

9. LOCAL DEVELOPMENT FRAMEWORK MEMBER WORKING GROUP

PROPOSED NEW SITE DEVELOPMENT BRIEF: BROADWAY/KING STREET/QUEEN STREET TRIANGLE DRAFT SUPPLEMENTARY PLANNING DOCUMENT (DECISION)

OFFICER REPORTING: SARAH BALL: TEAM MANAGER - STRATEGY AND PLANS

1.0 PURPOSE OF REPORT

- 1.1 To update the LDF Member Working Group on a newly proposed supplementary planning document for Broadway/King Street/Queen Street Triangle and to seek views on the content of the proposed draft document.

2.0 RECOMMENDATION

That the LDF Member Working Group notes and endorses the draft supplementary planning document, subject to further comment at the LDF Member Working Group meeting, as a basis for a forthcoming report to Cabinet.

3.0 BACKGROUND

- 3.1 In March ING Real Estate announced a £150M investment in a retail-led development linking the town centre to the station. Members will also be aware of the work of the Partnership for the Rejuvenation of Maidenhead (PRoM) and its key aims for:

- Devising a Vision, Masterplan and strategy which will include Development Briefs for key areas
- Looking to progress one or more of these areas as a priority
- Ensuring that its work on a Vision for the town centre runs parallel to and informs the new Local Development Framework which will replace the Local Plan

- 3.2 As part of the process, officers have been in discussions with ING and their planning consultants (Montague Evans) regarding a mixed use scheme for land at Broadway/King Street and R/O Queen Street. The site includes Broadway, Melton Court and Cullens Passage which cross the site. Officers have indicated that any future proposals should be led by an agreed site development brief and duly progressed as a supplementary planning document to allow maximum public engagement and discussion prior to a planning application being submitted. Whilst the proposed SPD is not included in the adopted 2007 LDS, GOSE have previously confirmed that such an approach would be acceptable for an SPD provided that progress on the RBWM Core Strategy and Delivery and Development Principles DPDs is not hindered. Accordingly, the Council's Local Development Scheme will need to be amended to take into account aspirations to include this SPD within the Council's Local Development Framework.

- 3.3 On the basis of this agreed approach, Montague Evans have agreed to work on a draft SPD on behalf of the Council. The SPD will be overseen by PRoM and project managed by the Council's Strategy and Plans Team Manager so as to ensure that PRoM and Council reporting deadlines are met and that the document is progressed in line with the Town and Country Planning (Local Development) (England) Regulations 2004¹.

¹ Correct at the time of writing. Revised Regulations are due to be published in May 2008.

4.0 **PROPOSED TIMEFRAME CONTENT OF BRIEF**

4.1 The SPD will be produced expediently. Given the complexity and sensitivity of the site, the following timetable is being followed so as to ensure that the SPD can be adopted by the end of 2008, in advance of the submission of any planning application.

Table 1: Draft SPD timetable for Production

	Date	Comments
SA Scoping Report consultation	Completed June 2007	As part of the former Maidenhead Town Centre DPD work
Preparation of SPD including amendments to SA	Beginning April – end May 2008	–PRoM to inform progress
Agree Draft SPD and associated SA for Consultation	Cabinet - July 2008	Following PRoM and LDF MWG approval
Consultation on the draft SPD and SA	Mid August - end September 2008	-
Consider representations and finalise SPD	October 2008	-
Adopt SPD	Cabinet - November 2008	-

4.2 The draft SPD is attached at **Appendix 1** to this report. This is still very much a ‘draft in progress’ as at 20th May 2008. Any subsequent amendments and additions will be reported to the Member Working Group at the meeting. The draft SPD will:

- Provide an introduction and overview of the site
- Set out the national, regional, sub--regional and local planning policies that need to be taken into account as part of any future development proposal.
- Set out key urban design principles and examines examples of best practice in other developments
- Address movement and accessibility issues and will include a series of issues relating to preferred future land uses and development types.
- Address a number of other important issues relating to the delivery and the implementation of the scheme.
- Address the future implementation and monitoring of the brief’s objectives.

5.0 **The Supporting Evidence Base**

5.1 The draft SPD is supported by a number of key documents which comprise the ‘evidence base’:

Sustainability Appraisal – The SA Scoping Report was published and made available for a five week period of consultation from 25th July – 29th August 2007. A copy of the document was sent to a wide variety of stakeholders. – This ‘framework’ SA Scoping report is considered appropriate to use for the emerging draft SPD. The SA report which is required under the Regulations² will thus be informed by this Scoping Report in addition to the SA Scoping Report which was recently consulted upon for the Core Strategy and Delivery and Development Principles DPDs in March 2008 and the associated responses from these two consultations. The Draft SA report is reliant on the content of the draft SPD. As such it will be circulated to the

² Town and Country Planning (Local Development) (England) Regulations 2004

LDF Member Working Group separately for comment in early June as the draft SPD and associated documents are prepared for consideration by Cabinet in July 2008.

Appropriate Assessment (AA) – Montague Evans are currently preparing an AA scoping report.

Maidenhead Town Centre: Towards 2026. A Plan for Partnership Action (January 2007)

PRoM's visioning work for Maidenhead Town Centre – this will be completed in July and will feed into the draft SPD in addition to the emerging Core Strategy and Delivery and Development Principles DPDs – Issues and Options papers.

RBWM Retail and Leisure Assessment (April 2006)

RBWM Employment Land Review (April & October 2006)

Housing Needs Survey 2005

Local Transport Plan 2006-2011

Community Strategy 2003-2013

RBWM Strategic Flood Risk Assessment (November 2007)

Urban Potential Review 2006

Strategic Housing Land Availability Assessment – ~~(this is discussed elsewhere on the agenda)~~

6.0 CONCLUSION

- 6.1 The comments of the LDF Member Working Group will be taken into account as the draft SPD is prepared for consideration by Cabinet in July 2008 as a basis for public consultation. Subject to any further comments, through the recommendation, Members are asked to agree the general content of the draft SPD.

For further information on this report, please contact:	Sarah Ball: Team Manager - Strategy and Plans, Planning Policy Unit, York Stream House, St Ives Road, Maidenhead, SL6 1QS. Tel: 01628 7966112 mailto:sarah.ball@rbwm.gov.uk
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