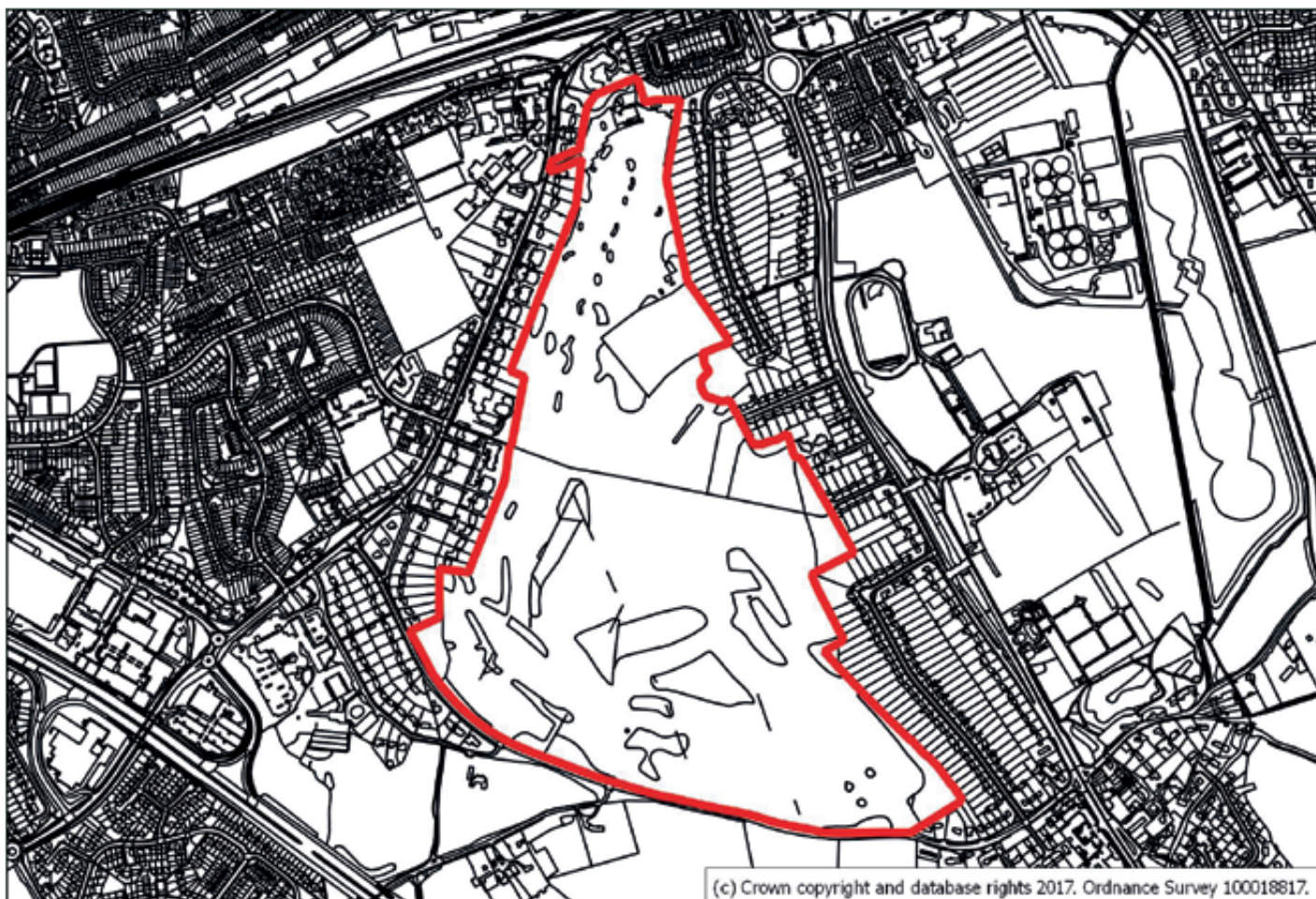
| HA5: YORK ROAD     |   |
|--------------------|---|
| Allocation         | ► Approximately 320 residential units as part of a mixed use scheme on previously developed land  |
| Site size          | ► 4.50Ha  |
| Requirements       | <div>► Retain football pitch and enhance accessibility</div> <div>►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

Table HA5 York Road

## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

## HA6: Maidenhead Golf Course



Map HA6: Maidenhead Golf Course

## HA6: MAIDENHEAD GOLF COURSE

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





**HA6: MAIDENHEAD GOLF COURSE**

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

Table HA6 Maidenhead Golf Course

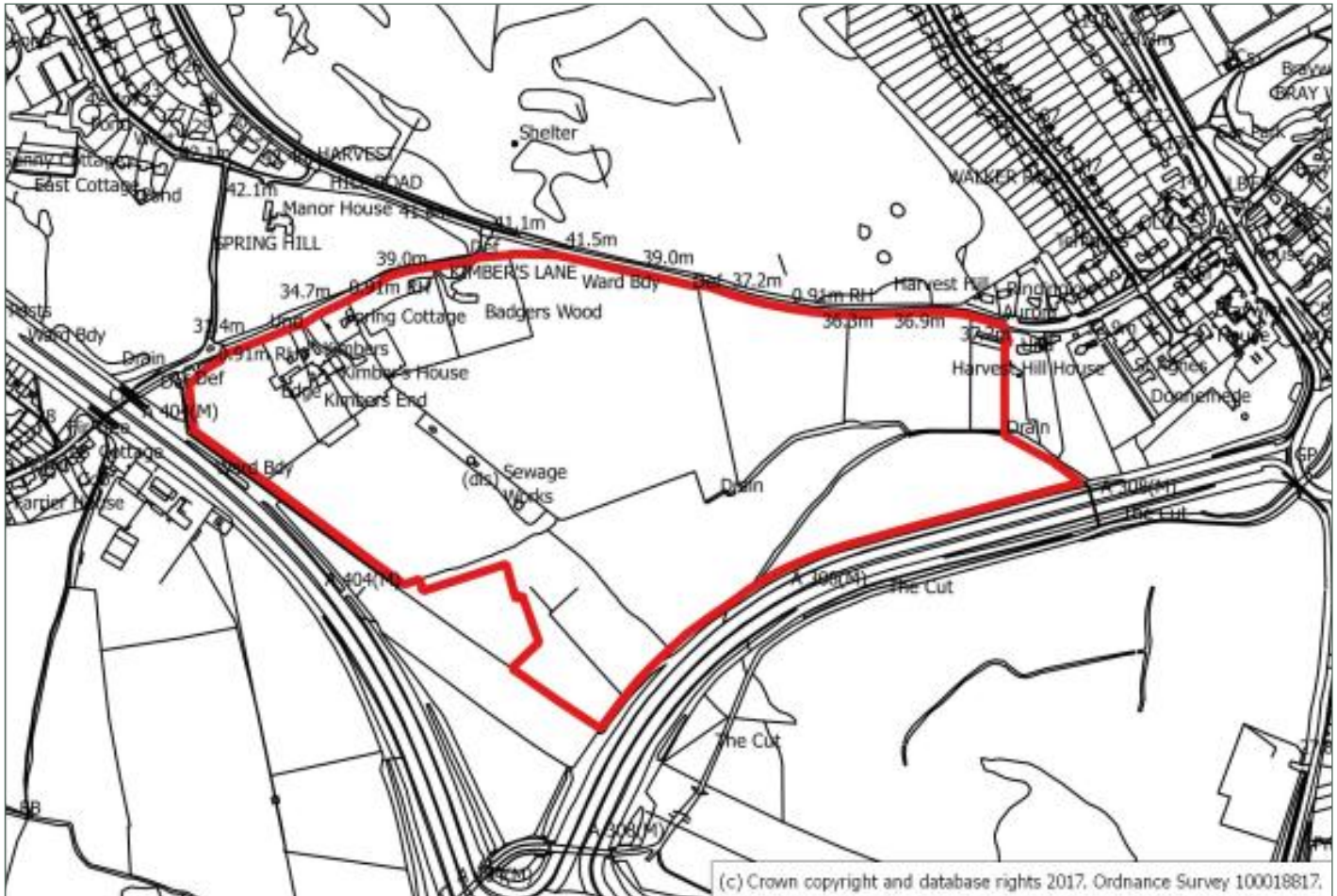




## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA7: Land south of Harvest Hill Road, Maidenhead



HA7 Land south of Harvest Hill Road, Maidenhead

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

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



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

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

**Key considerations**

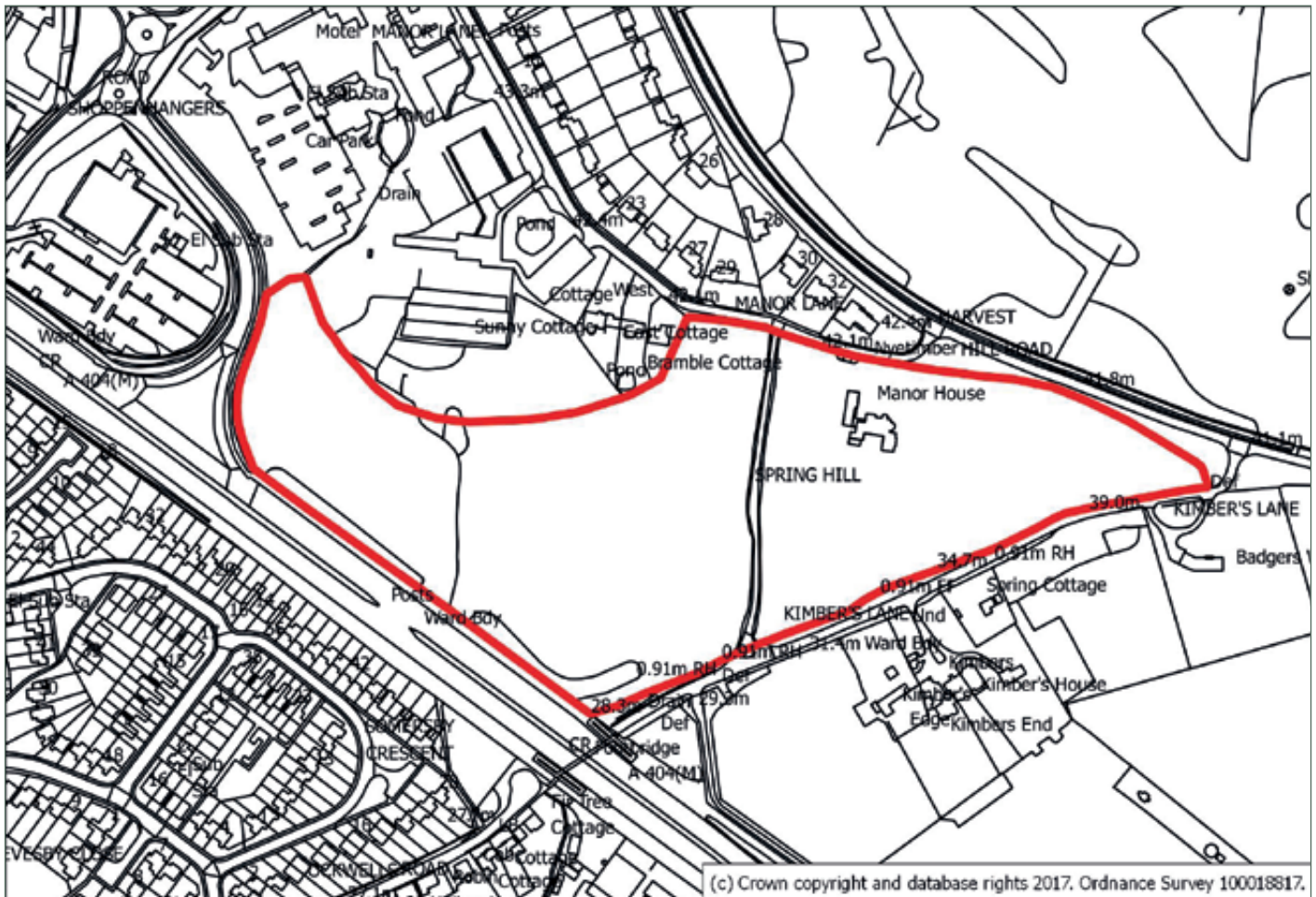
- ▶ Vehicular access
- ▶ Biodiversity
- ▶ Trees and hedgerows
- ▶ Character and appearance, particularly from the A404(M), A308(M)
- ▶ Heritage
- ▶ Noise and air quality due to proximity to the A404(M), A308(M) and licensed waste site
- ▶ Sloping topography



## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA8: Land south of Manor Lane, Maidenhead



HA8: Land south of Manor Lane, Maidenhead

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

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





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

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

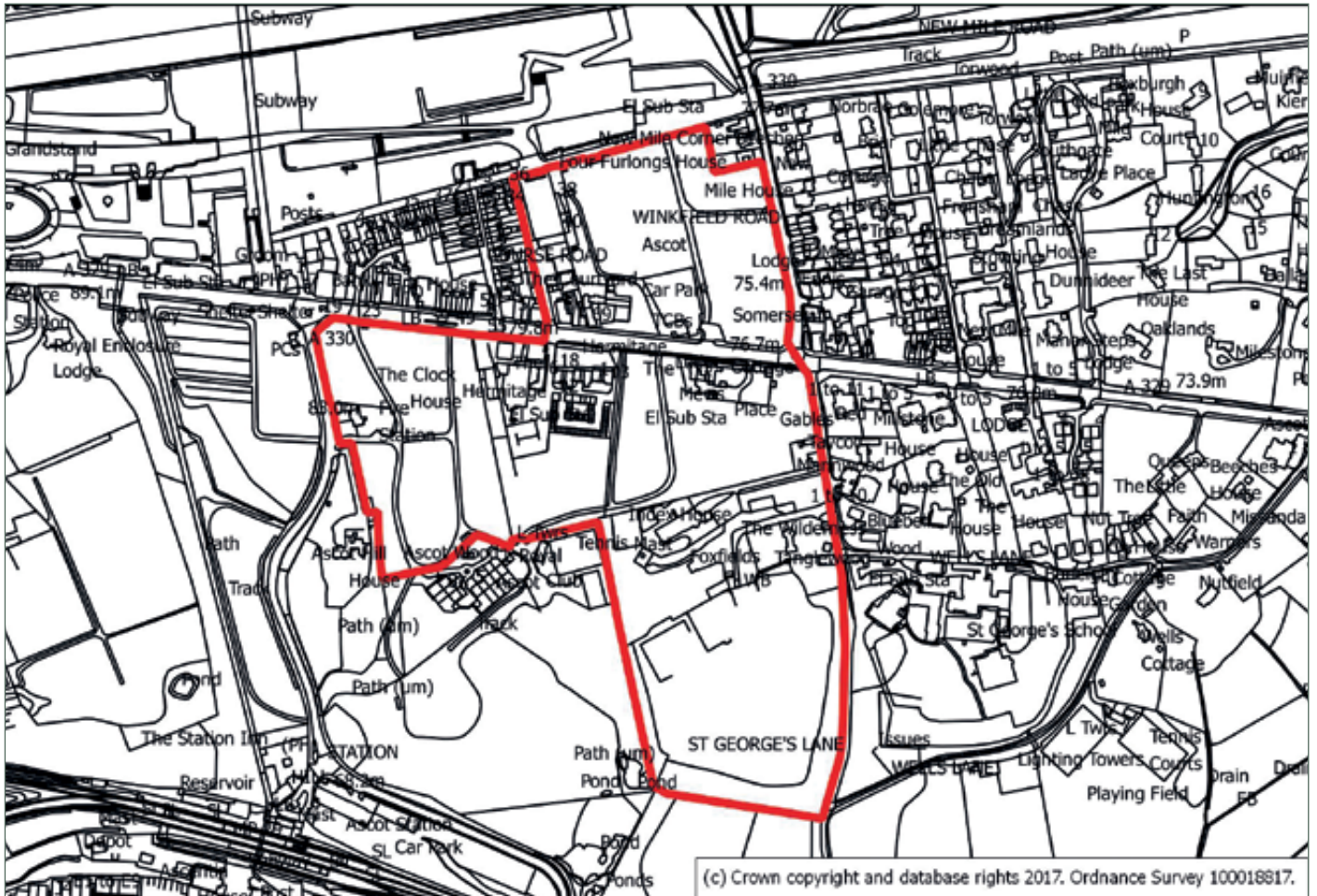
HA8: Land south of Manor Lane, Maidenhead



## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

#### HA10: Ascot Centre



HA10: Ascot Centre

#### HA10: ASCOT CENTRE

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



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

Table HA10 Ascot Centre





## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

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



HA11 Land west of Windsor, north and south of A308

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

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



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

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

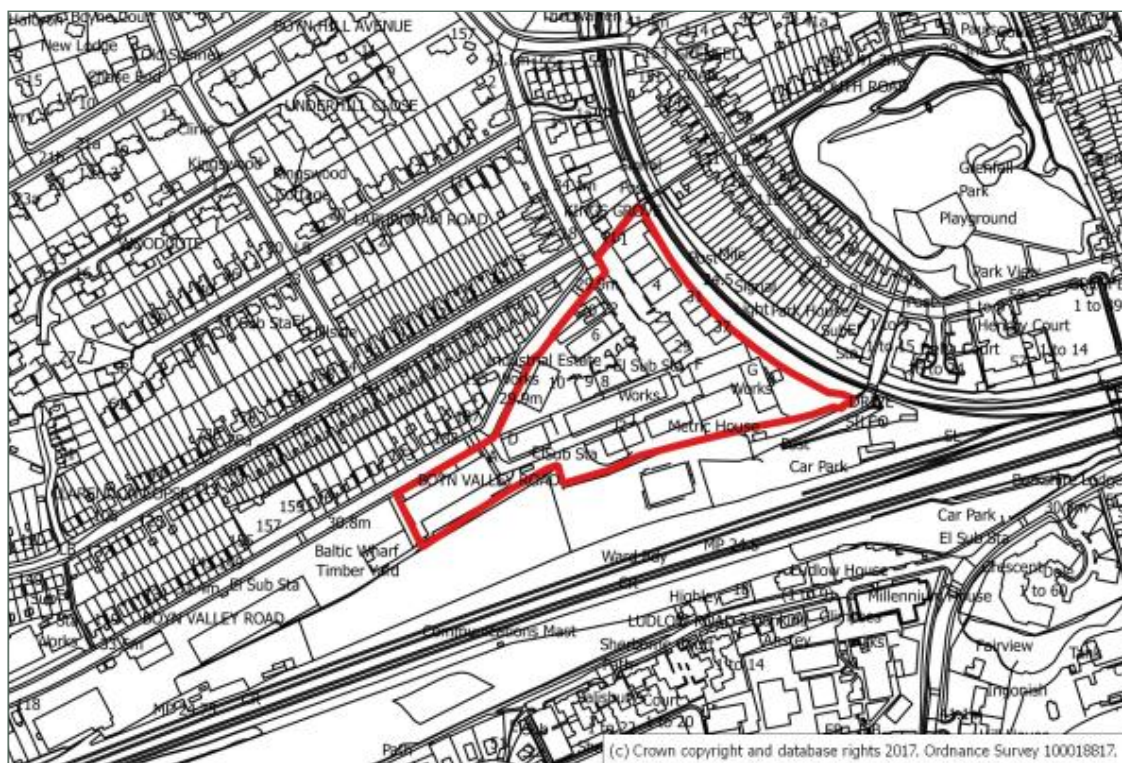
Table HA11 Land west of Windsor, north and south of the A308, Windsor



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

## HA12: Boyn Valley Industrial Estate, Maidenhead



## HA12 Boyn Valley Industrial Estate

## HA12: BOYN VALLEY INDUSTRIAL ESTATE, MAIDENHEAD

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

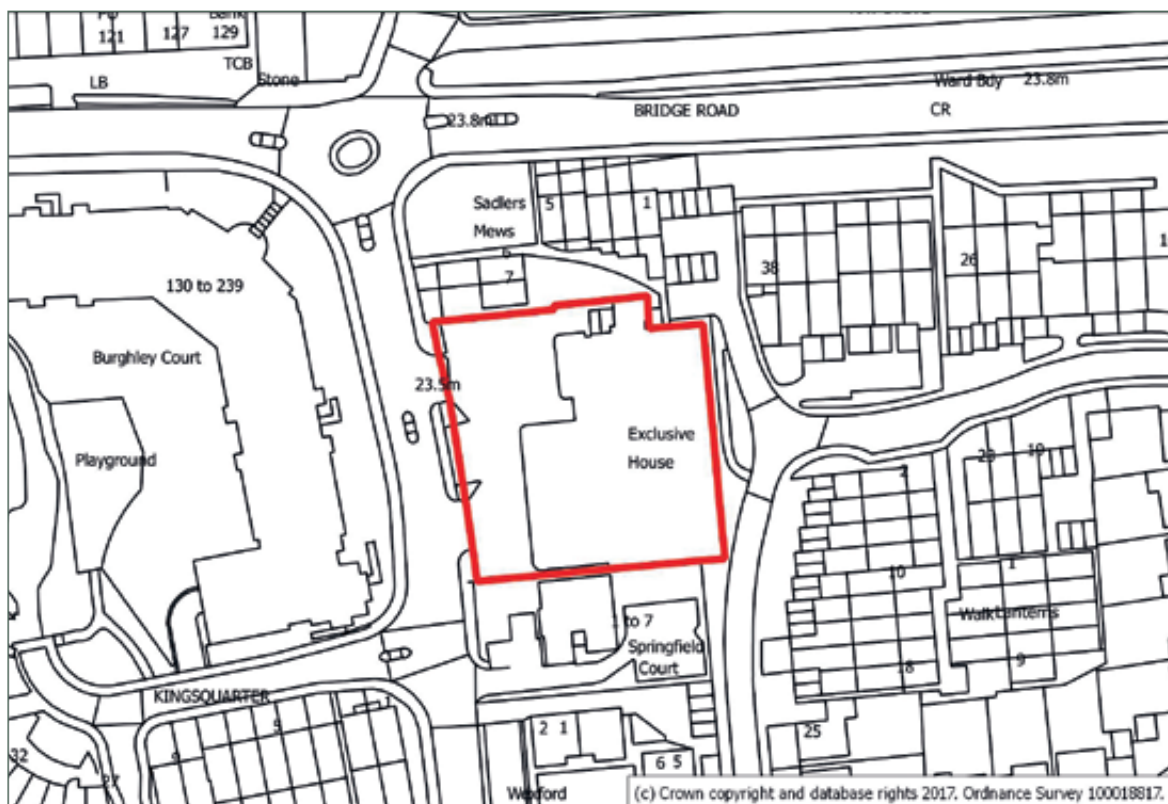
Table HA12 Boyn Valley Industrial Estate





**D HOUSING SITE ALLOCATION PROFORMAS****Housing Site Allocation**

HA13: Exclusive House, Oldfield Road, Maidenhead



Map HA13 Exclusive House, Oldfield Road, Maidenhead

**HA13 EXCLUSIVE HOUSE, OLDFIELD ROAD, MAIDENHEAD**

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

Table HA13 Exclusive House, Oldfield Road, Maidenhead



## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA14: Land south of Ray Mill Road East, Maidenhead



Map HA14 Land south of Ray Mill Road East, Maidenhead

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

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

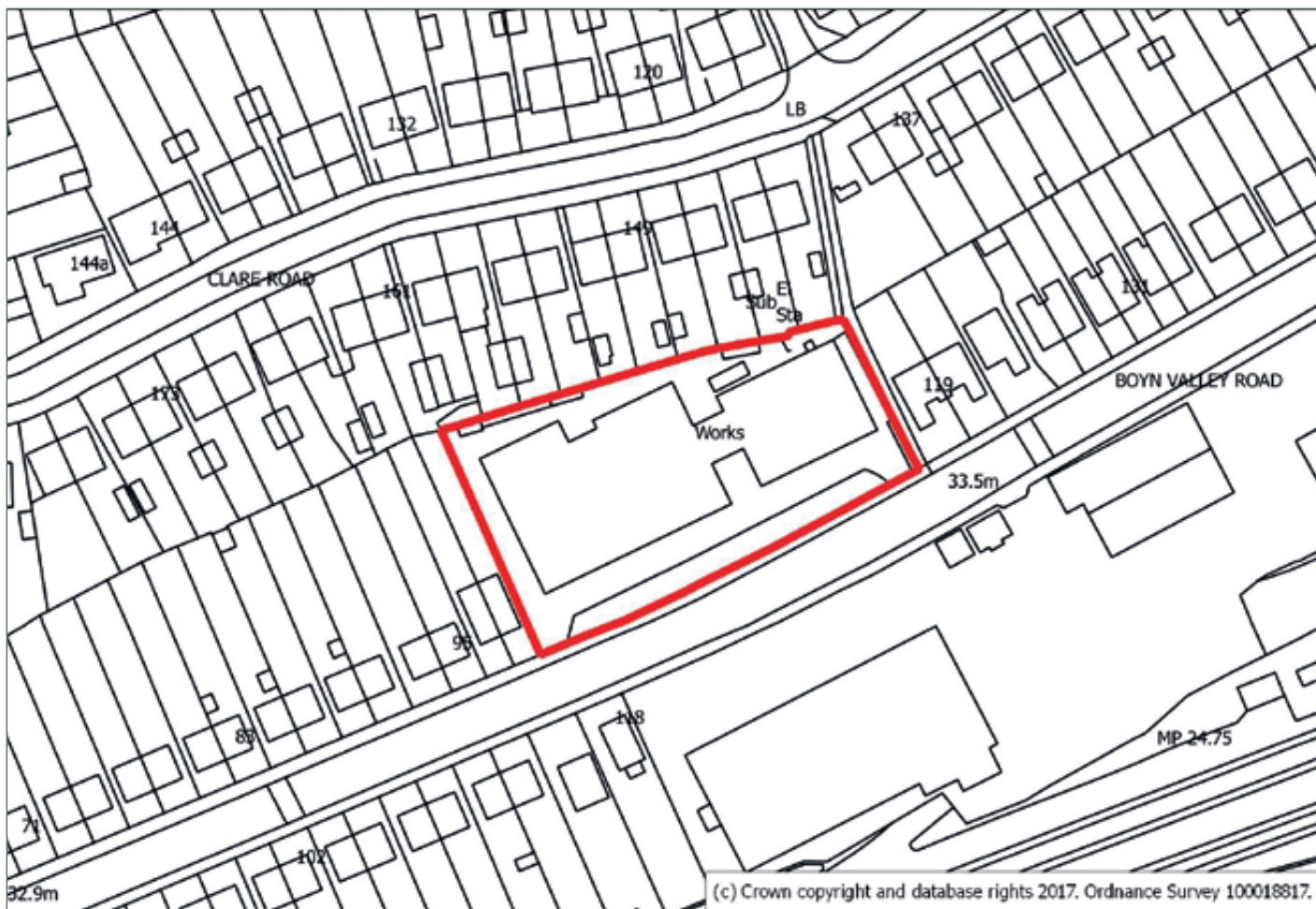
Table HA14 Land south of Ray Mill Road East, Maidenhead



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

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



Map HA15 Middlehurst, 90-103 Boyn Valley Road

## HA15: MIDDLEHURST, 90-103 BOYN VALLEY ROAD, MAIDENHEAD

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

Table HA15 Middlehurst, 90-103 Boyn Valley Road

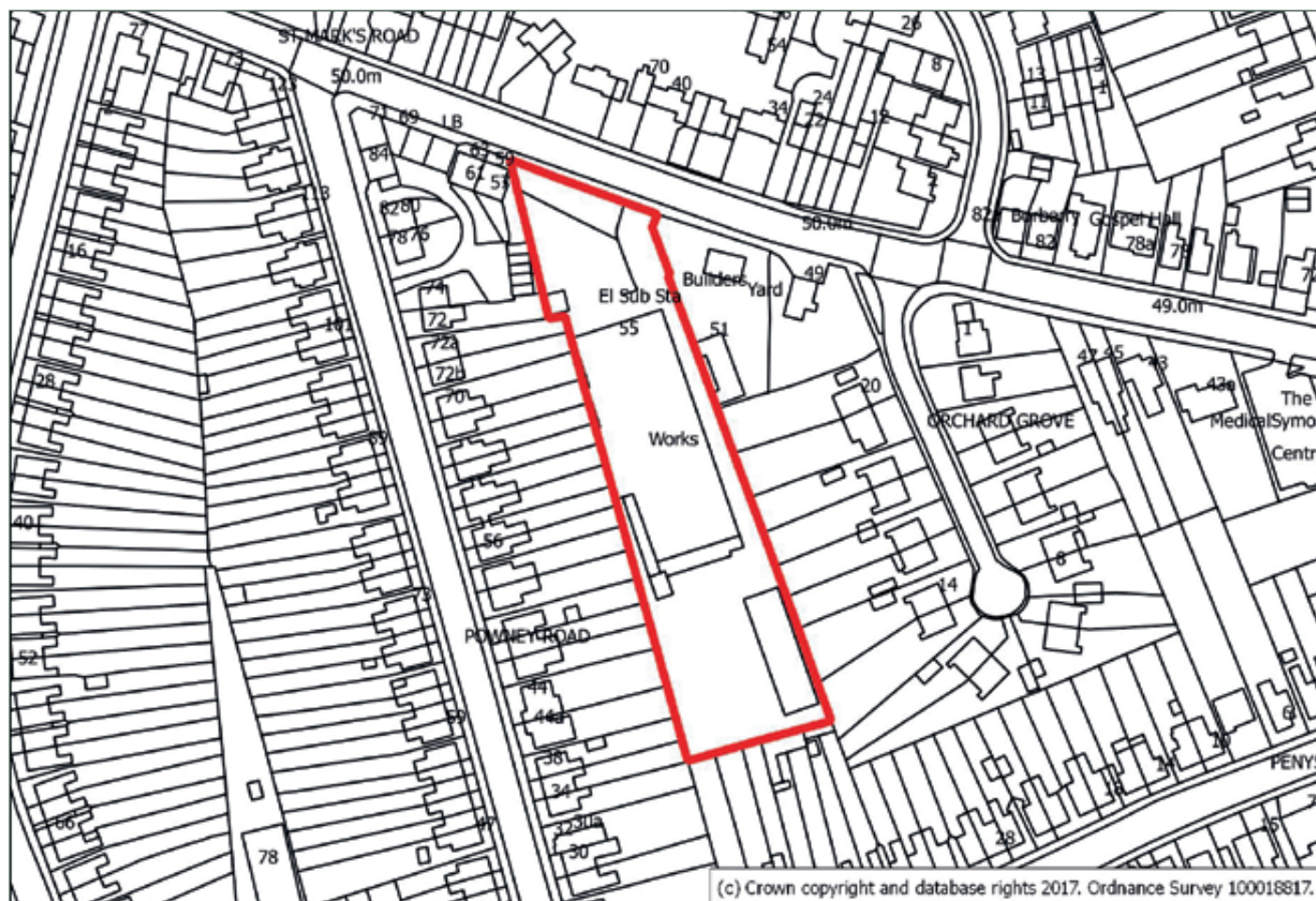




## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA16: Osbornes Garage, 55 St Marks Road, Maidenhead



Map HA16 Osbornes Garage

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

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

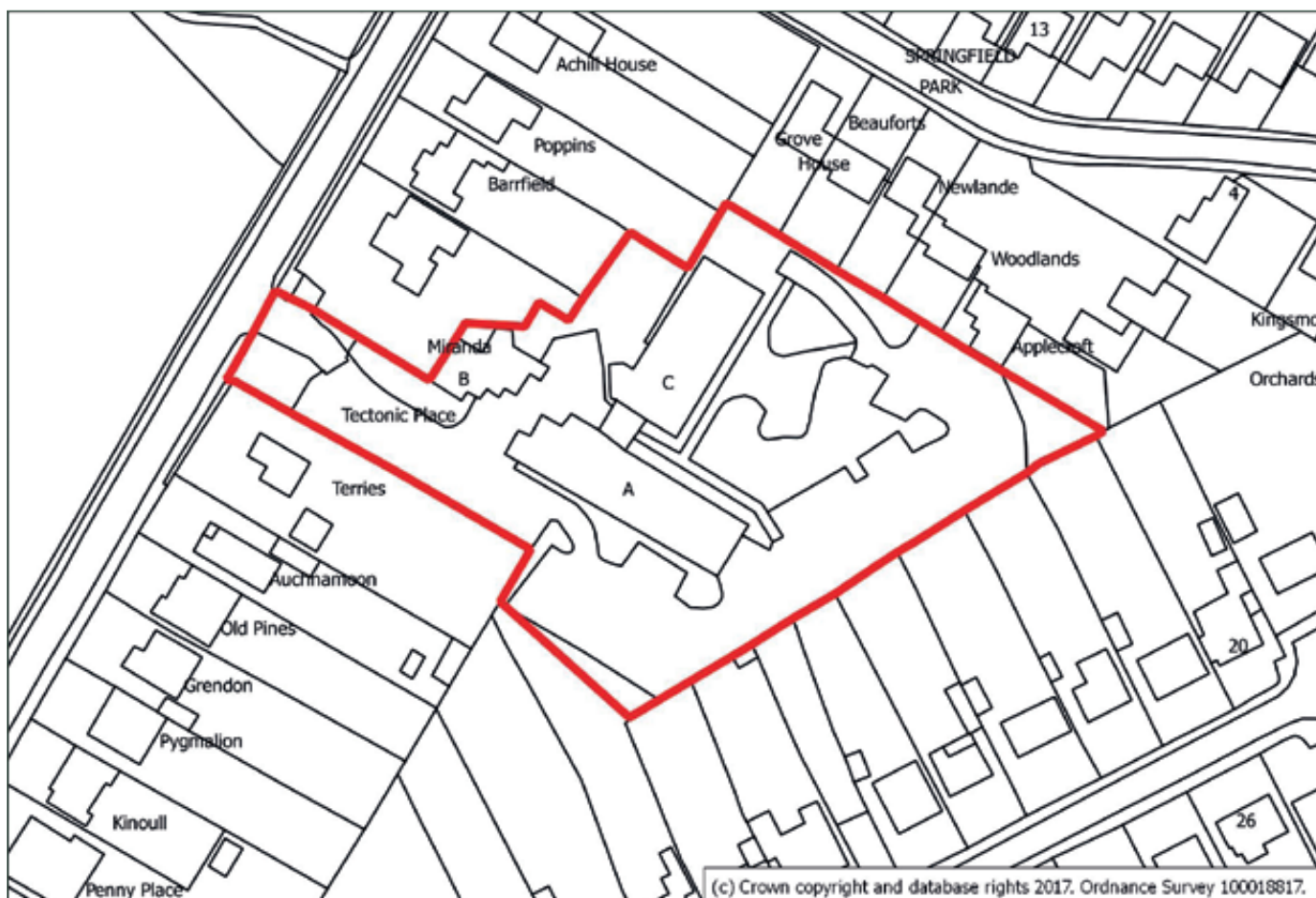
Table HA16 Osbornes Garage



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA17: Tectonic Place, Holyport Road, Maidenhead



Map HA17 Tectonic Place, Holyport Road

## HA17: TECTONIC PLACE, HOLYPORT ROAD, MAIDENHEAD

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

Table HA17 Tectonic Place, Holyport Road, Maidenhead

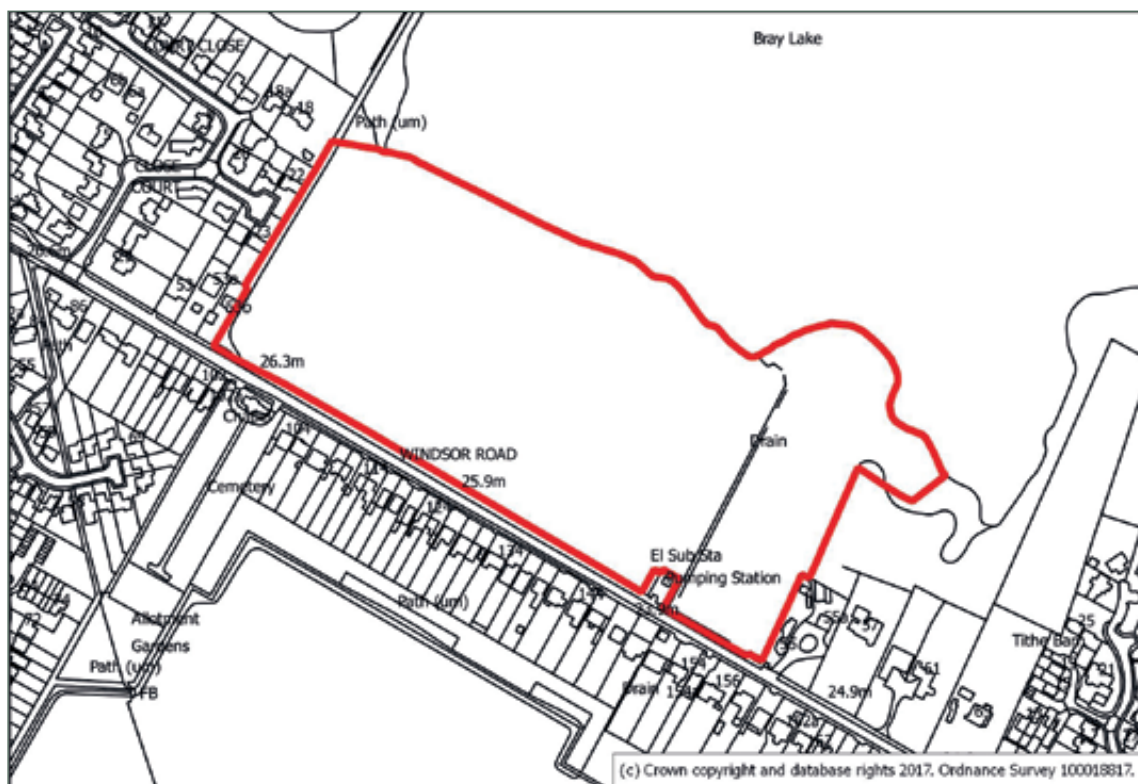




## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

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



Map HA18 Land between Windsor Road and Bray Lake

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

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

Table HA18 Land between Windsor Road and Bray Lake

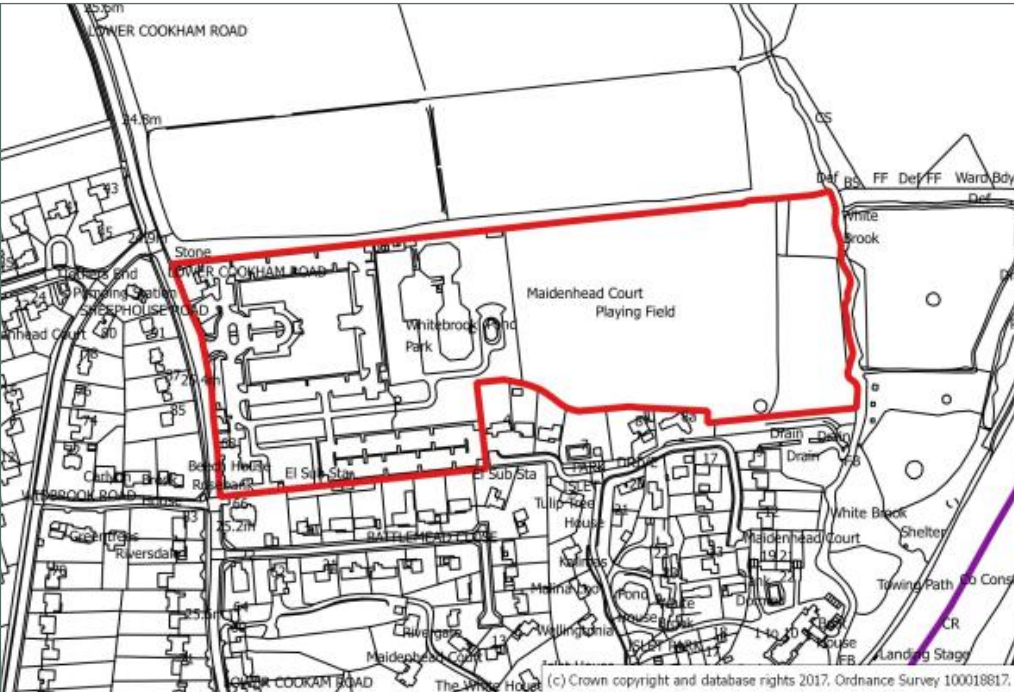




D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

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



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

| HA19: WHITEBROOK PARK, INCLUDING LAND EAST OF WHITEBROOK PARK, LOWER COOKHAM ROAD, MAIDENHEAD |  |
|---|--|
| Allocation  | <ul style="list-style-type: none"><li>▶ Approximately 175 residential units, on some areas of Green Belt land</li><li>▶ Plots for self build/custom housing</li></ul>  |
| Site size   | <ul style="list-style-type: none"><li>▶ 8.12Ha</li></ul>   |
| Requirements  | <ul style="list-style-type: none"><li>▶ Retain valuable trees where possible, particularly at site boundaries</li><li>▶ Achieve flood risk betterment on site by moving/reducing the footprint of building, incorporating appropriate flood risk reduction measures and ensuring the Exceptions Test is met</li><li>▶ Appropriate edge treatment and transition to the countryside</li><li>▶ Designed to be of high quality</li><li>▶ Provision of on-site public open space</li><li>▶ Facilitate recreational access to Thames Path</li></ul> |
| Key considerations  | <ul style="list-style-type: none"><li>▶ Flooding</li><li>▶ Access</li><li>▶ Design and character</li><li>▶ Biodiversity</li></ul>  |

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

## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

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



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

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

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

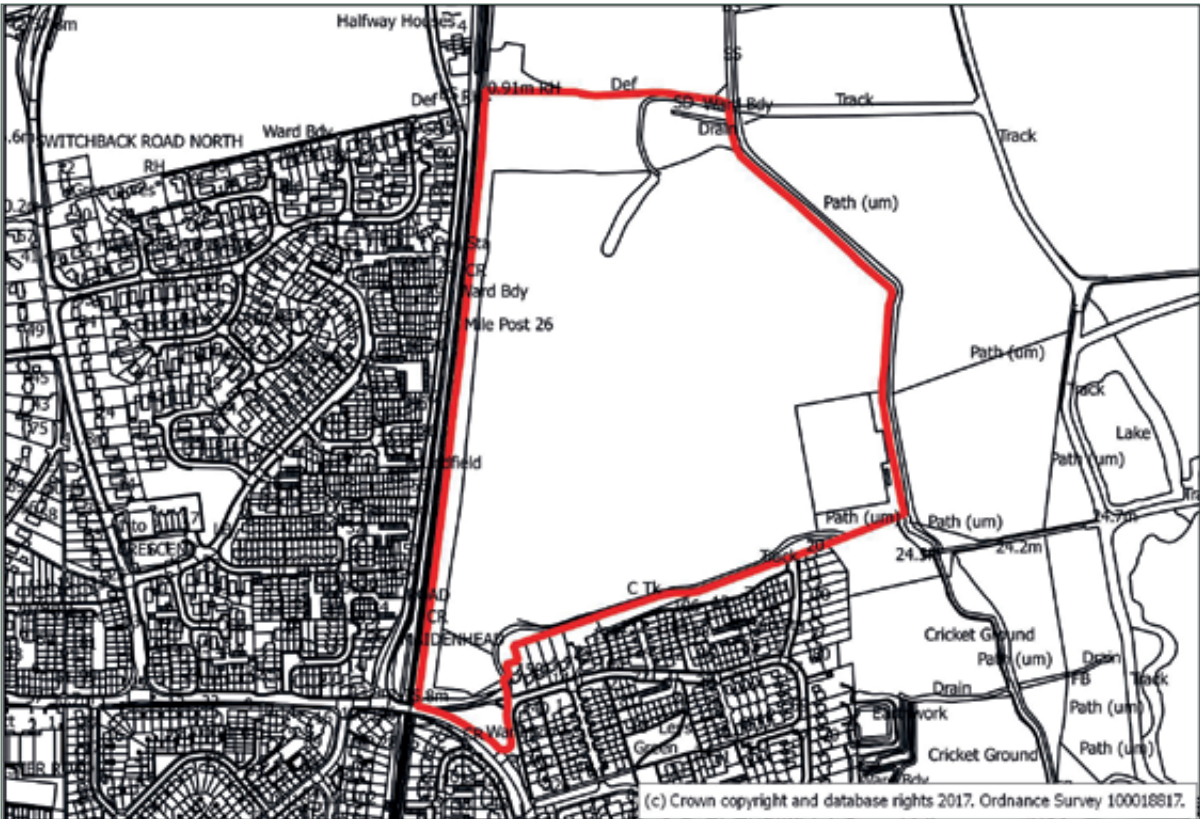
Table HA20 Land east of Woodlands Park Avenue and north of Woodlands Business Park



D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

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



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

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

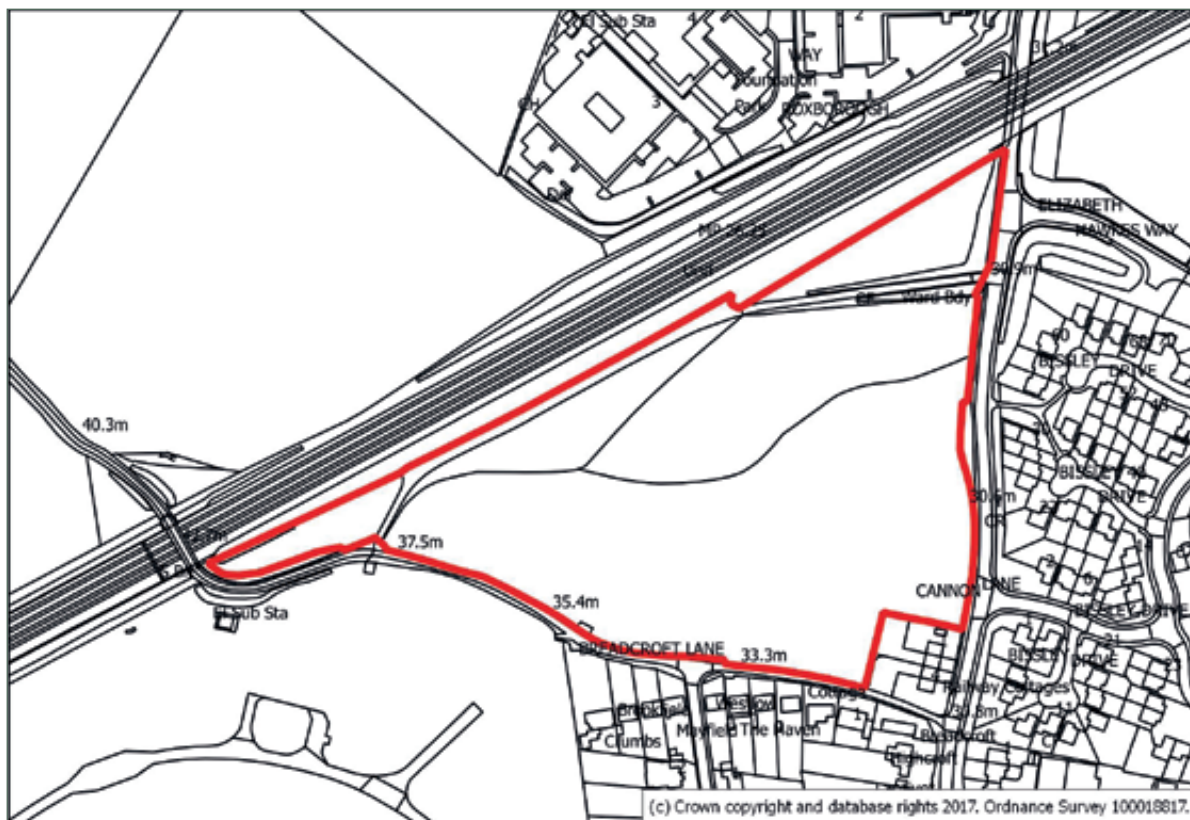
Table HA21 Land known as Spencer’s Farm, north of Lutman Lane



## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

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



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

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

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

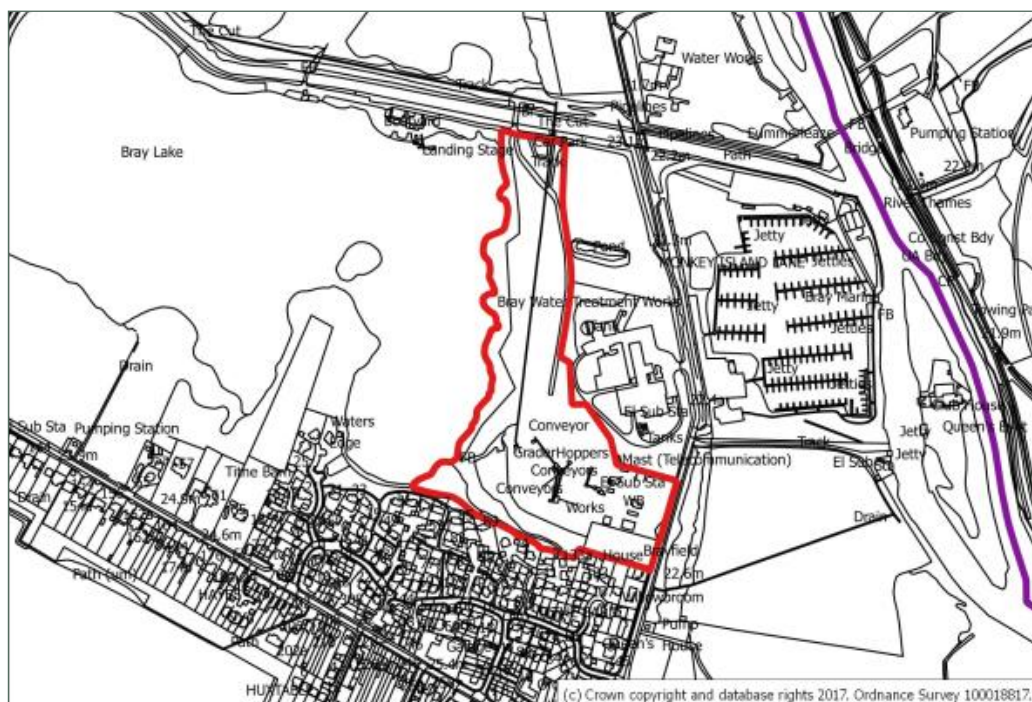
Table HA22 Land north of Breadcroft Lane and south of the railway line



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA23: Land west of Monkey Island Lane, Maidenhead



Land west of Monkey Island Lane, Maidenhead

## HA23: LAND WEST OF MONKEY ISLAND LANE, MAIDENHEAD

|                    |  |
|--------------------|--|
| Allocation         | ► Approximately 100 residential units on Green Belt land   |
| Site size          | ► 6.69Ha   |
| Requirements       | <ul style="list-style-type: none"> <li>► Provide an appropriate solution for addressing the possible contamination of the site</li> <li>► Connect to Public Rights of Way network</li> <li>► Retain valuable trees where possible, particularly at site boundaries</li> <li>► Achieve flood risk betterment on site by moving/reducing the footprint of building, incorporating appropriate flood risk reduction measures and ensuring the Exceptions Test is met</li> <li>► Designed sensitively to conserve biodiversity of the area</li> <li>► Appropriate edge treatment and transition to the countryside and lake</li> <li>► Designed sensitively to consider the impact on long distance views</li> <li>► Link to permitted path around lake</li> </ul> |
| Key considerations | <ul style="list-style-type: none"> <li>► Access</li> <li>► Flooding</li> <li>► Ecology/protected species</li> <li>► Air quality</li> </ul>   |

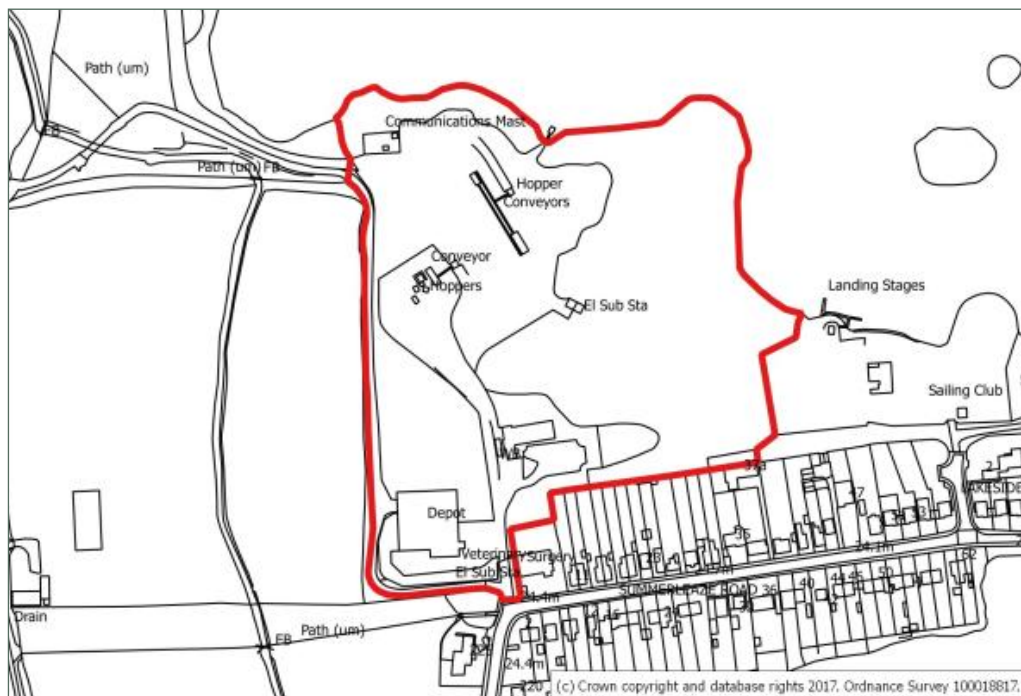
Table HA23 Land west of Monkey Island Lane, Maidenhead



## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA24: Summerlease, Summerlease Road, Maidenhead



Map HA24 Summerlease, Summerlease Road, Maidenhead

#### HA24: SUMMERLEASE, SUMMERLEASE ROAD, MAIDENHEAD

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

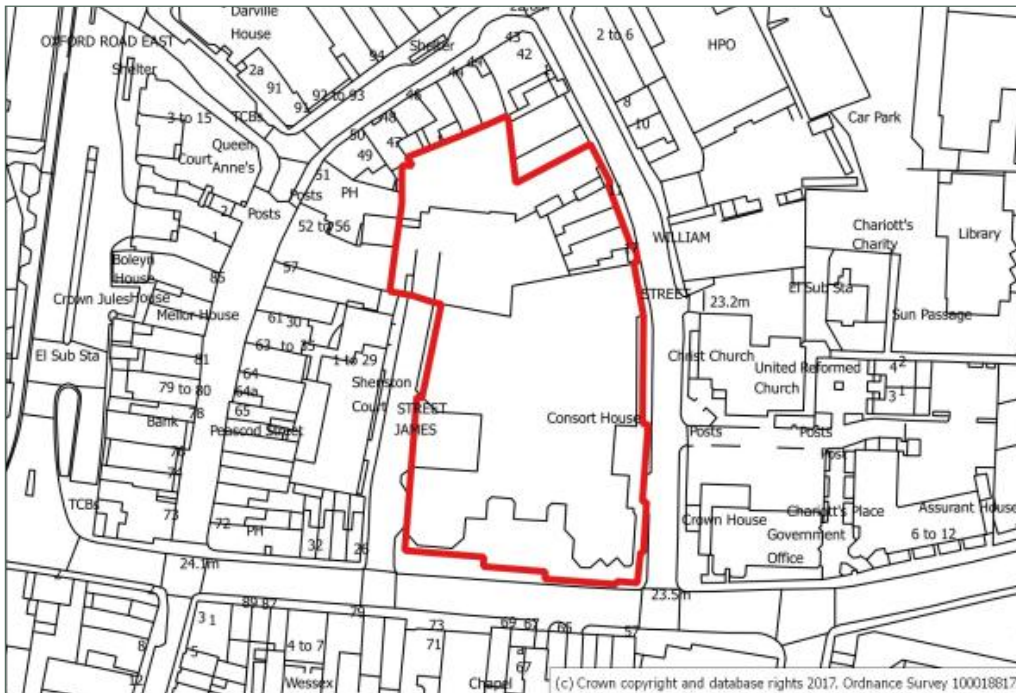
Table HA24 Summerlease, Summerlease Road, Maidenhead





**D HOUSING SITE ALLOCATION PROFORMAS****Housing Site Allocation**

HA25: Minton Place, Victoria Street, Windsor



Map 1 HA25 Minton Place, Victoria Street, Windsor

**HA25: MINTON PLACE, VICTORIA STREET, WINDSOR**

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

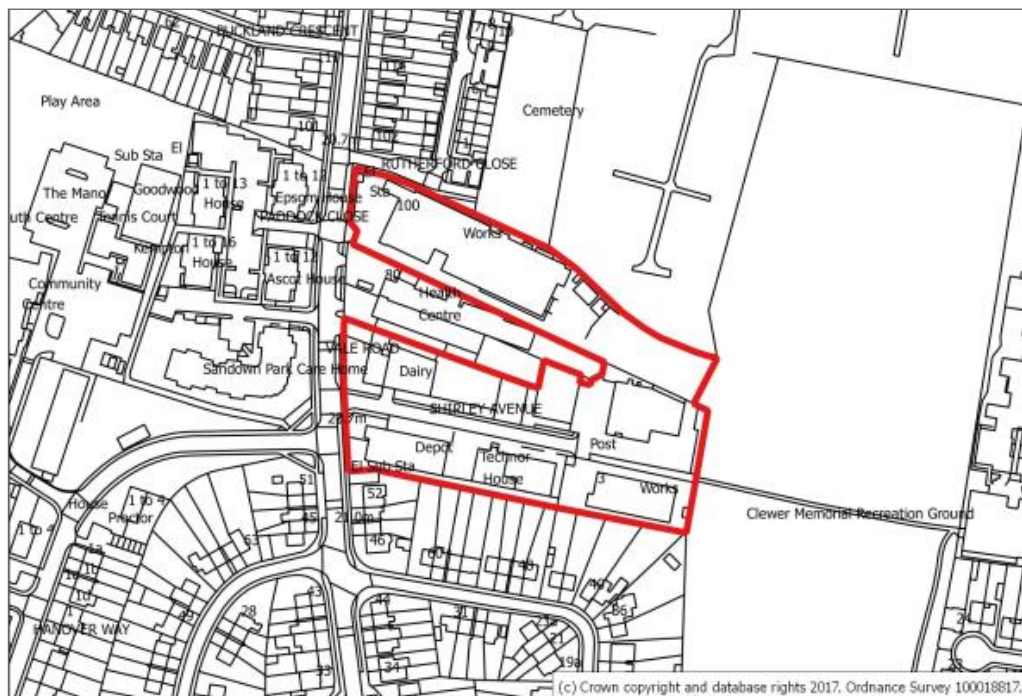
Table HA25 Minton Place, Victoria Street, Windsor



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

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



Shirley Avenue (Vale Road Industrial Estate), Windsor

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

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

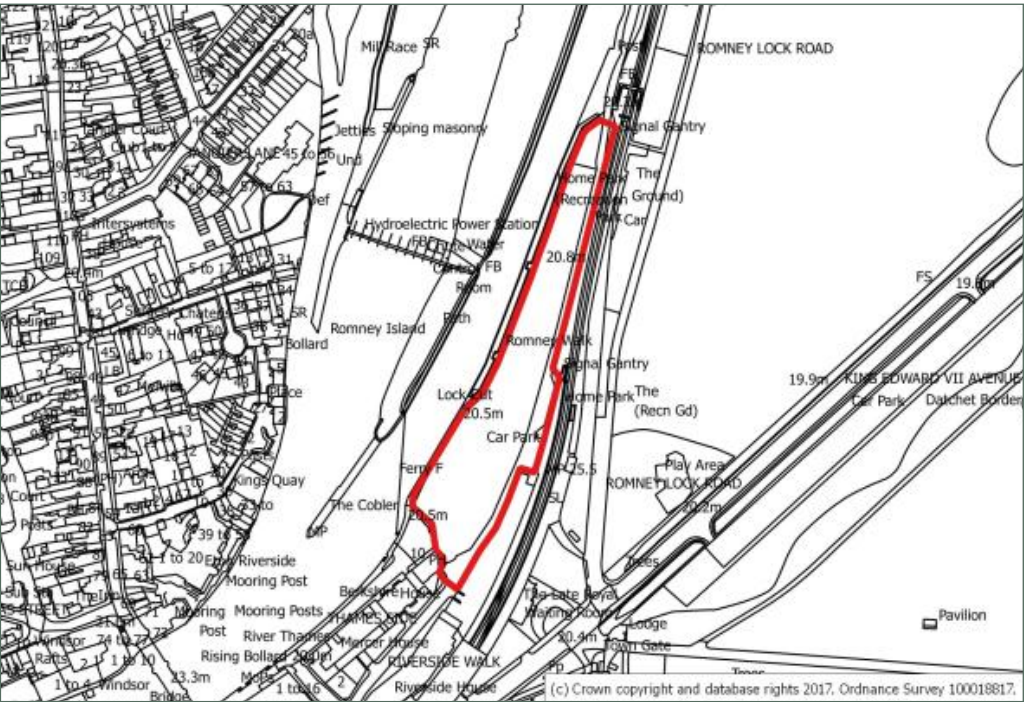
Table HA26 Shirley Avenue (Vale Road Industrial Estate), Windsor



D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

HA28: Windsor and Eton Riverside Station Car Park



Windsor and Eton Riverside Station Car Park

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

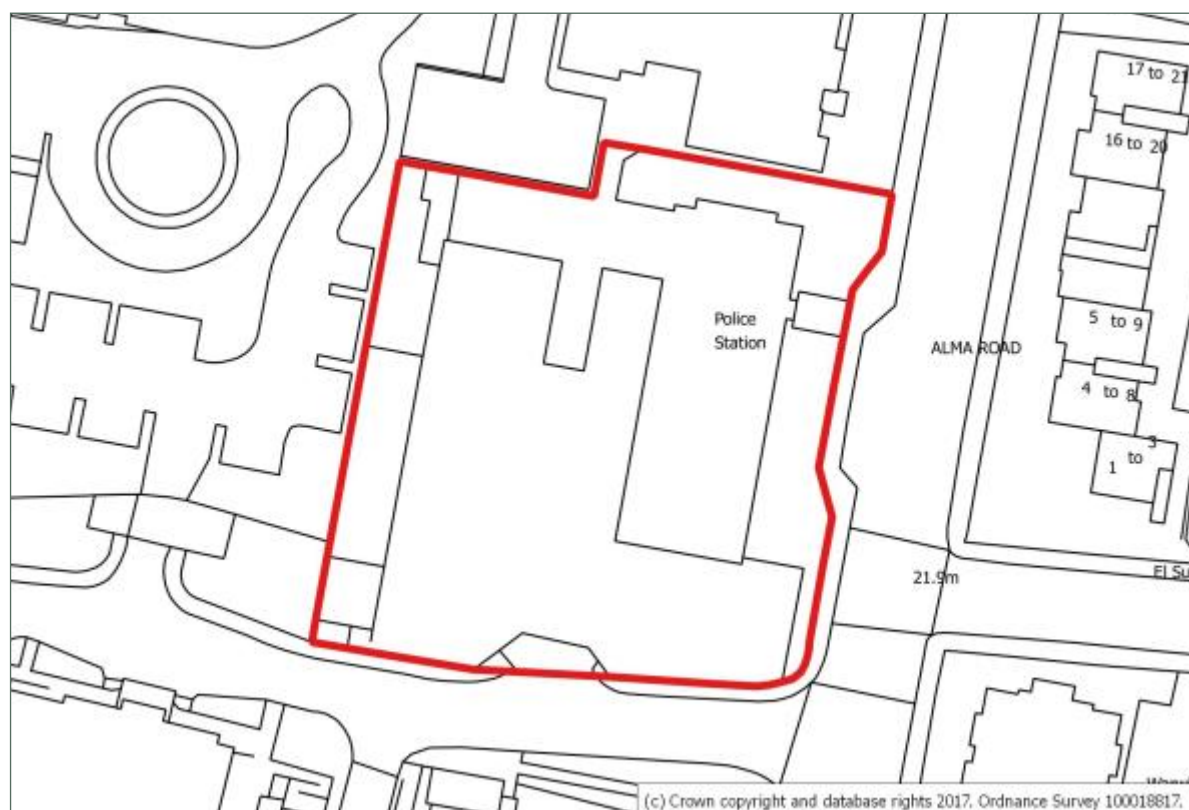
Table HA28 Windsor and Eton Riverside Station car park



## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA29: Windsor Police Station, Alma Road, Windsor



HA29 Windsor Police Station, Alma Road, Windsor

#### HA29: WINDSOR POLICE STATION

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

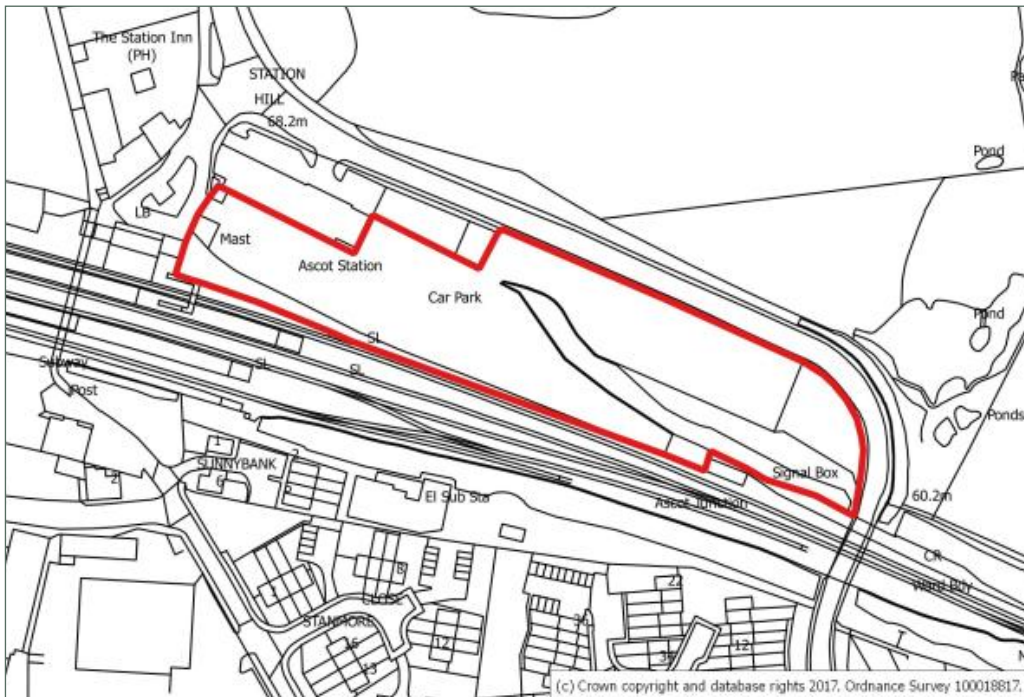
Table HA29 Windsor Police Station



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

## HA30: Ascot Station Car Park



Map HA30 Ascot Station Car Park

## HA30: ASCOT STATION CAR PARK

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

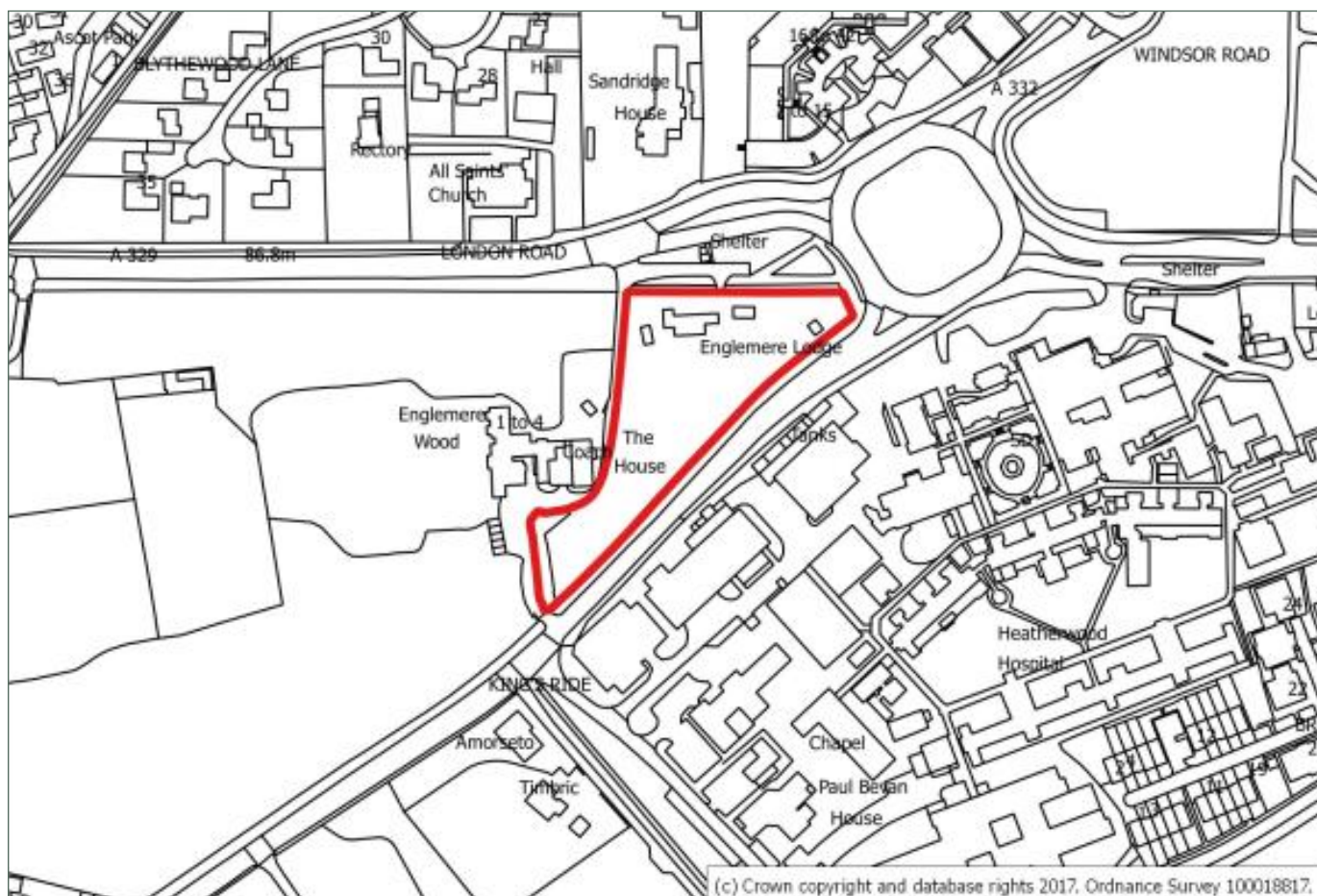
Table HA30 Ascot Station Car Park



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA31: Englemere Lodge, London Road, Ascot



HA31 Englemere Lodge, London Road, Ascot

## HA31: ENGLEMERE LODGE, LONDON ROAD, ASCOT

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

Table HA31 Englemere Lodge, London Road, Ascot

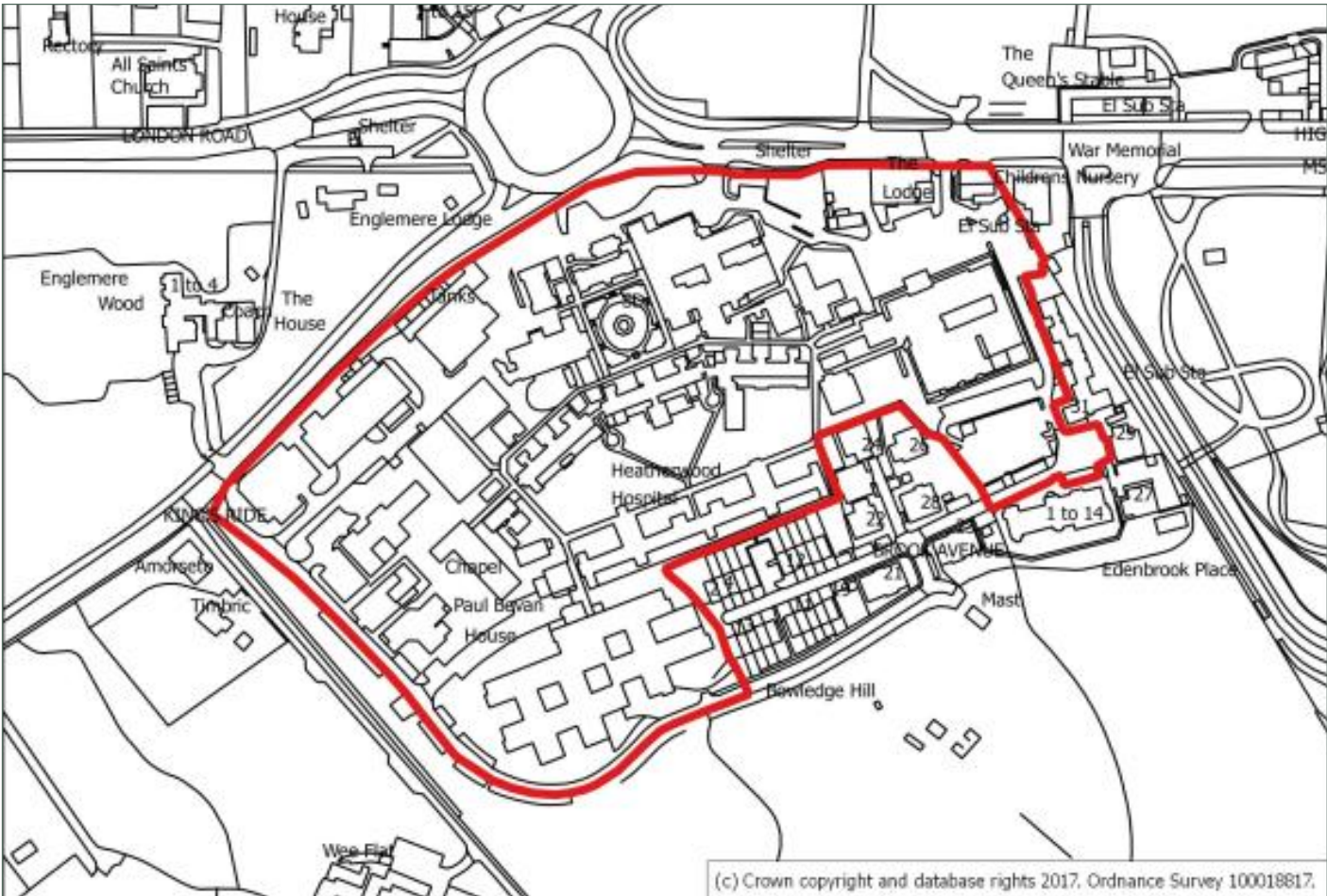




**D HOUSING SITE ALLOCATION PROFORMAS**

**Housing Site Allocation**

HA32: Heatherwood Hospital, Ascot



HA32 Heatherwood Hospital, Ascot

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



| HA32: HEATHERWOOD HOSPITAL, ASCOT |   |
|-----------------------------------|---|
| Requirements                      | <ul style="list-style-type: none"> <li>▶ Provision in perpetuity of on site bespoke SANG to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England. Requirements include a contribution towards Strategic Access Management and Monitoring and any other measures to satisfy the Habitat Regulations</li> <li>▶ Provision of hospital facilities</li> <li>▶ Provision of on site public open space in accordance with standards</li> <li>▶ Provide a landscape buffer to the woodland south of the site</li> <li>▶ Designed sensitively to conserve biodiversity of the area</li> <li>▶ Enhance the setting of the Scheduled Ancient Monument by a landscape buffer</li> <li>▶ Provide pedestrian and cycle access into and through the site</li> <li>▶ Ensure vehicular access utilises the existing junctions on Kings Road and High Street</li> <li>▶ Provide an appropriate solution for addressing the possible contamination of the site</li> <li>▶ Provide appropriate mitigation measures to address the impacts of noise from Kings Ride and High Street so to protect residential amenity</li> </ul> |
| Key considerations                | <ul style="list-style-type: none"> <li>▶ Biodiversity</li> <li>▶ Heritage</li> <li>▶ Health facilities</li> <li>▶ SANG</li> <li>▶ Trees</li> <li>▶ Topography</li> <li>▶ Access</li> <li>▶ Rights of Way Improvement Plan</li> </ul>  |

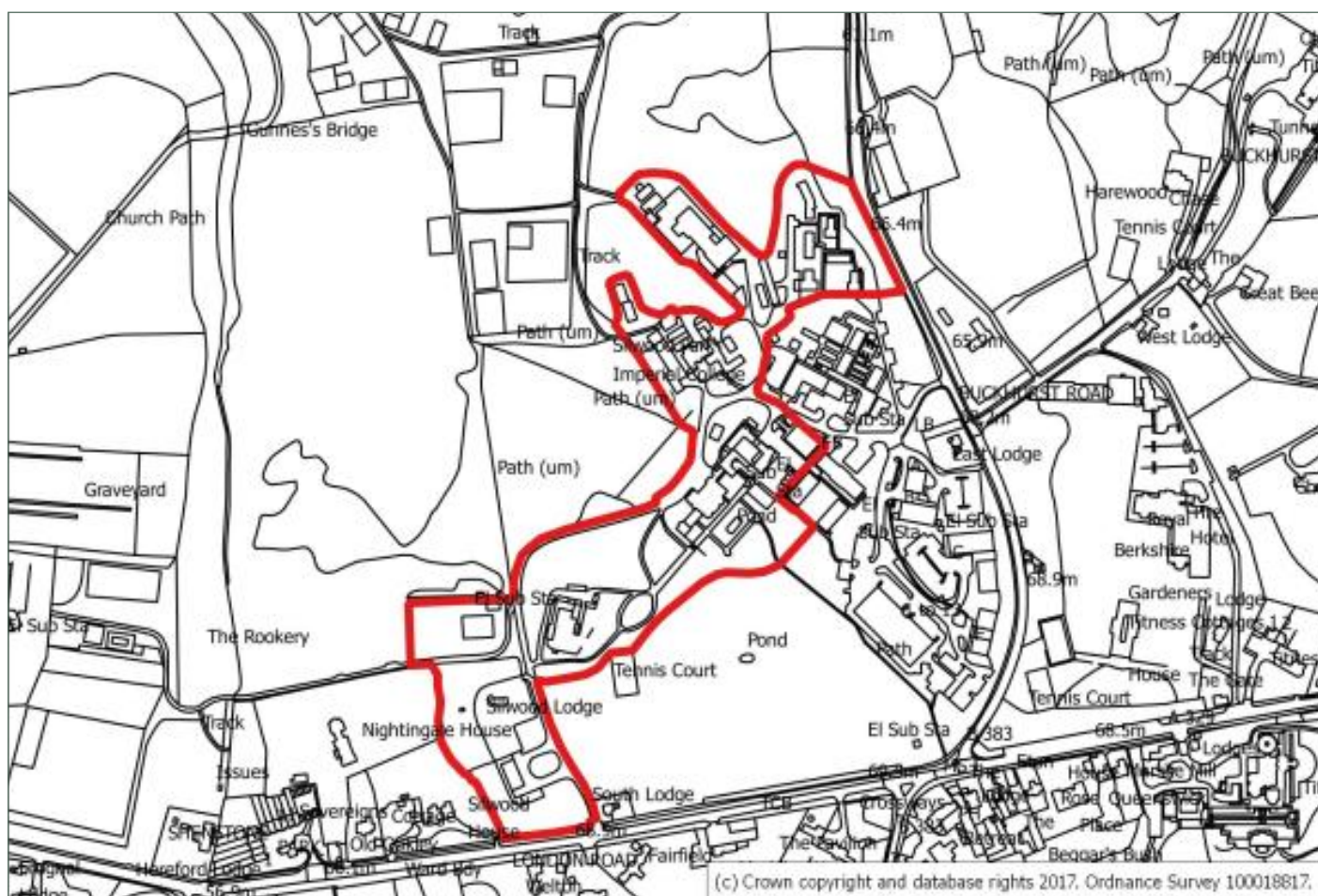
Table HA32 Heatherwood Hospital, London Road, Ascot



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

## HA33: Silwood Park, Sunningdale



HA33 Silwood Park

## HA33: SILWOOD PARK, SUNNINGDALE

|            |   |
|------------|---|
| Allocation | ► Approximately 75 residential units on Green Belt land |
| Site size  | ► 7.12Ha  |





| HA33: SILWOOD PARK, SUNNINGDALE |  |
|---------------------------------|--|
| Requirements                    | <ul style="list-style-type: none"> <li>▶ Conservation Management Plan</li> <li>▶ Retain valuable trees where possible, particularly at site boundaries</li> <li>▶ Provision in perpetuity of strategic on site bespoke SANG to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England. Requirements include a contribution towards Strategic Access Management and Monitoring and any other measures to satisfy the Habitat Regulations</li> <li>▶ Designed sensitively to conserve biodiversity of the area</li> <li>▶ Designed sensitively to conserve and enhance the setting of listed buildings and non designated heritage assets</li> <li>▶ Appropriate edge treatment and transition to the countryside</li> <li>▶ Provide pedestrian and cycle links through the site to improve connectivity and new bridleway</li> </ul> |
| Key considerations              | <ul style="list-style-type: none"> <li>▶ Ecology/protected species</li> <li>▶ SANG</li> <li>▶ Design</li> <li>▶ Ancient woodland</li> <li>▶ Heritage</li> <li>▶ Rights of Way Improvement Plan</li> <li>▶ Contamination</li> <li>▶ Notifiable hazard zone</li> </ul>   |

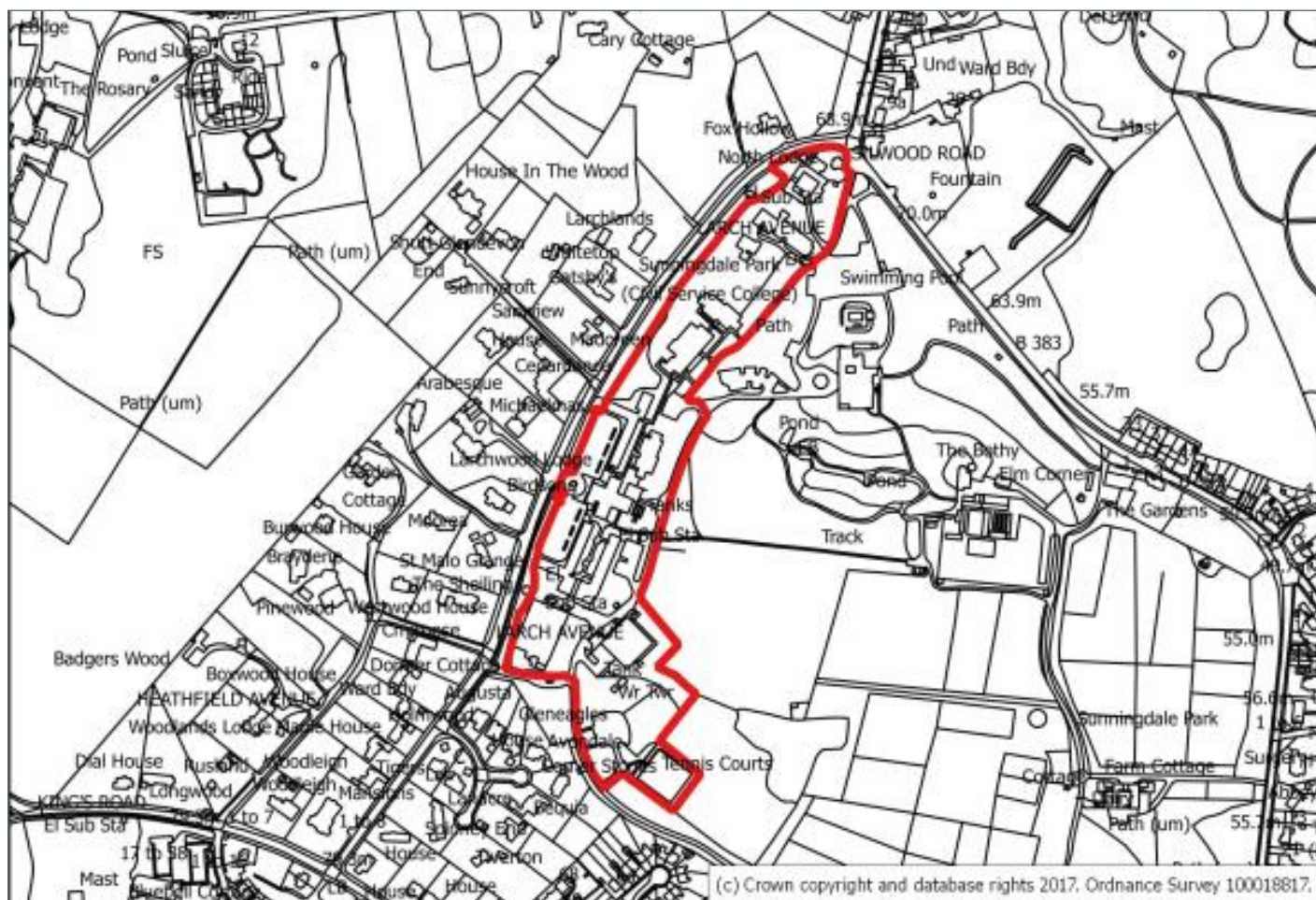
Table HA33 Silwood Park



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA34: Sunningdale Park, Sunningdale



HA34 Sunningdale Park, Sunningdale

## HA34: SUNNINGDALE PARK, SUNNINGDALE

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



**HA34: SUNNINGDALE PARK, SUNNINGDALE**

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





D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

HA35: Gas holder site, Bridge Road, Sunninghill



HA35 Gas holder site, Bridge Road, Sunninghill

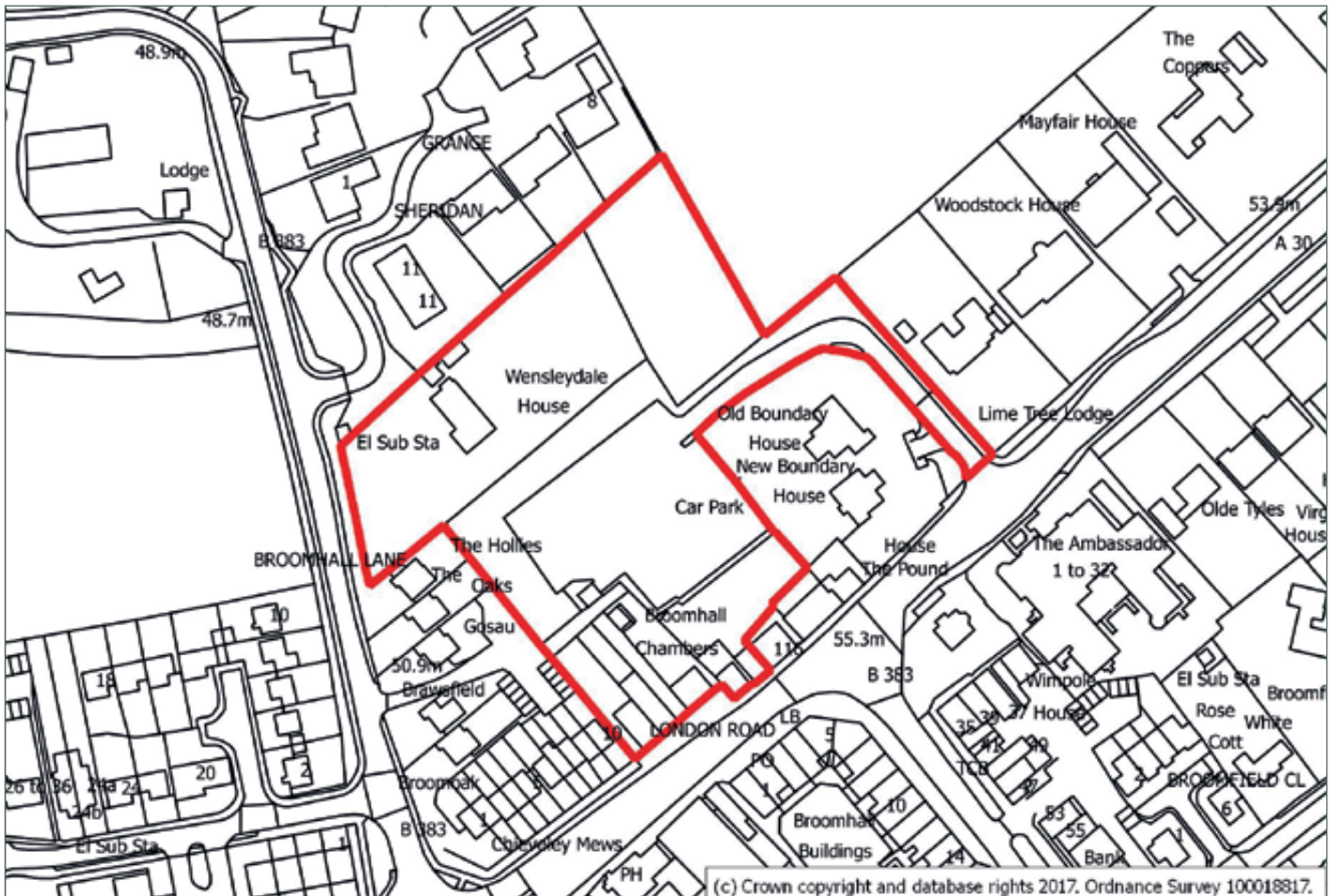
| HA35: GAS HOLDER SITE, BRIDGE ROAD, SUNNINGHILL |  |
|---|--|
| Allocation                                      | ► Approximately 53 residential units on previously developed land  |
| Site size                                       | ► 2.41Ha   |
| Requirements                                    |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

Table HA35 Gas holder site, Bridge Road, Sunninghill

## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA36: Broomhall Car Park, Sunningdale



HA36 Broomhall Car Park, Sunningdale

#### HA36: BROOMHALL CAR PARK, SUNNINGDALE

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



**HA36: BROOMHALL CAR PARK, SUNNINGDALE**

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

Table HA36 Broomhall Car Park, Sunningdale





## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA37: White House, London Road, Ascot



HA37: White House, London Road, Ascot

## HA37: WHITE HOUSE, LONDON ROAD, ASCOT

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

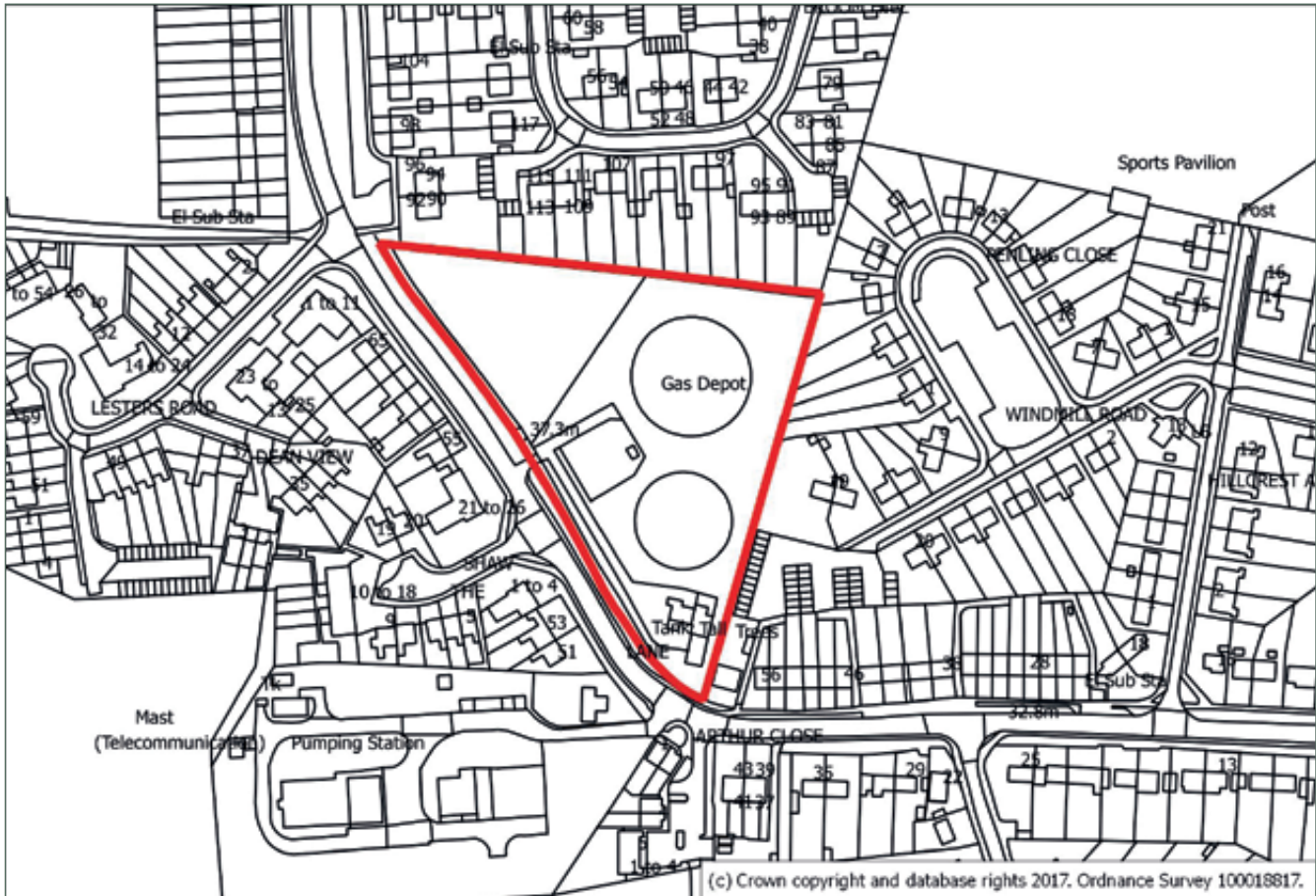
Table HA37 White House, London Road, Ascot



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA38: Cookham Gas holder, Whyteladyes Lane, Cookham



HA38 Cookham gas holder, Whyteladyes Lane, Cookham

## HA38: COOKHAM GAS HOLDER, WHYTELADYES LANE, COOKHAM

|                    |  |
|--------------------|--|
| Allocation         | ► Approximately 40 residential units on previously developed land  |
| Site size          | ► 1.25Ha   |
| Requirements       | <ul style="list-style-type: none"> <li>► Provide an appropriate solution for addressing the possible contamination of the site</li> <li>► Retain mature trees and hedgerows where possible</li> <li>► Provide vehicular, cycle and pedestrian access onto Whyteladyes Lane</li> <li>► Appropriate relationship to adjoining land uses</li> <li>► Improve connectivity to local facilities in Cookham Rise</li> </ul> |
| Key considerations | <ul style="list-style-type: none"> <li>► Contamination</li> <li>► Gas infrastructure</li> <li>► Topography</li> <li>► Surface water flooding</li> </ul>  |

Table HA38 Cookham gas holder, Whyteladyes Lane, Cookham Rise



## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA39: Land east of Strande Park, Cookham



HA39 Land east of Strande Park, Cookham

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

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

Table HA39 Land east of Strande Park, Cookham

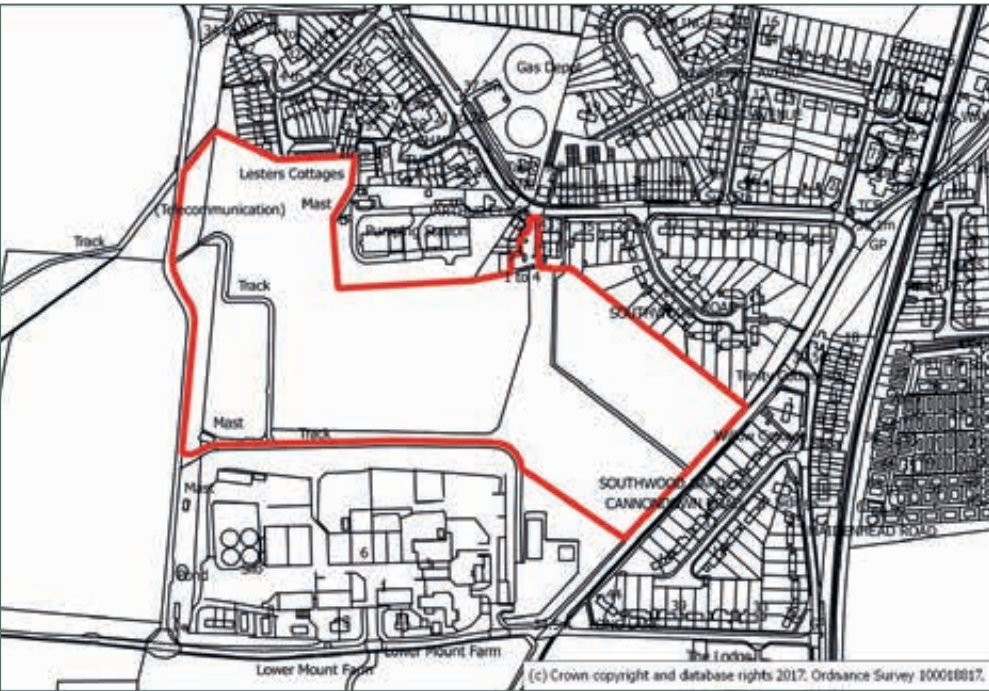




D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

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



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

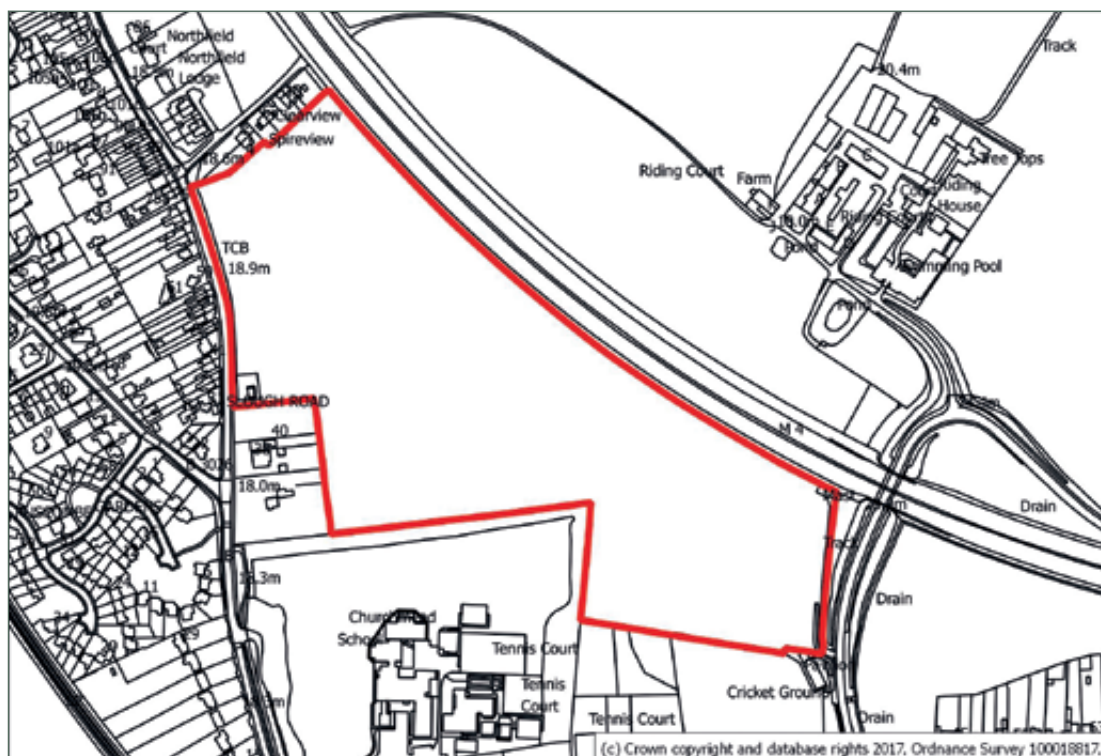
| HA40: LAND NORTH OF LOWER MOUNT FARM, LONG LANE, COOKHAM |  |
|--|--|
| Allocation   | ▶ Approximately 200 residential units on Green Belt land   |
| Site size  | ▶ 8.78Ha   |
| Requirements   | <div>▶ Appropriate edge treatment and transition to the countryside</div> <div>▶ Provide pedestrian and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

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

## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

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



HA41 Land north and east of Churchmead School, Datchet

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

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

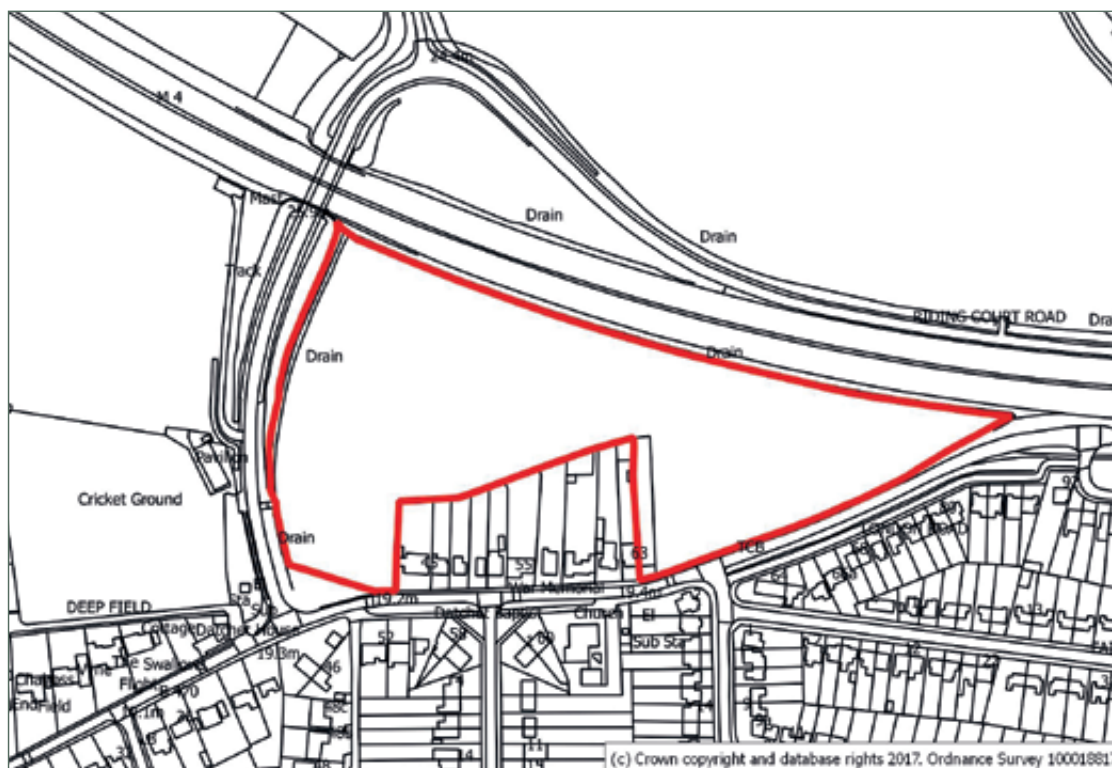
Table HA41 Land north and east of Churchmead School, Datchet



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

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



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

## HA42: LAND AT SLOUGH ROAD AND RIDING COURT ROAD, DATCHET

|                    |   |
|--------------------|---|
| Allocation         | ▶ Approximately 150 residential units on Green Belt land  |
| Site size          | ▶ 3.92Ha  |
| Requirements       | <ul style="list-style-type: none"> <li>▶ Designed sensitively to consider the impact on long distance views</li> <li>▶ Provide pedestrian and cycle links through the site to improve connectivity</li> <li>▶ Designed to be of a high quality which supports the character and function of the area</li> <li>▶ Retain valuable trees where possible, particularly at site boundaries</li> <li>▶ Appropriate treatment to boundaries with adjoining land uses</li> <li>▶ Provision of on-site open space and play facilities</li> <li>▶ Provide improve linkages to village centre</li> </ul> |
| Key considerations | <ul style="list-style-type: none"> <li>▶ Flooding</li> <li>▶ Opportunity to link Slough Road and Riding Court Road</li> <li>▶ Heritage</li> <li>▶ Air quality</li> <li>▶ Noise</li> </ul>   |

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

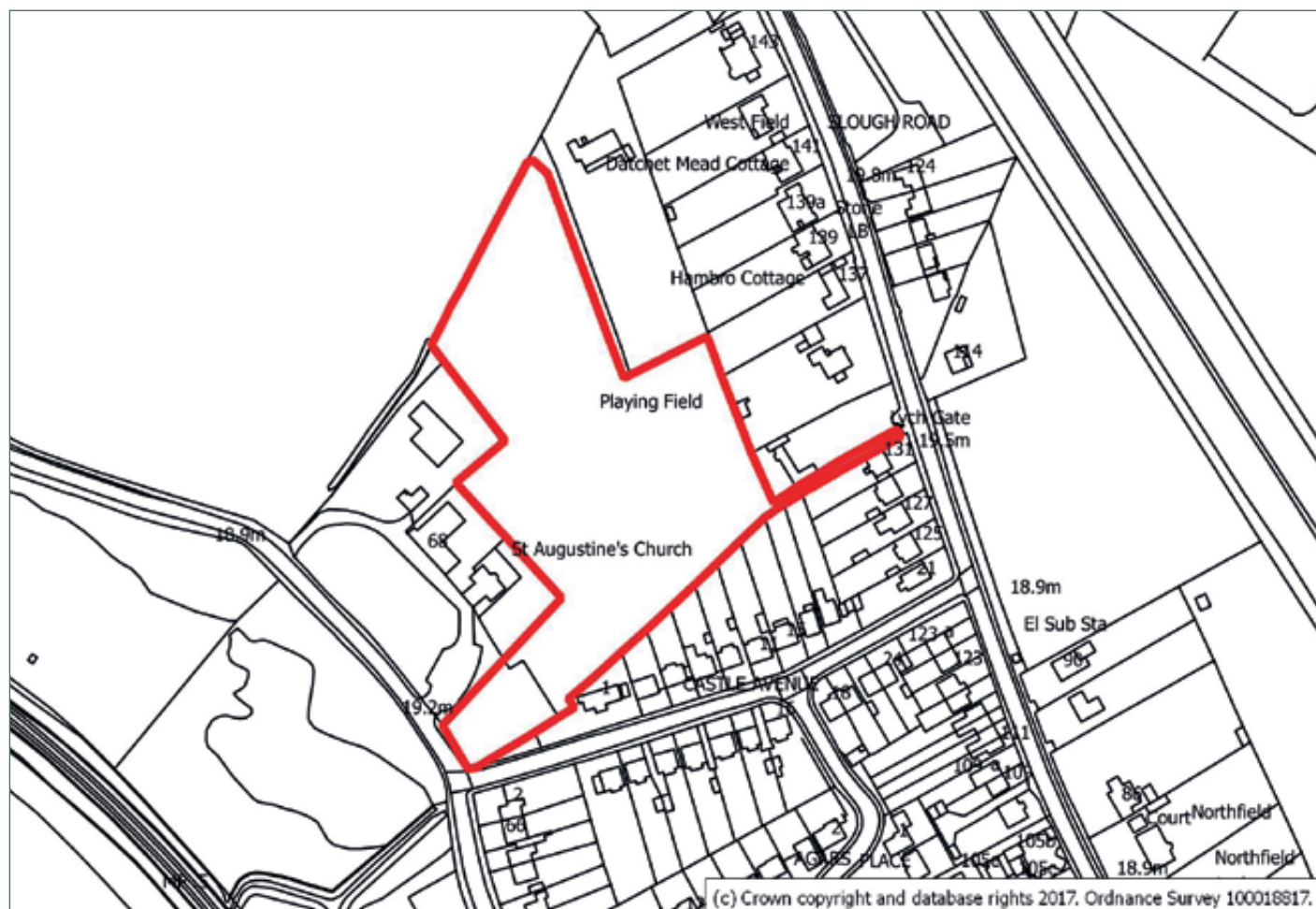




## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

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



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

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

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

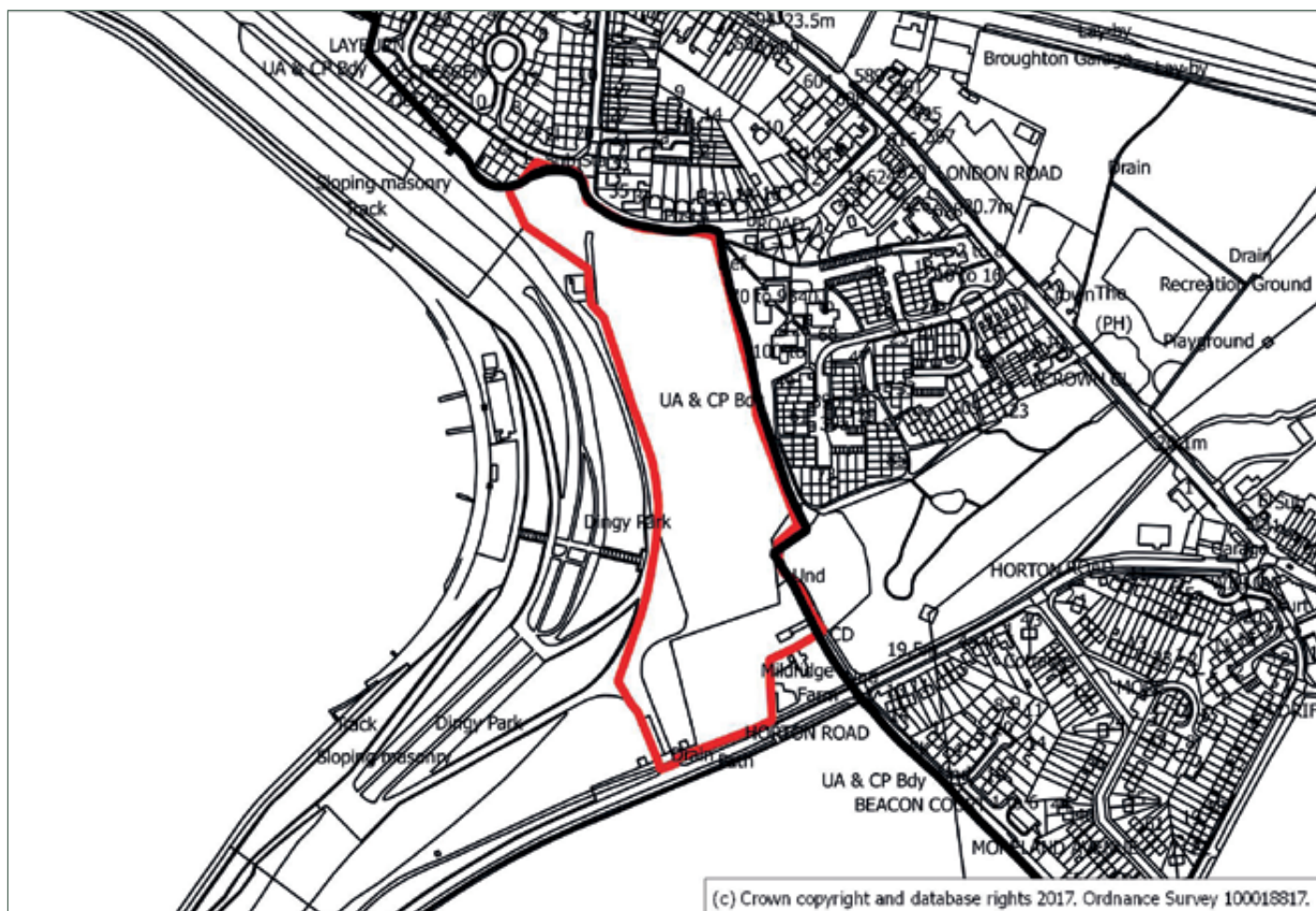
Table HA43 Land north of Eton Road, adjacent to St Augustine's Church, Datchet



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA44: Land east of Queen Mother Reservoir, Horton



HA44 Land east of Queen Mother Reservoir, Horton

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

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

Table HA44 Land east of Queen Mother Reservoir, Horton

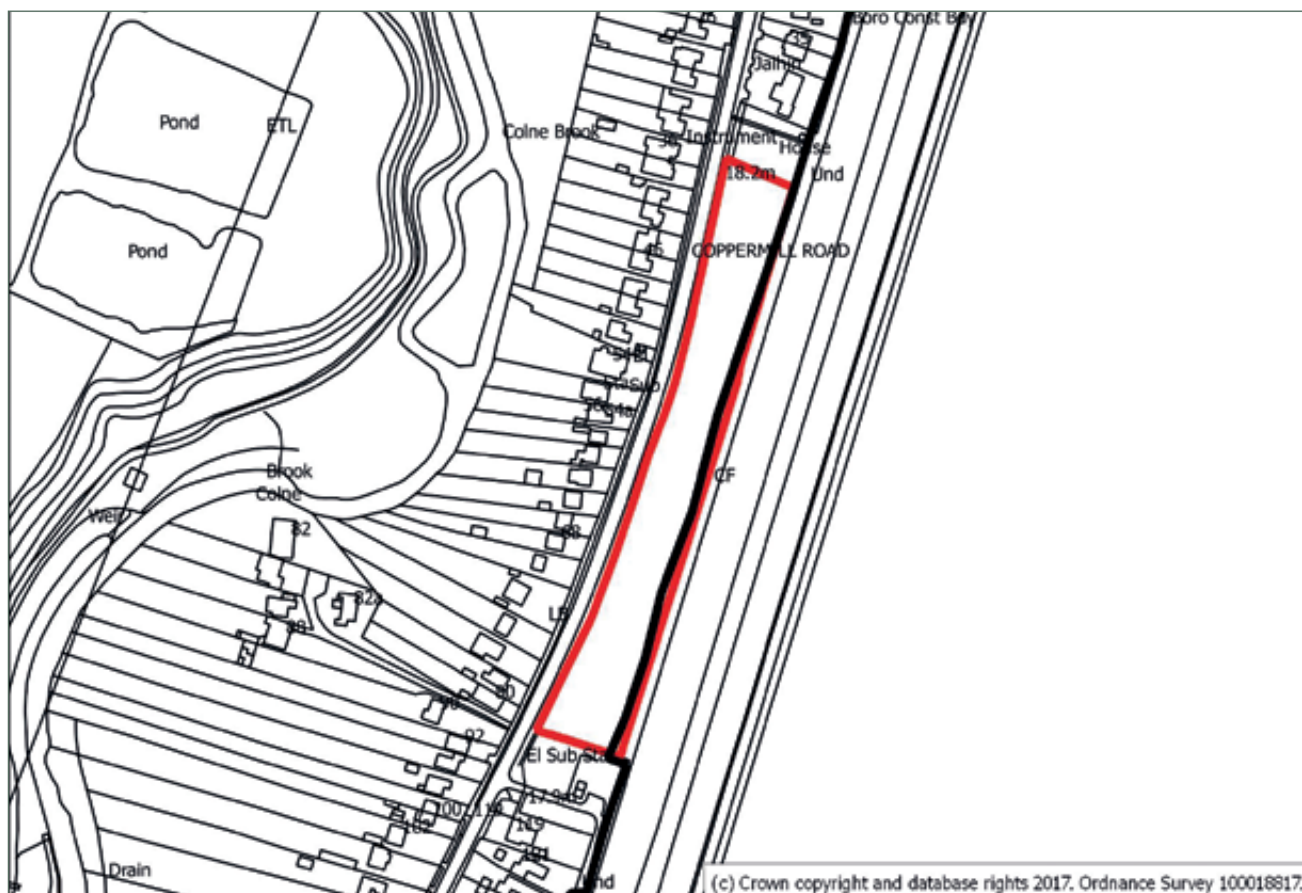




## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA45: Land adjacent to Coppermill Road, Horton



HA45 Land adjacent to Coppermill Road, Horton

## HA45: LAND ADJACENT TO COPPERMILL ROAD, HORTON

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

Table HA45 Land adjacent to Coppermill Road, Horton





## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA46: Straight Works, Old Windsor



HA46 Straight Works, Old Windsor

## HA46: STRAIGHT WORKS, OLD WINDSOR

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

Table HA46 Straight Works, Old Windsor



## D HOUSING SITE ALLOCATION PROFORMAS

### Housing Site Allocation

HA47: 95 Straight Road, Old Windsor



HA47: 95 Straight Road, Old Windsor

#### HA47: 95 STRAIGHT ROAD, OLD WINDSOR

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

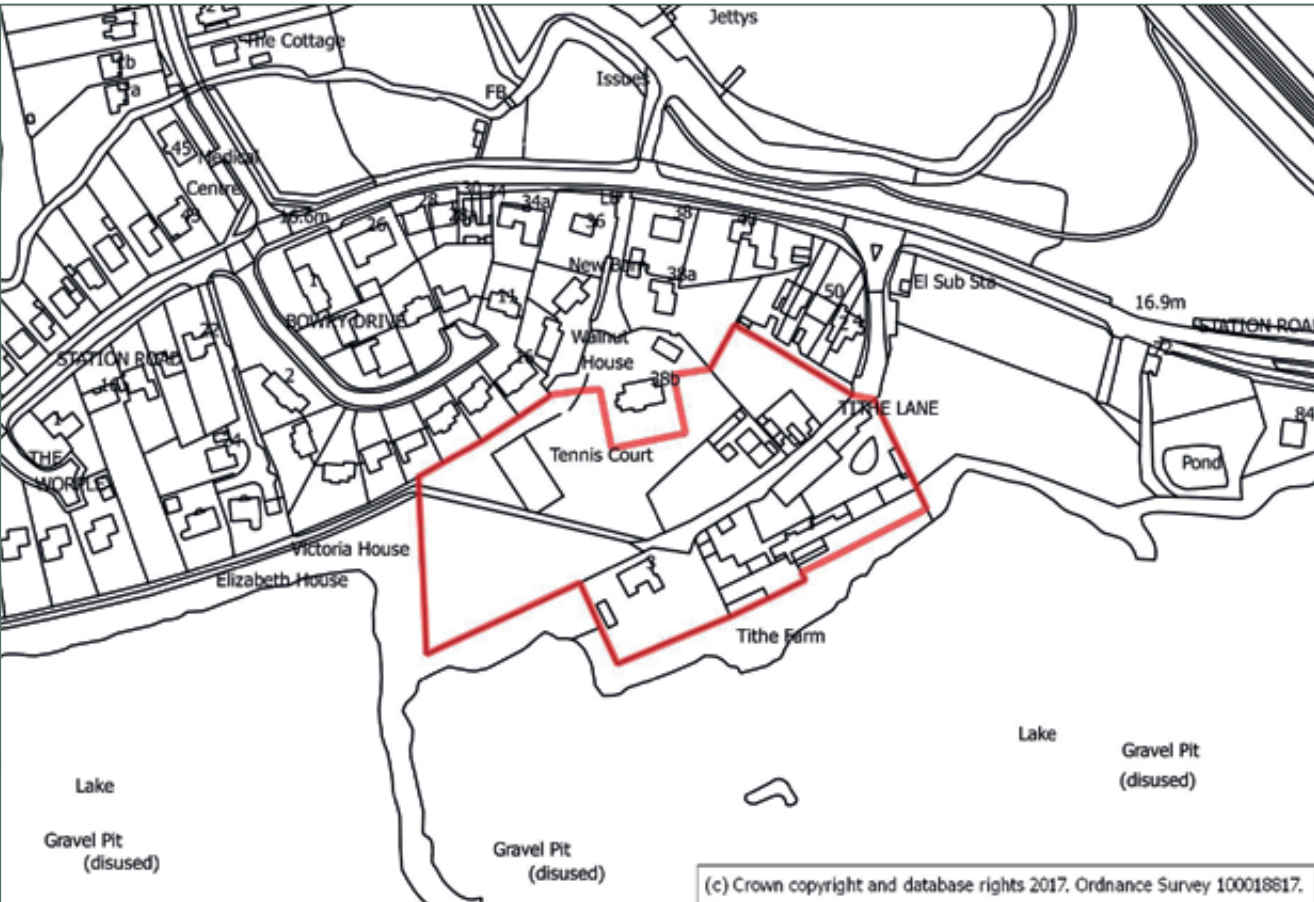
Table HA47 95 Straight Road, Old Windsor



D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

HA48: Tithe Farm, Tithe Lane, Wraysbury



HA48: Tithe Farm, Tithe Lane, Wraysbury

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

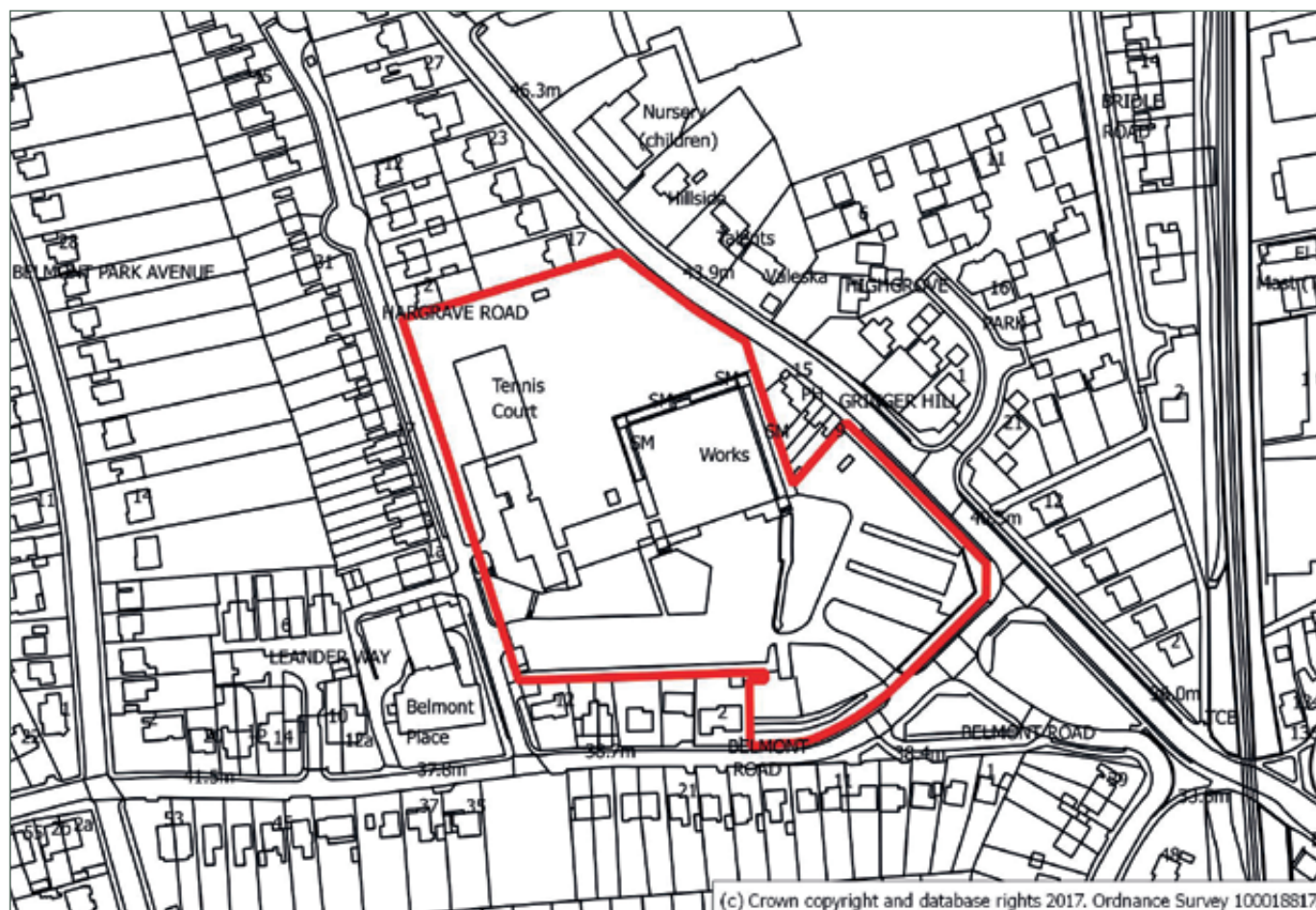
Table HA48 Tithe Farm, Tithe Lane, Wraysbury



## D HOUSING SITE ALLOCATION PROFORMAS

## Housing Site Allocation

HA49: DTC Research, Belmont Road, Maidenhead



HA49 DTC Research, Belmont Road, Maidenhead

## HA49: DTC RESEARCH, BELMONT ROAD, MAIDENHEAD

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

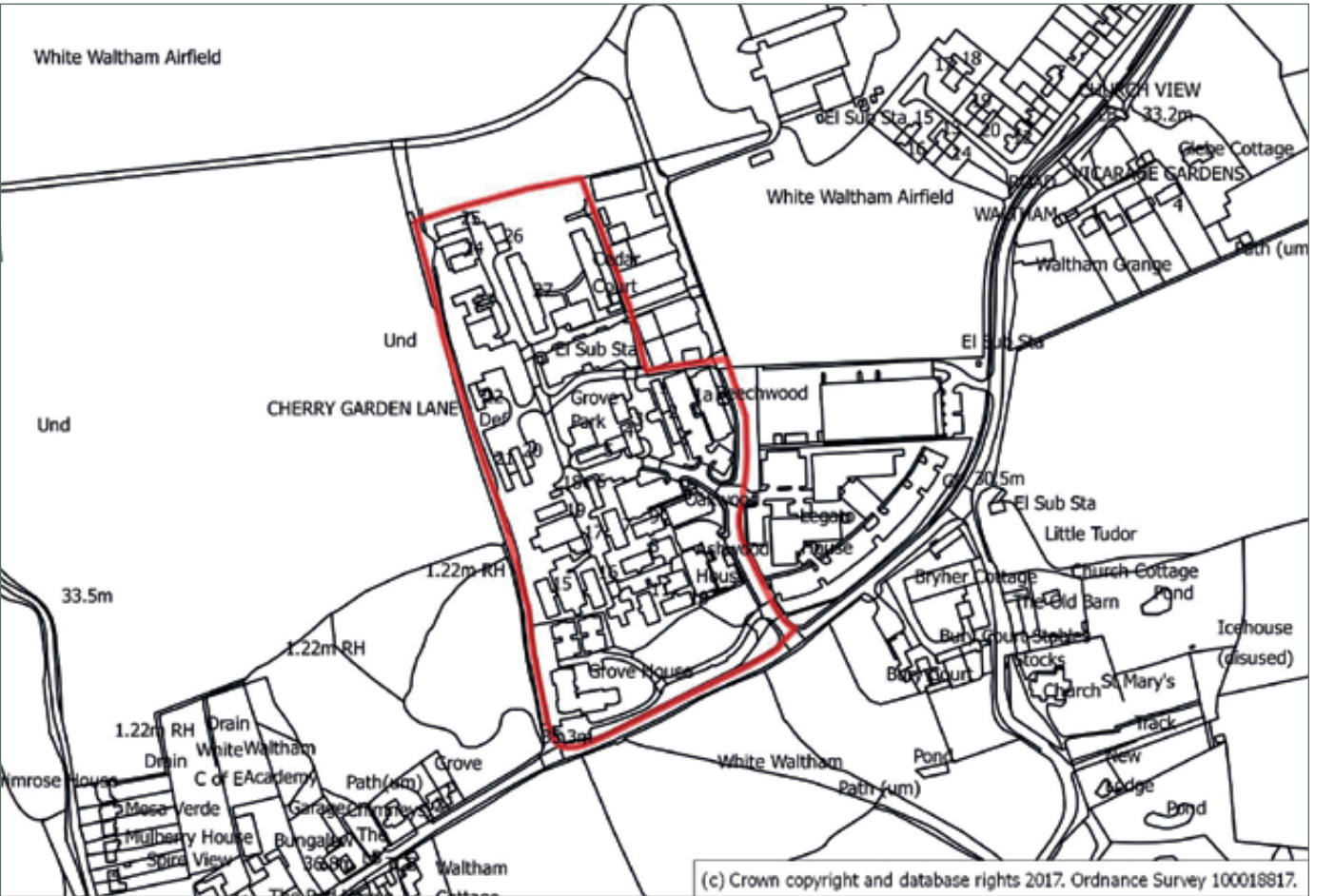
Table HA49 DTC Research, Belmont Road, Maidenhead



D HOUSING SITE ALLOCATION PROFORMAS

Housing Site Allocation

HA50: Grove Business Park, White Waltham



HA50: Grove Business Park, White Waltham

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

Table HA50 Grove Business Park, White Waltham