

NOTICE
OF
MEETING



LOCAL PLANS WORKING GROUP

will meet on

TUESDAY, 8TH DECEMBER, 2015

At 4.30 pm

in the

DESBOROUGH 2 & 3 - TOWN HALL, MAIDENHEAD

TO: MEMBERS OF THE LOCAL PLANS WORKING GROUP

COUNCILLORS CHRISTINE BATESON (CHAIRMAN), DEREK WILSON (VICE-CHAIRMAN), GEORGE BATHURST, MALCOLM BEER, PHILLIP BICKNELL, GEOFF HILL, DAVID HILTON, CLAIRE STRETTON, LEO WALTERS AND MJ SAUNDERS

Karen Shepherd - Democratic Services Manager - Issued: Monday, 30 November 2015

Members of the Press and Public are welcome to attend Part I of this meeting. The agenda is available on the Council's web site at www.rbwm.gov.uk or contact the Panel Administrator **Karen Shepherd** 01628 796529

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AGENDA

PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
1.	<u>APOLOGIES FOR ABSENCE</u> To receive any apologies for absence	
2.	<u>DECLARATIONS OF INTEREST</u> To receive any declarations of interest	5 - 6
3.	<u>MINUTES</u> To consider the Part I minutes of the meeting held on 10 November 2015	7 - 10
4.	<u>PLAN PROGRESS - FEMA PUBLIC CONSULTATION</u> To receive a verbal update	Verbal Report
5.	<u>DUTY TO CO-OPERATE</u> To receive a verbal update	Verbal Report
6.	<u>DRAFT VISION AND OBJECTIVES</u> To consider the above report	11 - 16
7.	<u>PLANNING POLICY IN REGARD TO POTENTIAL HEATHROW EXPANSION</u> To receive a verbal report (Councillor Beer)	Verbal Report
8.	<u>LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF THE PUBLIC</u> To consider passing the following resolution:- "That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the remainder of the meeting whilst discussion takes place on item 9 on the grounds that it involves the likely disclosure of exempt information as defined in Paragraphs 1-7 of part I of Schedule 12A of the Act"	

PRIVATE MEETING

9.

MINUTES

17 - 20

To consider the Part II minutes of the meeting held on 10 November 2015.

(Not for publication by virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972)

MEMBERS' GUIDANCE NOTE

DECLARING INTERESTS IN MEETINGS

DISCLOSABLE PECUNIARY INTERESTS (DPIs)

DPIs include:

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

PREJUDICIAL INTERESTS

This is an interest which a reasonable fair minded and informed member of the public would reasonably believe is so significant that it harms or impairs your ability to judge the public interest. That is, your decision making is influenced by your interest that you are not able to impartially consider only relevant issues.

DECLARING INTERESTS

If you have not disclosed your interest in the register, you **must make** the declaration of interest at the beginning of the meeting, or as soon as you are aware that you have a DPI or Prejudicial Interest. If you have already disclosed the interest in your Register of Interests you are still required to disclose this in the meeting if it relates to the matter being discussed. A member with a DPI or Prejudicial Interest **may make representations at the start of the item but must not take part in discussion or vote at a meeting.** The term 'discussion' has been taken to mean a discussion by the members of the committee or other body determining the issue. You should notify Democratic Services before the meeting of your intention to speak. In order to avoid any accusations of taking part in the discussion or vote, you must move to the public area, having made your representations.

If you have any queries then you should obtain advice from the Legal or Democratic Services Officer before participating in the meeting.

If the interest declared has not been entered on to your Register of Interests, you must notify the Monitoring Officer in writing within the next 28 days following the meeting.

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LOCAL PLANS WORKING GROUP

10 NOVEMBER 2015

PRESENT: Councillors Christine Bateson (Chairman), Derek Wilson (Vice-Chairman), George Bathurst, Geoff Hill, David Hilton and Leo Walters.

Also Present: Councillor Marion Mills.

Officers: Sarah Ball, Chris Hilton, Tanya Leftwich and Robert Paddison.

PART I

29/15 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Phillip Bicknell, MJ Saunders and Claire Stretton.

The Chairman informed everyone present that the meeting was being recorded.

30/15 DECLARATIONS OF INTEREST

There were no declarations of interest.

31/15 MINUTES

RESOLVED UNANIMOUSLY: That the Part I minutes of the meetings held on 1 October 2015 be approved.

32/15 ORDER OF BUSINESS

The Chairman explained that Items 4 and 5 would be spilt as they contained both public and private information. It was proposed that Item 6 be addressed first followed by the Part I sections of Items 4 and 5.

RESOLVED UNANIMOUSLY: That the order of business as detailed in the agenda be varied.

33/15 UPDATE FROM SHMA MEMBER REFERENCE GROUP

The Vice-Chair, Councillor Derek Wilson, provided Members with a verbal update. He explained that a meeting of the Member Reference Group had taken place on 25 October 2015 at Hampstead House. It was noted that at the meeting the objectively assessed need (OAN) figures had been announced on the 20 October 2015 and were noted as follows:

- Royal Borough figure was 712.
- West Berkshire figure was 665.
- Reading figure was 699.
- Slough figure was 927.
- South Bucks figure was 376.

- Wokingham figure was 856.
- Bracknell Forest figure was 635.

It was noted that Slough was felt to have the same sort of pressures as the Royal Borough so they may well want to have discussions with the Council if they felt they were unable to meet their need and see whether the borough could take on some of the pressure.

34/15 BOROUGH LOCAL PLAN TIMETABLE

The Chairman welcomed the Borough Local Plan Team Leader, Robert Paddison, to the Royal Borough. It was noted that Robert was a permanent member of staff.

Councillor Beer arrived.

The Director of Development and Regeneration, Chris Hilton, referred Members to the timetable / process map in front of them and explained that the Council was progressing with Option A.

Members noted two key points which were:

- Giving ourselves until the end of November to produce the sites list which will give a likely indication of what the numbers will be.
- Then December and January will be used to provide the evidence base with the view of getting the plan submitted to the LPWG on the 15 February for the meeting scheduled on the 22 February, then onto the relevant Overview & Scrutiny Panels and onto Cabinet on the 30 September 2016.

The Director of Development and Regeneration went onto mention the subject of resourcing and explained that in order to reach the target had taken on some additional staff. It was noted that as a result of the restructure in April / May it had been decided that two more Team Leaders were needed in order to drive multiple projects forward. It was noted that Robert Paddison had been appointed to lead on the Borough Local Plan and that the second member of staff would be recruited to the Neighbourhood Planning role. Members were informed that the two new appointments would enable the Team Manager - Strategy and Plans, Sarah Ball, to concentrate on planning policy implementation, including major sites, planning briefs and SPDs..

It was noted that the Leader had then advised that if more resources were needed to hit the timescale then the Director of Development and Regeneration should ask, which he did. It was noted that some funds had been allocated from the Development Fund which would be spent on two extra planning policy officers for three to four months. Including a part-time Project Manager to help with project planning and risk registers for approximately three months.

Councillor Bathurst arrived.

Members were informed that it had been proposed that Local Plans Working Groups would take place every three weeks but that given the tight timescales and heavy workloads detailed policy documents would not be available at each meeting but would be circulated as and when necessary.

It was noted that whilst the Conservation Officer was due to leave the Council but that the position would not be left vacant.

35/15 DUTY TO CO-OPERATE

The Borough Local Plan Team Leader explained that he would give a general outline of what the requirement was for the Local Authority. It was noted that the duty to co-operate replaced regional planning and that it was up to individual local authorities to work out key statutory cross boundary issues e.g. housing numbers and locations. Members were informed that if Local Authorities could not meet their OAN figures they had to work with other Local Authorities to try to meet that need and come to some sort of agreement. The Borough Local Plan Team Leader went on to explain that the process needed to be clearly evidenced and a positive approach was needed to seek as much agreement as possible. It was noted that whilst agreement was not necessarily needed amongst officers it could be escalated to Members – the key was appropriate engagement rather than agreement.

Members were informed that currently the Council was working across Berkshire and part of South Bucks on a retail study.

The Chairman explained that when the Council was doing its housing needs numbers it worked with other Berkshire Local Authorities but they had wanted to do it faster than we had. It was noted that consequently the Royal Borough had wanted more time. The Chairman questioned what would happen if the Council asked other Local Authorities to be a bit quicker when it came to the duty to co-operate and they refused. The Borough Local Plan Team Leader explained that there was a significant element of risk at examination if that happened which could potentially slow the Councils submission down. The Borough Local Plan Team Leader stated that the Council and other Local Authorities would need to look at it as a mutual benefit and work in co-operation as they all had a 2017 target to meet.

The Director of Development and Regeneration stated that he hoped to have a detailed plan with regard to the duty to co-operate in the next seven to ten days and would circulate it to Members ASAP.

The Borough Local Plan Team Leader explained that it was recommended practice (duty to co-operate) to involve Members from the very start which the Royal Borough had done. It was noted that as a result of the list of tasks that had been circulated to Members a number of responses had been received. Members were informed that the responses needed to be filtered and prioritised. The Borough Local Plan Team Leader went on to explain that a time limit, as requested by the Chairman, could be requested.

ACTION: The Director of Development and Regeneration to circulate to Members a detailed plan with regard to the duty to co-operate once available.

36/15 LOCAL GOVERNMENT ACT 1972 – EXCLUSION OF THE PUBLIC

RESOLVED UNANIMOUSLY: That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the remainder of the meeting whilst discussion took place on following items 8-10 on the grounds

that they involved the likely disclosure of exempt information as defined in Paragraphs 1-7 of part I of Schedule 12A of the Act.

LOCAL PLAN MEMBER WORKING GROUP

DRAFT BOROUGH LOCAL PLAN OBJECTIVES AND VISION

MEETING DATE: 8TH December 2015

OFFICERS REPORTING: FLO CHURCHILL (BOROUGH LOCAL PLAN TEAM LEAD)

1.0 PURPOSE OF REPORT

- 1.1 To inform the Local Plan Member Working Group of the draft objectives and vision for the Borough Local plan (BLP). One set of objectives has been presented and a draft vision for the BLP is put forward.

2.0 RECOMMENDATION

That the LDF Member Working Group agrees the draft objectives for inclusion in the emerging Borough Local Plan and agrees the draft vision to be included as part of the draft Borough Local Plan.

3.0 BACKGROUND

- 3.1 The National Planning Policy Framework (NPPF) states that the first core planning principle of the planning system is that the system should be plan led with the local plan setting out a “Positive vision for the future of the area.”¹ The vision also needs to set out a “Clear economic vision and strategy for the area which positively and proactively encourages sustainable economic growth.”² The NPPF goes onto state that the local plan should “As far as is possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area...”³
- 3.2 The Vision will describe how we want the borough to continue to develop over the next 15 years or so and the policies in the draft Borough Local Plan will help frame planning decisions to deliver the vision based on themes drawn from the Corporate Strategy. The draft objectives represent priorities for the sustainable development of the Borough.

4.0 **Draft Objectives for the Borough Local Plan**

- 4.1 The draft objectives for the Borough Local Plan are drawn from the main themes in the emerging corporate strategy. These are:
- **Residents first**
 - **Delivering together**

¹ NPPF Paragraph 17

² NPPF Paragraph 21

³ NPPF Paragraph 155

- **Value for money**
- **Equip ourselves for the future**

4.2 Objective 1

The Borough Local Plan will:

Continue to protect and enhance the special qualities of the borough's built and natural environment for the enjoyment of all our residents. We will do this by continuing to protect the Green Belt for its intrinsic value and openness. We will aim to retain the special qualities of our existing settlements through guiding development towards the most sustainable locations and ensuring that any new development is of the highest quality design. We will continue to protect our historic and built environment and heritage assets acting as guardians for our residents and will aim to protect and enhance biodiversity within the Borough.

This objective meets the following themes:

Residents first, Value for money

4.3 Objective 2

The Borough Local Plan will:

Meet the varied needs of our residents for housing including affordable housing in the most appropriate way whilst focusing development towards the most sustainable locations. We will aim to provide sufficient housing to meet the needs of our residents and to allow them to remain living in their homes through adaptation and the development of homes to meet Lifetime Homes standards. We will discharge our Duty to Cooperate with our neighbouring boroughs. We will make the most of previously developed land

This objective meets the following themes:

Residents first, Value for money

4.4 Objective 3

The Borough Local Plan will:

Enable the continued success and evolution of the Borough's distinct visitor economy by reinforcing the key tourism centres of Windsor, Ascot and the River Thames. We will aim to provide sufficient visitor accommodation and facilities whilst promoting opportunities for tourism related development where appropriate. We will enable the evolution and growth of the local business economy including tourism through maintaining a buoyant and broad based local economy and managing growth in employment to maintain a sustainable balance between jobs, local labour and demand for housing,

This objective meets the following themes:

Residents first, Value for money

4.5 Objective 4

The Borough Local Plan will:

Promote the vitality and viability of our town centres so they are at the heart of our communities through endorsing the town centres of Windsor and Maidenhead as the principal locations for office (Including Council facilities), retail, tourism and leisure development.

This objective meets the following themes:

Residents first, Delivering together, Value for money

4.6 Objective 5

The Borough Local Plan will:

Minimise the impact of development in the Borough on climate change through promoting sustainable design and construction in our spatial strategy, promoting the use of renewable energy where appropriate and adapting to climate change through managing flood risk. We will reduce the need to travel in the Borough and encourage sustainable modes of transport by locating new development in a sustainable manner and providing access to safe, convenient and sustainable means of transport.

This objective meets the following themes:

Residents first, Delivering together, Value for money, Equip ourselves for the future

4.7 Objective 6

The Borough Local Plan will:

Seek to retain, enhance and provide new facilities and other infrastructure to enable a high quality of life for all of our residents by requiring new development provide environmental, infrastructure and service improvements and by providing the best educational opportunities for all to develop their aptitude and abilities

This objective meets the following themes:

Residents first, Delivering together, Value for money, Equip ourselves for the future

5. Draft Vision for the Borough Local Plan

- 5.1 This vision represents a strategy where the main development focus is Maidenhead Town Centre. In this vision the Town Centre will be expected to accommodate the majority of the level of 'Objectively Assessed Need' (OAN) for housing and for employment land. This will require a step change in the density of development in the town centre and may necessitate a number of tall buildings with heights potentially reaching in excess of 20 storeys in different locations.

5.2 In order to inform the debate about the capacity of the town centre a study has been undertaken by consultants to look at the design implications of pursuing an intensification strategy. This report, the Maidenhead Capacity Study would form part of the evidence base supporting the development of local plan policies.

5.3 The Vision should act to help deliver the objectives drawn from the corporate strategy. Members of the Local Plan Working Group may wish to adapt the vision and to express their development aspirations for the Borough.

5.5

Vision

The Royal Borough of Windsor and Maidenhead will remain a place where everyone can thrive in a safe, healthy and sustainable environment.

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

Development will be expected to promote sustainability and will add to the special qualities of the Borough through high quality design, effective and efficient use of land and protection for those valued heritage, natural and other assets. Development will aim to protect the open countryside from unnecessary development and promote the inclusion of open and green space wherever possible. Particular consideration will be given to flooding and traffic implications arising from development with regard paid to the capacity of existing infrastructure. Additional infrastructure including healthcare, highways, social infrastructure and telecommunications will be provided alongside development to ensure that people, goods and communications can freely connect and travel across the Borough. Transport infrastructure in particular will be maintained to ensure that interdependencies between places within the Borough and outside are maintained.

Development will be targeted towards the urban area of Maidenhead and its surroundings with more limited development aimed towards Windsor and our other centres that already have a degree of services present.

The Borough will continue to prosper and provide a good range of jobs and homes for all of our residents close to where people chose to live with Maidenhead as a particular focus for sustainable residential development. Our smaller villages and settlements within the Green Belt will be protected from pressure arising from additional housing development whilst still allowing for an appropriate level of growth supported by appropriate infrastructure.

Vison continued

We will continue to provide an excellent education through our Schools and Colleges relevant to the needs of our existing business community

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

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

We will continue to provide an excellent education through our Schools and Colleges relevant to the needs of our existing business community whilst also helping to attract and retain new business opportunities.

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

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

6. Conclusions

- 6.1 Member of the Local Plan Working Group are asked to consider the objectives derived from the emerging corporate strategy and agree them for inclusion in the draft Borough Local Plan if it is felt that they accurately express the aims of the strategy.
- 6.2 There have been a number of different consultations on various stages of the draft Borough Local Plan. These consultation raised a number of issues such as concerns

about traffic; concerns about flooding; protection of and need for green and open space; wildlife and the impact of development on the Green Belt; the distribution of housing; the need for Maidenhead to remain attractive to business and for Windsor and Eton to remain primary tourist destinations; the quality of design; opposition to building and development in certain settlements; concerns about the capacity of infrastructure to cope with increased in population; and the function and use of the countryside. All of these concerns will be reflected in the emerging draft Borough Local Plan

For further information on this report, please contact:

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Agenda Item 9

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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