

# Public Document Pack

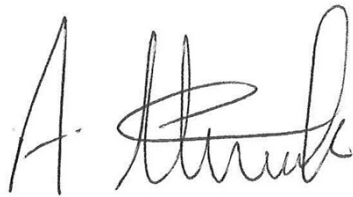
Service Lead - Democratic Services: Karen Shepherd

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

YOU ARE HEREBY SUMMONED TO ATTEND the Meeting of the Council of the Royal Borough of Windsor & Maidenhead to be held in the **Council Chamber - Guildhall, Windsor on Tuesday, 12 December 2017 at 7.30 pm** for the purpose of transacting the business specified in the Agenda set out hereunder.

Dated this Monday, 4 December 2017



Managing Director

Rev Gibson will say prayers for the meeting.
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## A G E N D A

### PART I

1. **APOLOGIES FOR ABSENCE**

To receive any apologies for absence

2. **COUNCIL MINUTES**

To receive the Part I minutes of the meetings of the Council held on 26 September and 30 October 2017  
(Pages 7 - 48)

3. **DECLARATIONS OF INTEREST**

To receive any declarations of interest  
(Pages 49 - 50)

4. **MAYOR'S COMMUNICATIONS**

To receive such communications as the Mayor may desire to place before the Council  
(Pages 51 - 54)

5. PUBLIC QUESTIONS

**a) Andrew Hill of Boyn Hill Ward will ask the following question of Councillor Dudley, Leader of the Council:**

RBWM has been investigating the Conservative party leaflet's incorrect statement that "both garden centres no longer form part of the BLP". Why did RBWM officers not (as a precaution) use, e.g., official Twitter and Facebook accounts before the election to issue a simple statement of objective fact in accordance with paragraph 16 of the recommended code of practice?

**b) Andrew Hill of Boyn Hill Ward will ask the following question of Councillor Dudley, Leader of the Council:**

Datchet Parish Council passed a motion (17.083) on 11.9.17 requesting "a copy of the legal advice received by RBWM immediately prior to the extension and change in terms of the RBWM BLP Regulation 19 Consultation". As of 27.11.17 the Clerk had not received it. How many months will RBWM be taking to give the Parish their requested information?

*(A Member responding to a question shall be allowed up to five minutes to reply to the initial question and up to two minutes to reply to a supplementary question. The questioner shall be allowed up to 1 minute to put the supplementary question)*

6. PETITIONS

To receive any petitions presented by Members on behalf of registered electors for the Borough under Rule C.10.

*(Any Member submitting a petition has up to 2 minutes to summarise its contents)*

7. PANEL MEMBERSHIPS

Details to be confirmed

8. COUNCIL TAX SUPPORT SCHEME

To consider the above report  
(To Follow)

9. HURLEY AND THE WALTHAMS NEIGHBOURHOOD PLAN - FORMAL MAKING OF THE PLAN

To consider the above report  
(Pages 55 - 114)

10. ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD ELECTORAL REVIEW -  
STAGE TWO: WARDING PATTERNS

To consider the above report  
(Pages 115 - 160)

11. BERKSHIRE BUSINESS RATES PILOT APPLICATION

To consider the above report  
(Pages 161 - 168)

12. WINDSOR IMPROVEMENT PROGRAMME

To consider the above report  
(To Follow)

13. MEMBERS' QUESTIONS

**a) Question submitted by Councillor E Wilson to Councillor Coppinger, Lead Member for Planning and Health:**

Will the Royal Borough add the location of defibrillators to its website?

**b) Question submitted by Councillor Jones to Councillor N. Airey, Lead Member for Children's Services:**

Many schools are struggling financially. The funding doesn't allow for rises in costs such as pensions & NI (that have cut teaching budgets by 5.5%) and inflation. The IFS estimates that schools will lose nearly £2 billion by 2020.

What steps can this council take to raise awareness of this funding deficit and how are we supporting our schools?

**c) Question submitted by Councillor Jones to Councillor Dudley, Leader of the Council:**

Can the Leader update us on the steps taken to address the recommendations highlighted within the LGA Peer challenge?

**d) Question submitted by Councillor Da Costa to Councillor S Rayner, Lead Member for Culture and Communities:**

Universal Credit has already caused great suffering to citizens young and old in the UK and will affect our residents from May 2018.

What preparations are being made by RBWM to offer financial help, coaching, education and outreach and can you assure residents that none of our residents will fall into the poverty trap because of Universal Credit's roll out?

**e) Question submitted by Councillor Da Costa to Councillor Bicknell, Lead Member for Highways, Transport and Windsor:**

There are reports on social media and from Slough Council, that First Buses are discontinuing the routes 702, 2, 5, 10/11, 15 and reducing availability on

routes 1, 7 & 4. Can the Lead Member shed any light on this and whether the no. 2 will be continuing?

*(The Member responding has up to 5 minutes to address Council. The Member asking the question has up to 1 minute to submit a supplementary question. The Member responding then has a further 2 minutes to respond.)*

14. MOTIONS ON NOTICE

a) By Councillor Kellaway:

This Council calls on Great Western Railways to include and commit to a regular half hourly service through the day on the Marlow line. This line links Marlow, Bourne End, Cookham and Furze Platt to Maidenhead station and the Elizabeth Line which opens in 2019. We applaud this new connection and the electrification of the mainline but for maximum benefit to our residents a half hourly service is vital.

15. LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF PUBLIC

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 16 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

### 16. MINUTES

To receive the Part II minutes of the meetings of the Council held on 26 September and 30 October 2017.

(Pages 169 - 174)

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

## COUNCIL MOTIONS – PROCEDURE

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

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

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

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

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

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

**AT A MEETING OF THE BOROUGH COUNCIL held in the Council Chamber -  
Town Hall, Maidenhead on Tuesday, 26th September, 2017**

PRESENT: Councillors Lenton (Chairman), Quick (Vice-Chairman), Alexander, Bateson, Beer, Bhatti, Bicknell, Bowden, Brimacombe, Carroll, Clark, Cox, Da Costa, Diment, Dudley, D Evans, L. Evans, Gilmore, Grey, Hill, Hilton, Hollingsworth, Hunt, Ilyas, Lion, Love, Luxton, McWilliams, Mills, Muir, Rankin, C. Rayner, S Rayner, Richards, Saunders, Sharma, Sharp, Sharpe, Smith, Story, Targowska, Walters, Werner, D. Wilson, E. Wilson and Yong.

Officers: Andy Jeffs, Mary Kilner, Rob Stubbs, Andy Carswell, Russell O'Keefe, Alison Alexander and Karen Shepherd

178. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors N. Airey, M. Airey, Bullock, Burbage, Coppinger, Jones, Kellaway, Majeed, Pryer, Shelim and Stretton.

179. COUNCIL MINUTES

**RESOLVED UNANIMOUSLY: That the Part I minutes of the meeting held on 25 July 2017 be approved.**

180. DECLARATIONS OF INTEREST

Councillor Brimacombe declared a personal interest in the item 'Braywick Leisure Centre' as he owned property close to the town centre, not far from Braywick.

Councillor C. Rayner declared a Disclosable Pecuniary Interest in the item 'River Thames Scheme – Funding' as he was a Trustee of the Rayner Family Trust, which owned land that could be affected. He left the room for the duration of the discussion and voting on the item.

Councillor S. Rayner declared a Disclosable Pecuniary Interest in the item 'River Thames Scheme – Funding' as her husband was a Trustee of the Rayner Family Trust, which owned land that could be affected. She left the room for the duration of the discussion and voting on the item.

Councillors Clark, Hill and Hunt declared personal interests in the item 'Waterways Funding' as she owned property in the town centre.

Alison Alexander declared a personal and potentially prejudicial interest in the item 'Waterways Funding' as she owned a property overlooking the waterway. She left the room for the duration of the discussion and voting on the item.

181. MAYOR'S COMMUNICATIONS

The Mayor submitted in writing details of engagements that he and the Deputy Mayor had undertaken since the last meeting, which were noted by Council. The Mayor highlighted a number of upcoming events, including a tea party and zoo visit at

Berkshire College of Agriculture on 8 October 2017, a charity afternoon tea at the Guildhall, Windsor on 25 October 2017 and a charity dinner on 1 December 2017.

A typographical error was noted in the report, which should read:

- Started the charity bike ride in aid of Churches *Conservation* Trust

182. PUBLIC QUESTIONS

No public questions had been received.

183. PETITIONS

No petitions had been received.

184. PANEL MEMBERSHIPS

It was proposed by Councillor Dudley, seconded by Councillor Bateson and:

**RESOLVED UNANIMOUSLY: That Councillor Nicola Pryer be appointed as Vice Chairman of the Tourism Development Forum for the remainder of the municipal year.**

185. CONSTITUTIONAL CHANGES

Members considered a proposal to amend the terms of reference for the Berkshire Pension Fund Advisory Panel. Councillor Targowska explained that this was an administrative report requesting minor changes to ensure the membership reflected the composition of bodies included.

Councillor Targowska announced that a full review of the constitution would take place over the next few months, to reflect the new operating model. All members would be able to participate in the review. Councillor Dudley confirmed that the review had been recommended by the LGA Peer Review.

It was proposed by Councillor Targowska, seconded by Councillor Hilton and:

**RESOLVED UNANIMOUSLY: That Full Council notes the report and:**

**i) Considers and approves the amendment to the Constitution set out in paragraph 2.5; see Appendix 1 for full details.**

186. BOROUGH PARKING PLAN

Members considered the council's parking plan for the borough which would provide new permanent and temporary parking provision with an investment of over £12 million.

Councillor D. Evans introduced the report and advised Members of an amendment to the recommendation to refer to the figure £12,344,600 in the first recommendation. He explained that the report looked at parking across the borough. Councillor Sharpe had raised the particular problem of parking in Sunninghill at a recent Overview and Scrutiny Panel; officers would be working with the Ward Councillors to see how the



situation could be improved. The report also detailed additional capital expenditure at the River Street car park in Windsor to provide a further 100 spaces.

In relation to Maidenhead, the council had spent time consulting with residents including at a Countryside joint venture presentation in the Nicholson's Centre. The overriding message was generally positive. The report would begin to address any resident concerns. It was anticipated that a further report would be presented in November 2017 in relation to investment in the Broadway car park to provide up to 1500 additional spaces. To enable this to happen the old car park would have to be pulled down therefore temporary parking was required. In addition, the first phase of the York Road scheme was due to commence on 2018. Temporary provision would include extra space at Hines Meadow, as council officer parking would be moved to Reform Road. In excess of 500 temporary spaces would be provided at St Cloud Way. Appendix C demonstrated that by 2021, there would be a net increase of 657 spaces in the town centre.

Councillor Dudley highlighted that 718 residents had attended the three day consultation event with Countryside. The findings were imminently due and would be placed on the regeneration website and detailed in a press release. It was clear that parking was the pre-eminent issue for residents. The proposals did not deal with parking for residential schemes as these would be brought forward as part of the individual planning applications. At a Board meeting earlier in the day the importance of ensuring vibrancy in the town during the regeneration had been discussed at length. He thanked officers for all their work on the scheme.

Councillor Brimacombe commented that it was key to get the number of temporary spaces right. Appendix C detailed the two key variables of location and capacity and a broad timescale. The devil was in the detail, in particular in relation to proximity and day to day timing. He had been pleased to see that Parking Matters Ltd had been appointed as consultant. He encouraged Lead Members to ensure that demand, parking flow and past and future trends, compared to proximity and timescale, be factored in.

Councillor Hill raised concerns as Ward Councillor. The Countryside development proposed 0.5 spaces per new dwelling, which was inadequate. Great care needed to be taken in the town centre. He urged more spaces to be built so that Maidenhead did not become congested. It was wrong to assume most people commuted into London to work.

Councillor Da Costa commented that the report requested expenditure of £12m but had not been reviewed by Overview and Scrutiny. Members had had just five days to review a report which he believed to be incomplete in content. There were some serious questions which had not been addressed:

- Why was the cost of parking schemes not foreseen in the financial planning of Maidenhead's regeneration?
- What consideration had been given to air quality? The borough had five Air Quality Management Areas (AQMA). Increasing town centre parking capacity would increase road traffic and reduce air quality. He felt that some of the £12m capital budget would be better spent on improving public transport and park and ride schemes
- Where was the evidence to substantiate the parking demand in Windsor used as justification for the additional River Street parking capacity?

- Point 2.13 proposed an extra deck on River Street car park in Windsor. He questioned the proposal for a multi-story car park beside the picturesque River Thames in historic Windsor.

Councillor Da Costa stated that there had been no discussion of how the scheme would be funded and what effect this could have on spending in other areas. He requested confirmation that the council would be borrowing money to fund these temporary car parks. To ensure wise, educated, planned decisions were taken, therefore he requested that all regeneration reports include an explanation of how the proposal fitted in to the big picture; how much the council was paying, how much would be borrowed and when, and when would money come back from the sale of other assets. He called for the report to be referred to an Overview and Scrutiny Panel and then represented to Council.

Councillor Bowden commented that the proposals for Windsor seemed minuscule compared to the proposals for Maidenhead. He cautioned against mirroring the situation in Croydon where parking had taken over. It would be important to avoid having empty parking spaces in Maidenhead; he felt the numbers predicted for Maidenhead were oversized.

Councillor Dudley reiterated that the report did not deal with resident parking, which would be dealt with by individual planning applications. The issue of viability for affordable housing would need to be balanced with parking requirements. The profile of borrowing and return would be released into the public domain by the Lead Member for Finance. There was a clear payback profile and significant financial receipts from the regeneration scheme.

Councillor Sharpe commented that parking on the street was not just an issue in Maidenhead. Unless thought was put into the mix of parking and affordable housing the borough would end up with parking on all roads, leading to congestion.

Councillor Werner highlighted the importance of getting parking right as if not, the town centre would cease to exist. People would still want cars in the future, even if they were electric. The council had kept the buses going but had not expanded the service. He felt the report was not detailed enough and questions remained unanswered. More work was needed on resident parking spaces. Without being able to see the analysis previously referred to by Councillor Dudley, he could not know if the numbers were correct. It had been stated that the financial information would be revealed in the future. Councillor Werner questioned how Members could make a decision without all the facts. An Overview and Scrutiny Panel would have been able to get into the detail of the issue, he did not feel there was sufficient information in the report.

The Monitoring Officer confirmed to Members that as the report was being presented to Full Council, all Members were able to debate and discuss the recommendations therefore there was no requirement for the report to go via an Overview and Scrutiny Panel.

Councillor Beer requested provision be made for CCTV as car parks were a big problem.

Councillor D. Wilson commented that he fully supported and endorsed the paper. Parking provision for residential developments would be dealt with through the planning application process.

Councillor Dudley commented that the council had invested heavily in CCTV. The results of the consultation would be released as quickly as possible once they had been put together by Countryside.

Councillor D. Evans highlighted that there was substantial detail in Part II in relation to costings. The overarching policy and scheme had been scrutinised as part of the general direction of travel when a similar paper went to the Cabinet Regeneration Sub Committee. Councillor C. Rayner had made the point about proposals for River Street car park being sympathetic to the location when the report had been scrutinised.

Councillor Dr L Evans commented that this was the first time she had seen infrastructure preceding development. She requested that a location map be included in future reports. Parking spaces were static but it was also important to understand the flow of traffic, capacity at different times, and how this would change over time.

Councillor Saunders commented that the regeneration of Maidenhead was emerging with confidence from the aspirations of the Area Action Plan into a period of substantial and exciting delivery. This presented a major challenge for the council and a number of papers and proposals on the agenda demonstrated the enthusiasm to meet the challenge.

The developers with whom the council had partnered had a substantial responsibility and the council had an equally important obligation to deliver the rejuvenation of Maidenhead with clarity and confidence. This required the council to be clear about the infrastructure needs and to be confident in investing for the future. It was difficult to imagine a more high profile issue than parking capacity and convenience. The recommendations demonstrated how the council was not hesitating to be front and centre on delivering the parking capacity needed through the development programme. This was critical to enable others to have the confidence and commitment to all play their part in the programme, including the need for developer partners to provide parking which met future needs for new and existing residents and those working, visiting and shopping in the town centre.

The interplay of the temporary and additional permanent capacity was critical alongside a series of sites undergoing significant change and construction. The proposal was a key piece of a bigger jigsaw, including the need for enhanced public transport facilities, pedestrian and cyclist friendly urban realm and the environmental needs of a more vibrant town centre.

The confidence in the council's ability to deliver the dream of the Area Action Plan was buttressed by proposals such as for parking, forming a suite of critical measures included in the capital and cash forecast presented by in February 2017. In November 2017 Councillor Saunders anticipated updating the forecasts which extended over 10 years into the future, demonstrating how the council's investments would be fully covered through the reliable cash flows arising from the regeneration. This would be available for detailed scrutiny ahead of presenting the capital and revenue proposals in the budget in February 2018.

Councillor Bicknell, as Lead Member for Highways, commented that a commercial route in the borough cost £250,000. A 3-6% reduction year on year in passenger numbers meant some routes became commercially unviable, therefore the council had put in an extra £200,000 to keep services running.

It was proposed by Councillor D. Evans, seconded by Councillor Cox and:

**RESOLVED: That Council notes the report and:**

- i) Approves a capital budget of up to £12,344,600 for the construction of new temporary and permanent parking provision across the Borough.**
- ii) Delegates authority to the Executive Director in consultation with the Lead Member for Environmental Services (including parking) and the Lead Member for Maidenhead Regeneration and Maidenhead to finalise the Parking Plan and complete a procurement process for the supply of temporary and permanent parking provision.**

**(44 Councillors voted for the motion: Alexander, Bateson, Beer, Bhatti, Bicknell, Brimacombe, Carroll, Clark, Cox, Diment, Dudley, D Evans, L. Evans, Gilmore, Grey, Hill, Hilton, Hollingsworth, Hunt, Ilyas, Lenton, Lion, Love, Luxton, McWilliams, Mills, Muir, Quick, Rankin, C. Rayner, S Rayner, Richards, Saunders, Sharma, Sharp, Sharpe, Smith, Story, Targowska, Walters, Werner, D. Wilson, E. Wilson and Yong. 1 Councillor voted against the motion: Councillor Da Costa. 1 Councillor abstained: Councillor Bowden)**

187. RIVER THAMES SCHEME - FUNDING

Members considered a recommendation from the Cabinet Regeneration Sub Committee, that had met earlier the same day, in relation to a future funding commitment to assist in delivering the River Thames Scheme.

Councillor Dudley explained that there was a significant gap in funding for the scheme. The estimated cost was £476m compared to identified funding of £248m. The 2014 floods in the borough had caused significant disruption to residents. The River Thames Scheme was intended to protect 15,000 properties, 2,300 of whom lived in the borough. It would be a significant piece of national infrastructure to protect infrastructure assets in the southeast of England. The Environment Agency (EA) had advised that if 2cm more rain had fallen during the floods in 2014 the M25 would have been closed and Heathrow would have been significantly affected.

At the next meeting, the Treasury would be deciding if the scheme would proceed or not. Councillor Dudley wanted to ensure that the Royal Borough did all that it could to ensure the scheme proceeded. The proposals in the report included a flood levy on a household basis to help with the capital expenditure and operating expenses, which were not covered by the EA's budget. This would be in the region of £7.50 per household.

Councillor Da Costa asked how many residents would benefit and what this represented as a proportion of all boroughs affected.

Councillor Dudley confirmed that 2,300 properties would be protected therefore he estimated this to be 5,000 residents out of a total borough population of 145,000. The

council was in a strong financial position because the Borough Local Plan was being taken forward and the regeneration programme was progressing. He hoped other authorities would step up, in the interests of partnership.

Councillor Grey stated that the scheme was a must, particularly for residents of Datchet, Wraysbury and Old Windsor. He welcomed the positive investment for residents. The funding would allow partners to plan and strive for the fruition of the scheme. Over 150 properties and scores of businesses were wiped out in 2014; many had been left empty. In addition, the rail and road links were closed despite the borough distributing more than 100,000 sand bags and manpower. It was so bad the Army and Navy had to be called in. The borough and its partners needed to make the commitment to unlock and release other strands of funding. As the council's representative on the Regional Flood and Coastal Committee he would sit more comfortably after the commitment had been made.

Councillor Saunders commented that the borough enjoyed the setting of the Thames in many parts, but it was a challenging friend with whom to share the environment. It brought residents great pleasure and at the same time for many residents it offered a clear and present danger. The council must demonstrate its clear and meaningful intent to invest in this important measure. There was much to be done by environmental experts, engineers and central government and the plan would doubtless evolve before it became a deliverable plan. It was beholden on all elected representatives to make a substantial commitment to the scheme. The informal feedback from the LGA peer review praised the council's leadership to commit with innovation and confidence and to see it through. This was yet another example of the council stepping up to the plate and demonstrating its determination to address resident needs without hesitation.

Councillor Bateson commented that the 2014 floods were some of the worst in the country in terms of both floodwater and sewerage. Everyone had pulled together; volunteers had come forward from all over the place. Councillor Bicknell highlighted that the 2014 floods had cost £100m to the local economy. Firemen from up to 30 other authorities had provided help. However, prevention was better in the long run.

Councillor Sharma commented that the Thames floodplain was the only undefended floodplain in the country and was located in the regional economic powerhouse of the southeast. The scheme would keep people's homes safer and keep transport services running. The Mayor commented that the Thames floodplain was the largest undefended floodplain in Europe.

Councillor Cox commented how impressed he had been with the work by officers during the floods of 2014. However, this would not be necessary in a future event if the funding was found.

Councillor Beer commented that the parish and borough flood forums had been considering the scheme for the last twelve years. The Flood Group was due to meet the following week; he felt it should have been moved forward to enable it to contribute to the debate. The council currently contributed to the ongoing maintenance. To increase the amount to £500,000 was very steep. He felt the council should not have to pay for water coming from a vast area of the Thames catchment area. There was a strong argument that the scheme should be nationally funded in its entirety.

Councillor Rankin highlighted that 2300 properties in Datchet, Old Windsor and Wraysbury were not yet afforded the same protection as parts of Windsor and Maidenhead. He was delighted that the borough was stepping up to show it would do everything it could to ensure the scheme became a reality. Adam Afriye, MP, had shown a keen interest in the scheme.

It was proposed by Councillor Dudley, seconded by Councillor Rankin and:

**RESOLVED UNANIMOUSLY: That:**

- i) £10m, split over four years, is added to the capital programme commencing 2020/21 (subject to delivery of the full scheme).**
- ii) There is an agreement in principle of paying a flood levy of up to £500,000 per annum to the Environment Agency as a contribution to the operating and maintenance costs (subject to new legislation being enacted to make provision for this)**
- iii) A delegation to the Head of Finance in conjunction with the Lead Member for Finance to develop and introduce a flood levy be approved**

(Councillors C Rayner and S Rayner left the room for the duration of the discussion and voting on the item)

188. WATERWAYS FUNDING

Members considered approval for additional funding to be added to the council's capital programme to complete the current phase of the waterways project, build the weir and progress associated contractual processes.

Councillor D. Evans explained that the Waterways was a critical artery in Maidenhead. Over the years the council had approved funding for various plans including £6.7m for Phase 1. However a further £1.5m was now required to complete the scheme. Detailed reasons were provided in the Part II appendix as the council was looking at all avenues as to how the situation had arisen. If the scheme was stopped at this point, there would just be a muddy channel. If the scheme were finished, it would enhance the centre of Maidenhead. The development of the York Road site was dependent on the waterside frontage. The scheme had already been embraced by residents and a number of companies had held team building events to help clear the channel. The Rotary Club had planted 5000 crocuses in front of the amphitheatre.

Councillor Love commented that the scheme was widely accepted as a catalyst for investment in Maidenhead and the development of the AAP. The scheme would generate a waterside culture with the immediate effect of an attractive ambience. The scheme had widespread public support.

Councillor Werner stated that the Waterways project was an amazing scheme. When he had been Deputy Leader he had been approached by Richard Davenport and £1m of Section 106 funding had been allocated to the scheme. The scheme had been complex and taken longer than originally anticipated. It was obvious that the additional funding had to be approved to finish the scheme, however he questioned why extra funding was now needed. It worried him when extra money was needed at the last minute.

Councillor Brimacombe commented that although all were supportive, there had been a lapse of time, a number of incremental contributions and a lack of continuity of officer oversight. He requested confirmation of who presently had the legal management of the project, which previously had been the Waterways Board. Who was responsible for the receipt and spend of funds?

Councillor D. Evans explained that he took over as responsible Lead Member the previous summer. Legally this was a council project under the Executive Director, with input from the Waterways team.

Councillor D. Wilson highlighted that the waterways would bring life back into Maidenhead and be a catalyst for regeneration.

Councillor Da Costa highlighted that this was a report with substantial expenditure and some key control risks which had not been subject to an Overview and Scrutiny Panel. He understood that there was a Part II appendix but today there was a very expensive ditch and an unscrutinised report that asked for an extra £1.5m, massively more than it has cost already, to fill the ditch with water. He called for an independent investigation into what went wrong and why the council was being asked to approve an extra £1.5m, money that could have gone to expand Lowbrook and other schools in the borough. There was no discussion of how this would be funded and what effect this could have on spending in other areas. He requested that the lead Member for Finance provide the relevant information to Members to enable them to make knowledgeable decisions.

Councillor E. Wilson stated that the strong proposal for Maidenhead would be good for the whole borough. A number of complex issues had been discussed already at the meeting, each one had a different risk profile and different outcomes for residents. Dividends from the investment would come back to the borough therefore he was supportive of the proposal.

Councillor Dudley commented that he felt some councillors were being cynical and highlighted that to increase the ratio of parking spaces from 0.5 to 0.75 would cost the same as one York Stream. The gross development value of the four sites, three of which were adjacent to the Waterways, was £600m.

Councillor Saunders commented that foresight was always a challenging and rough path for the courageous, while hindsight was a smooth and dubious road for commentators; 'even a fool may be wise after the event'. The foresight required for such a hugely challenging engineering and construction project was beyond all reasonable expectations. The dedicated and determined team had had the drive to bring this to life at a time when the multiple uncertainties could too easily have buried it. The council had got on the back of bucking bronco and had tethered it into submission. It was the council's project management skills which had kept tight to the reins.

Councillor da Costa stated that he was not being cynical and he supported the proposal.

Councillor Beer stated that he had spent his working life as a Quantity Surveyor involved in the preparation of contract documents and working with engineers. As he

had to conclude the final accounts, he had to be very certain about the contract including all likely risks. He felt that the contract in question had been let without the risks being assessed.

Councillor Bicknell commented that when the proposal had first come forward to enhance the waterways in the town, it had been said that Windsor had a castle and what Maidenhead needed was a Waterway to act as its crown. It was nearing this point.

It was proposed by Councillor D. Evans, seconded by Councillor Love and:

**RESOLVED UNANIMOUSLY: That Council notes the report and:**

- i) Agrees to add to the Council's Capital Programme £1,000,000 in 2017/18 and £575,000 in 2018/19**

(Alison Alexander left the room for the duration of the discussion and voting on the item)

Councillor Gilmore left the meeting at 9.12pm.

189. BRAYWICK LEISURE CENTRE

Members considered approval for a capital budget of £30,881,000 to re-provide the Magnet Leisure Centre at Braywick Park to be added to the approved capital programme.

Councillor S. Rayner stated this was a once in a generation opportunity to build a new leisure centre whilst keeping the current centre open in the meantime. Capital receipts from the housing development on the old site would then pay for the new leisure centre. The architects had shared the council's vision from the start of creating a beautiful building to enhance the parkland setting. The technical design would mean running costs would be 75% lower each year than current costs. Members noted the additional leisure offering included in the design, as detailed in paragraph 2.3 of the report.

Councillor S. Rayner explained that consultation had taken place with residents including an exhibition in the town centre and at the Magnet and letters to homes close to the Braywick site. Sportsable, the Access Advisory Forum and local sports clubs had also been consulted. These discussions had led to changes including making the pool competition size, improved disabled facilities and a viewing court for squash competitions.

Councillor Werner commented that he would be supporting the proposal as it was the only offer available, but he felt it was not a good offer. People who could not drive would not be able to get there. An hourly shuttle bus services was inadequate. He had had many communications from people who wanted a town centre location for the new facility. The proposals were just a bit better than the current leisure centre. He felt there had been no vision or ambition. The borough was an Olympic sporting borough and included Bisham Abbey and Eton College. The new leisure centre would not even have a proper swimming pool.



Councillor Dudley responded that feedback from residents did not reflect Councillor Werner's comments. He highlighted that in one evening the council would be investing £56.5m in the borough.

Councillor Sharma commented that he had met many residents at the consultation event. A regular bus services would mitigate concerns. When a Post Office had been moved in his ward he found that those who were now closer to it were pleased and those a bit further away were happy to travel a bit further for better facilities.

Councillor McWilliams commented that this was a fabulous opportunity to build a new leisure centre. A joint Overview and Scrutiny panel had been held to discuss the proposals at which transport questions had been raised. A number of bus routes, cycle lanes and parking spaces would be provided.

Councillor D. Wilson commented that when he had first been elected in 1991 the council had been considering refurbishing the leisure centre at a cost of £7m. It was felt then that it was in the wrong location. Braywick Park already had a number of sporting facilities so was the obvious location. Bus links would be provided. The 8 lane pool would be extended to 10 lanes.

Councillor Love commented that when the old pool had begun leaking the previous administration had suggested it would need to be shut down for up to 18 months to be repaired. When he had become Chair of Leisure and Culture he had told officers this made no sense. Repairing the pool would cost £3.1m whereas a new pool would cost £6.3m. The current administration had looked at the numbers and considered the options. The Magnet was seen as one of the best run leisure centres in the country.

Councillor Brimacombe commented that he felt this was a fantastic project, which must be delivered on time and on budget. Much of the representation had been supplier side; he had not seen much user side representation. The cost plan would usually be accompanied by other project management documents. He urged those responsible to ensure there was a proper programme management in place which represented both supplier and user side representation. Page 64 demonstrated this would be a phased project. He requested a report be brought forward detailing the governance of the project.

Councillor Da Costa stated that he was comforted that the paper had been presented to an Overview and Scrutiny Panel. However, again, he felt there was no discussion of how it would be funded and what effect this could have on spending in other areas. How did it fit in with the big picture? He requested confirmation on borrowing before the council realised other assets. Councillor Saunders confirmed that borrowing would be required.

Councillor Dr L. Evans highlighted that the joint Overview and Scrutiny Panel had looked at the proposal in detail. The new start of the art facility would be one of few public leisure centres with non-chlorinated water which did not affect those with skin conditions. Mechanical ventilation would ensure high levels of sustainability in terms of energy use. She congratulated the team.

Councillor E. Wilson explained that he had visited the exhibition and heard people say that it was 'all talk, no action'. The council had clearly delivered three times at this meeting. The proposal was a project delivering multiple outcomes for the borough, not simply the new building.

Councillor Clark supported the proposal to build a state of the art new facility rather than refurbish a tired old one. The regeneration programme would produce the funding to fulfil the ambitious plans.

Councillor Saunders referred Councillor Beer to the recognition four years previously that the Magnet Leisure Centre on St Clouds Way was approaching the end of its physical life and its structural integrity was coming into question. It was decided then that two options were not credible. The council would not spend many millions trying to modestly extend the structural life of the existing buildings. It would not seek to demolish and rebuild on the same site because there would inevitably be a period of unacceptable closure depriving residents of the leisure centre for up to two years. A new leisure centre was therefore needed and the obvious place was where the other sports and leisure facilities were already concentrated on Braywick Park. The council had built into the conceptual design the capacity for those on foot, on two wheels, on shuttle buses and in their cars to easily access the new leisure centre. The initial design had been amended to incorporate issues raised by the swimming club and by a representative of those less physically able, increasing the capacity of the changing facilities. The conceptual design also built in the risk of uncertain ground conditions. Initial tests had shown this was not an issue but 1% contingency had been included just in case.

Councillor Saunders highlighted that the governance of the project was already in place and the Programme Team comprised of the external experts, the responsible officers and the strategic and tactical leadership of Councillor S. Rayner, actively supported by himself. The council had a responsibility to invest in the cultural and leisure facilities envisioned in the Area Action Plan, providing a collection of spaces which responded to users' needs.

Councillor S. Rayner concluded that the proposal was a vision for the future of residents. A number of issues had been looked at, for example the council had consulted with SMILE to develop the scheme. An Olympic-size pool had been considered but Sport England had indicated it would not be supportive. Local clubs were happy with a competition size pool which they currently did not have. The council was working with Legacy Leisure to develop proposals on the operation of the new centre, however Legacy Leisure had not yet been confirmed as partners under contract.

It was proposed by Councillor S. Rayner, seconded by Councillor Saunders and:

**RESOLVED UANNIMOUSLY: That Council notes the report and:**

- i) Approves a capital budget of £30,881,000 for the re-provision of the Magnet Leisure Centre at Braywick Park based on the cost plan, Appendix 1 (Part II).**

190. MEMBERS' QUESTIONS

**a) Question submitted by Councillor E Wilson to Councillor N. Airey, Lead Member for Children's Services:**

Will the Lead Member for Children's Services advise what her directorate's plans are for special educational needs provision in Windsor?

Councillor D. Evans, on behalf of Councillor N. Airey, responded that the Borough Local Plan set out how and where the Borough could plan to build 14,000 homes over the next 20 years. As part of that work, the Education team had been assessing the impact on the school estate, including the provision of special educational needs. A report would be brought forward in October which set out the scale of school development required and the process of turning that into specific plans over time as the houses were developed and families moved in.

The Borough Local Plan had noted the need for further special needs school capacity, based simply on the forecast population growth with an earmarking of site HA11 in Windsor.

The borough was already served by both Manor Green and Forest Bridge special school and young people also accessed a range of other settings across Berkshire and in other neighbouring authorities. Windsor residents already had access to this wide range provision and the detailed planning of provision which may be provided on this site would continue to take into account the wide range of needs of all of residents across the borough.

Councillor E. Wilson, by way of a supplementary question stated that SEN in HA11 would be welcomed by many, especially parents in Windsor who felt that provision was lacking. He suggested that the council should meet with some of the excellent SENCOs and SENCO governors to flesh out what was actually needed.

Councillor D. Evans responded that it was an excellent idea which he would pass to officers and the Lead Member.

**b) Question submitted by Councillor E Wilson to Councillor S. Rayner, Lead Member for Culture and Communities:**

Will the Lead Member for Culture and Communities confirm what additional leisure facilities will be required in Windsor should the Borough Local Plan be implemented?

Councillor S. Rayner responded that the infrastructure required to support the Borough Local Plan was set out in the Infrastructure Delivery Plan (IDP) which was published on the Council website. The IDP covered leisure uses as well, and as developments came forward the additional facilities would be identified in the IDP, which included a range of leisure and recreational amenities, which would be considered on a case by case basis.

Where development required new schools or school facilities, including publically funded or independently funded schools, consideration would always be given to having community access agreements to enable these additional facilities to be utilised by the wider community when not in school use. The council was currently working with state schools and private schools, including Eton College, to increase community use.

This approach reflected the council's strategic plan as set out in the Indoor Sport and Leisure Facility Strategy for the Royal Borough of Windsor and Maidenhead for the five year period 2015 – 2020. The assessment of provision and strategy recommendations were in accordance with Sport England Assessing Needs and Opportunities (ANOG) Guide for Indoor and Outdoor Sports Facilities.

The council's commitment towards promoting increased activity and healthier lifestyles was demonstrated in the report in the agenda with plans for the new Braywick Leisure Centre which was in line with the strategic approach. The council was also looking at a leisure centre in Sunningdale with a working title of 'The Oaks'. In the last year in Windsor the council would have spent £0.75m on sport, including at Victoria Park, Windsor Leisure Centre and Dedworth Middle School, alongside spending on leisure centres across the borough and the purchase of Thriftwood. The council would continue to invest in the health and wellbeing of its residents.

Councillor E. Wilson confirmed he did not have a supplementary question.

**c) Question submitted by Councillor Yong to Councillor McWilliams, Deputy Lead Member for Policy and Affordable Housing:**

What assurances can be given that the Royal Borough of Windsor and Maidenhead is committed to delivering affordable housing in the Borough?

Councillor McWilliams responded that all knew what an expensive place the borough was to live in. It was important that the council provided affordable housing for residents and future generations. The Borough Local Plan (BLP) was going to potentially meet 100% of housing needs which was a rare achievement. For too long vested interest had stifled house building. As planning authority the council currently sought 30% of new dwellings (on sites delivering more than 15 units) secured as affordable housing. The emerging Local Plan would still seek 30% but on sites delivering 10 or more units in line with Government policy. The council would work with partners including Housing Associations to explore all possibilities to increase the number further. There was no policy to magic affordable homes into existence; a realistic planning policy was required that was flexible enough to react to the increasing costs of house building. At the moment the council had an Affordable Housing Guidance note, this would be replaced in due course by an Affordable Housing Supplementary Planning Document once the plan was adopted. Housing and planning were working together on this.

RBWM had acted wisely in securing a number of key sites and was working in joint partnership with Countryside. As a landowner the council was looking to deliver schemes which would provide affordable homes for residents and Key Workers. The JV allowed a greater deal of control over the mix of affordable housing. A variety of products were needed as there was no silver bullet.

Councillor Yong confirmed she did not have a supplementary question.

**d) Question submitted by Councillor Beer to Councillor Dudley, Leader of the Council:**

The Council has publicised its admirable policy to double the number of Community Wardens by adding another 18 Wardens. Please advise how many more have been appointed since the last Annual Meeting.

Councillor Dudley responded that Community Warden numbers had been maintained at 18 since the last meeting. An options appraisal was being developed by officers in conjunction with the Lead Member for Environmental Services) to deliver this commitment over the remainder of the term. The appraisal would include opportunities

to bring the Community Warden function together with other community or front facing services and functions. The options paper would be considered by the council's senior leadership team and the Lead Member in November.

Councillor Beer, by way of a supplementary question stated that it had been agreed in principle that Community Wardens would not have to take on parking duties because of they were the council's interface with the public.

Councillor Dudley responded that this was under review.

**e) Question submitted by Councillor Beer to Councillor D. Wilson, Lead Member for Planning:**

Several times at Development Management Panel meetings I have objected to the wasted cost of Public Notice space in a Maidenhead newspaper listing Windsor and Ascot planning applications. This would be far more appropriately spent by publication in newspapers read by residents of those areas. Nothing has been done. Please can this be changed without delay?

Councillor D. Wilson, responded that he law required that some types of development and development within designated areas, for example, Conservation Areas, be advertised with a notice on site and in a newspaper circulating in the borough. Due to the costs of putting the adverts in a number of different newspapers this was reduced in 2010 in order to reduce the associated costs. This was a cost saving exercise and the following year there was a £10,000 reduction in advertising costs. As it stood the planning service spent around £25,000 per year on placing statutory advertisements on planning matters. Parish Councils across the borough reviewed and commented on many of the planning applications that the borough received and the council valued their input. He felt that it was more likely that residents would see the yellow site notice that the officer posted whilst carrying out their site visit rather than the notice in the newspaper; in this digital age many people no longer read a newspaper or if they did so it was on line. He could not see a sound reason for a change of approach which would cause a budget pressure in the planning service.

Councillor Beer, by way of a supplementary question, stated that it was therefore a waste of money to pay for notices, possibly 50% of which related to Windsor and the south of the borough. If the policy was not going to change from just using one newspaper then he suggested money should be save and adverts for Windsor and the south of the borough should not be bothered with at all. People did not read the Maidenhead Advertiser in those areas. The requirement was for a newspaper appropriate to the area and he therefore asked for this to be reviewed.

Councillor D. Wilson responded that the Maidenhead Advertiser covered Windsor and Ascot. For key, significant schemes the council did advertise in more than one local paper. This would not be appropriate though for the smaller scale developments.

191. MOTIONS ON NOTICE

None received

192. CONTINUATION OF MEETING

At this point in the meeting, and in accordance with Rule of Procedure Part 4A 23.1 of the Council's Constitution, the Mayor called for a vote in relation to whether or not the meeting should continue, as the time had exceeded 10.00pm.

Upon being put to the vote, those present voted in favour of the meeting continuing.

**RESOLVED UNANIMOUSLY: That the meeting continue past 10.00pm.**

193. LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF 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 takes place on items 16-19 on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1-7 of part I of Schedule 12A of the Act**

**AT AN EXTRAORDINARY MEETING OF THE BOROUGH COUNCIL held in the Desborough Suite - Town Hall on Monday, 30th October, 2017**

PRESENT: Councillor Lenton (The Mayor), Councillor Quick (Deputy Mayor), Councillors M. Airey, N. Airey, Alexander, Bateson, Beer, Bhatti, Bicknell, Bowden, Bullock, Carroll, Clark, Coppinger, Cox, Da Costa, Dudley, D. Evans, L. Evans, Grey, Hill, Hilton, Hunt, Ilyas, Kellaway, Lenton, Lion, Love, Luxton, Majeed, McWilliams, Mills, Muir, Pryer, Quick, Rankin, C. Rayner, S. Rayner, Richards, Sharma, Sharpe, Shelim, Smith, Story, Stretton, Targowska, Walters, Werner, D. Wilson, E. Wilson and Yong.

Officers: Alison Alexander, Russell, O'Keefe, Andy Jeffs, Rob Stubbs. Mary Kilner, Karen Shepherd, Chris Anderson and Barbara Richardson.

198. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Burbage, Gilmore, Hollingsworth, Jones, Saunders and Sharp.

199. DECLARATIONS OF INTEREST

Councillor Diment declared a Disclosable Pecuniary Interest in the item 'Maidenhead Golf Club' as she was a member of the club. She took no part in the debate or vote on the item.

Councillor Brimacombe declared a Disclosable Pecuniary Interest in the item 'Maidenhead Golf Club' as he had property and business interests in the area. He made representations on the item, then took no part in the debate or vote on the item.

200. PANEL MEMBERSHIPS

In introducing the item, Councillor Dudley thanked Councillor D. Wilson on behalf of the council and residents, for his fantastic public service during the period he was Lead Member for Planning. He also added his personal thanks.

It was proposed by Councillor Dudley, seconded by Councillor Bicknell and:

**RESOLVED UNANIMOUSLY: That Councillor D. Wilson be appointed as Chairman, and Councillor Burbage be appointed as Vice Chairman, of the Maidenhead Development Management Panel for the remainder of the municipal year.**

201. PUBLIC QUESTIONS

The Monitoring Officer explained that this was an Extraordinary Full Council meeting to deal with the business specified in the agenda. The Mayor had in his discretion, and to support the council's transparency agenda, allowed public questions to be submitted on the Maidenhead Golf Club item and extended the time allowed for public questions given the number submitted.

As detailed in the constitution, there were a number of reasons why a submitted question could be rejected. These generally covered questions that were defamatory,

frivolous or required the disclosure of confidential or exempt information. In this instance, three questions had been rejected as they would have required the disclosure of exempt information. The questions centred on commercially sensitive information which fell within the category of the 'financial and business affairs' of a particular organisation, in this case the council as well as a third party. This would include information relating to a contract which could be the subject of future legal challenge or judicial proceedings.

Dealing with the questions that had been accepted for the meeting, these questions had been considered by the Monitoring Officer in conjunction with the relevant officers. Verbal responses would be provided at the meeting by the most appropriate Cabinet Member, not necessarily the Member to whom the question was originally submitted. This was allowed under the constitution. The Members would answer as fully as they possibly could but subject to not falling within the category of exempt information. This would also apply to the substantive debate by Members on item 5.

Given the fact that the Mayor had already allowed extended time to cover all of the public questions, any supplementary questions on this occasion would need to be dealt with by way of a written answer.

- a) Andrew Hill of Boyn Hill Ward asked the following question of Councillor Dudley, Leader of the Council:

The Maidenhead Golf Course 'vision' document states that "...notable species likely to be associated with the Site will be maintained and potentially enhanced". Ecosystems are usually sensitive to an increase in any one particular species - so which particular species does RBWM envisage being 'enhanced' here and does RBWM see any risk in upsetting Maidenhead's ecosystem balance?

Councillor Coppinger responded that the Vision Document related to maintaining and enhancing the habitats used by protected and notable species. This approach was in line with national policy in the National Planning Policy Framework which stated local planning authorities should: "set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure." The NPPF also stated "When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying a series of principles...." The council would follow this approach with the site.

By way of a supplementary question, Mr Hill referred to a DEFRA document entitled 'UK Biodiversity Indicators 2017'. The UK was a signatory to the Convention on Biological Diversity. One of the first measured goals was 'public awareness and engagement in biodiversity issues.' The vision document said that the masterplan would result in the loss of some areas of woodland habitats, off site compensation would be explored, the extent of which would depend on the detailed masterplan. However the masterplan was not going to be discussed in Part I. Was the Lead Member satisfied that the council had satisfied the DEFRA guidelines on public participation in biodiversity, understanding and engagement if they were not privy to the options how the council was dealing with the biodiversity issue?

The Monitoring Officer confirmed that the supplementary question would be responded to with a written answer.



- b) Andrew Hill of Boyn Hill Ward asked the following question of Councillor Dudley, Leader of the Council:

RBWM's new joint venture partner - Countryside - told the Maidenhead Town Forum that Hounslow council insisted upon delivering 50% affordable housing. This proves that 50% developments can be sustainable and profitable. With average house prices in Maidenhead being more than twelve times average earnings, why has RBWM chosen a paltry 30% affordable housing target?

Councillor McWilliams responded that the council would not be able to accurately comment on the viability of sites in Hounslow, a separate council. The viability study carried out for the Local Plan in the borough showed that the development of sites such as those within Maidenhead town centre would be at the margins of viability at more than 30% affordable housing. Given the council was committed to providing a range of affordable housing on the site which was obviously a key priority, it would be unwise for the council to wish things and hope they were so, and instead have a policy that actually delivered affordable housing in Maidenhead.

By way of a supplementary question, Mr Hill commented that in the Local Plan not all sites would be required to achieve 30% affordable housing, for example those of fewer than 10 dwellings. This meant the borough could only achieve its goal of 30% if it aimed to put a higher percentage on land it owned. Was this the plan?

The Monitoring Officer confirmed that the supplementary question would be responded to with a written answer.

- c) Paul Serjeant of Oldfield Ward asked the following question of Councillor Coppinger, Lead Member for Planning and Health:

Why have the Green Belt, and the absence of any planning permission, not been mentioned in the officer's report which is before you?

Councillor Coppinger responded that the report was not a planning report but a property report and he believed it was well known that the site was in the green belt and like any such development would require planning permission.

By way of a supplementary question, Mr Serjeant asked if the Lead Member would agree that the most likely route to success for planning permission would be to have included a Green Belt review in the Local Plan?

The Monitoring Officer confirmed that the supplementary question would be responded to with a written answer.

- d) Paul Serjeant of Oldfield Ward asked the following question of Councillor Coppinger, Lead Member for Planning and Health:

Is the Council arguing that there are exceptional circumstances which could support the building of a school, or schools, on this Green Belt site and if so, what are the exceptional circumstances, and what alternative sites have been considered?

Councillor Coppinger responded that yes, this was the position. The exceptional circumstances for the site including provision of education were included within the

topic paper on the Local Plan which could be found on the council's website. It was good practice to wherever possible provide on-site infrastructure to mitigate the impact of development. As this was deliverable on this site alternative sites had not been considered.

By way of a supplementary question, Mr Serjeant asked the Lead Member if he would agree that the council's most likely success in achieving planning permission for such a development would be most likely successful if a Green Belt review had been carried out so the Inspector could understand the thinking behind the site selection?

The Monitoring Officer confirmed that the supplementary question would be responded to with a written answer.

- e) The Mayor, on behalf of the absent Lisa Hughes of Furze Platt Ward, asked the following question of Councillor Dudley, Leader of the Council:

How many homes at the Maidenhead Golf Course development will be built to Building Regulations Part M4 (2) standards which are habitable by some people with disabilities?

Councillor Dudley responded that the local plan sought that 5% of the dwellings for proposals of more than 20 dwellings should be delivered as accessible and adaptable dwellings in accordance with building regulations part m4 (2) unless evidence could be provided to demonstrate that the impact on project viability, or of physical or environmental impact, would make such provision unsuitable.

- f) The Mayor, on behalf of the absent Lisa Hughes of Furze Platt Ward, asked the following question of Councillor Dudley, Leader of the Council:

What mix of homes (houses and apartments) at the development will be built to Building Regulations Part M4 (2) standards?

Councillor Dudley responded that the council would ensure there was the right mix of homes on the site. The detailed mix would be determined as part of bringing forward a detailed site proposal and planning application with the chosen development partner which would be informed by extensive consultation. Councillor Dudley thanked the public for attending the meeting. He explained that part of the report was in Part II and Members would therefore need to consider that section in private. The actual decision would be taken in Part I. He understood that some of the issues were very challenging for people living nearby. He would be delighted to meet with individuals or groups.

- g) Christopher Frost of Oldfield Ward asked the following question of Councillor Coppinger, Lead Member for Planning and Health:

The 'Vision for the Development of Maidenhead Golf Course' does not provide a suitable blend of sustainable infrastructure relative to the demands and needs of traffic flow in and out of Shoppenhangers Road, with two entry and exit points within less than a quarter of a mile of each other. Would you agree that this problem needs more consideration in order to avoid an unacceptable level of congestion?

Councillor Dudley responded that he would be delighted to meet with Mr Frost afterwards. The council was committed to ensuring that the site would be developed with the appropriate highways infrastructure informed by transport modelling and the council would invest with the chosen development partner in this key infrastructure alongside a range of other infrastructure. Preparatory work had been carried out on this and the work would continue until the site proposal was finalised with the development partner. In the case of Maidenhead Golf Club the realisation of the value of the Golf Club would go solely to the residents of the borough. The council would then be in a position to invest in world class infrastructure.

By way of a supplementary question, Mr Frost commented that the DCLG had recently issued a consultation paper called 'Planning for the Right Homes in the Right Places' and invited a consultation process. This had been spearheaded by Sajid Javid and he had asked everyone who was affected to make a proposal by email or writing. The consultation paper was to help to ensure the planning for the right homes in the right places. He asked for reassurance that the borough would use their best endeavours in exercising their skill, care and diligence to confirm to the Minister's request. Local authorities would be very clear and transparent so that every community and local area understood the scale of the housing challenge they faced. The Minister did not want local authorities wasting time on complex, inconsistent and expensive processes which only created lengthy bureaucratic arguments often behind closed doors and isolated local communities.

The Monitoring Officer confirmed that the supplementary question would be responded to with a written answer.

Councillor Coppinger responded that he would be delighted to meet with Mr Hudson and anyone else to discuss concerns.

h) John Hudson of Oldfield Ward asked the following question of Councillor Dudley, Leader of the Council:

You stated publicly on Monday 16th October that the council were setting aside £20 million for the purchase of homes to provide new access roads into the proposed MGC development. Can you please tell us which house numbers, in which roads have been identified by the council for this purpose?

Councillor Dudley responded that he would be delighted to meet with residents of Rushington Avenue. The council fully understood this would be of concern to residents and would work closely with residents at the appropriate time to reduce any worries wherever it could. Work on the assessment of transport and access routings for the site had started. This work had identified a range of potential access route options. Work was continuing on this although no final decisions had been made. Currently it was envisaged this would include the need to purchase up to eight homes around the Golf Club. The report to council, if approved, provided funding in 2018/19 and 2019/20 to acquire third party properties that would benefit access to the site through the open market and negotiation where possible.

By way of a supplementary question, Mr Hudson commented that he imagined that the council had identified the houses and asked why the council could not give the numbers to residents now because it was of extreme concern to residents in the area. This was seen as a totally premature action on the part of the council. Procedures were in place with the Local Plan, established procedures. He asked why the council

was stepping outside the procedure to take action that would blight property prices in the area and upset residents. He reminded the Leader of the Council of the promise he had made at a meeting at Sportsable over three months previously in front of the Prime Minister to give residents the plans and proposals of how the council would redress and correct the total lack of confidence, trust and faith among local residents in his leadership and the council. Why had he not given these reassurances three months later?

Councillor Dudley responded that he had established the terms of a new engagement committee of all recognised groups attending that meeting. The council would establish regular meetings under Councillor Coppinger with those groups, including Rushington Avenue Residents Association, to address the questions and concerns as the emerging Borough Local Plan process continued. This had taken three months as the council was just completing the Regulation 19 process. The council understood there were sensitivities for residents but the vital thing the council could do was to provide people with homes so that future generations could have the benefit of the opportunities of older generations. The decision would be taken as a free vote.

- i) John Hudson of Oldfield Ward asked the following question of Councillor Dudley, Leader of the Council:

Can you please give us the exact locations of these new access roads, which it is understood, may be off Walker Road and Rushington Avenue?

It was noted that the answer to question h) also related to question i).

- j) Jonathan Ludford of Oldfield Ward asked the following question of Councillor Coppinger, Lead Member for Planning and Health:

The officer's report talks about new transport access to the site. What work has been carried out by the Council to assess the impact of 2,000 homes and their cars, schools and other community facilities on existing transport facilities and infrastructure in the locality?

Councillor Dudley responded that the Council has undertaken transport modelling and assessment work to assess the likely impact of proposed development on traffic flows across the borough and the wider area. As stated in the response to an earlier question the site would be developed with the appropriate highways infrastructure and the council would invest with the chosen development partner in this key infrastructure alongside a range of other infrastructure. This would include new education provision on the site in the form of a 6-form entry all-through school from years Reception to Year 13 for over 2500 pupils. The receipt from the development would go to the people in the room, the council taxpayers of the borough, to invest in infrastructure.

- k) Jonathan Ludford of Oldfield Ward asked the following question of Councillor Coppinger, Lead Member for Planning and Health:

What consultation has there been with the residents who own property adjacent, or close to, the proposed new access routes to the site, and are they entirely happy about what is proposed?

Councillor Rankin responded that in planning terms a range of consultation had been carried out on the site as part of the preparation of the Borough Local Plan (BLP). Consultation on the BLP had been going on since 2009 with:

## EXTRAORDINARY COUNCIL - 30.10.17

- Issues and Options in 2009.
- Planning for the Future' in 2012.
- Preferred Options in 2014.
- Regulation 18 between 3rd December 2016 and 13th January 2017.
- Regulation 19 between 30 June 2017 and 27 September 2017.

Once a development partner had been appointed they would carry out extensive consultation as part of the development of their site proposals and preparing a planning application. This would be a similar process as was seen with the town centre joint venture.

By way of a supplementary question, Mr Ludford commented that he did not think the Golf club had been part of the consultation in 2009 and 2012, rather it was more of a recent thing. Did the Lead Member believe he was wrong to think the consultation with local residents around Regulation 18 and 19 was woefully insufficient?

Councillor Rankin responded that he did not accept the characterisation and he did not think the consultation had been woefully insufficient.

l) Timothy Lloyd of Oldfield Ward asked the following question of Councillor Coppinger, Lead Member for Planning and Health:

What is the Council's timetable for applying to remove the golf course from the Green Belt?

Councillor Coppinger responded that this would be achieved through adoption of the Borough Local Plan which the council anticipated would happen in spring/ summer 2018.

m) Timothy Lloyd of Oldfield Ward asked the following question of Councillor Coppinger, Lead Member for Planning and Health:

Is it the Council's intention to inform the residents of the Borough when they commence the application to remove the Golf Course from the Green Belt?

Councillor Coppinger responded that, as stated earlier, removal from the Green Belt would be achieved through adoption of the Borough Local Plan which was anticipated to happen in spring/summer 2018. There would obviously be regular communication on this throughout the period.

By way of a supplementary question, Mr Lloyd stated that he believed the council had to make a formal application to remove the land from the Green Belt. There were two Supreme Court decisions from May 2017 that may have an effect. Had the council considered this and would it make a formal application to remove the land?

The Monitoring Officer confirmed that the supplementary question would be responded to with a written answer.

n) Derek Roberts of Oldfield Ward asked the following question of Councillor Coppinger, Lead Member for Planning and Health:

The loss of 132 acres of open space cannot be described as a benefit to the local community. Can the Council say what actual benefits there will be to

residents of Maidenhead and the wider Royal Borough, arising from the intensive development of this site?

Councillor Dudley responded that the site would provide a range of benefits to existing and new residents that would include:

- New homes including 30% much needed affordable housing close to the town centre
- Educational provision for 2500 pupils
- Community infrastructure
- Public open space - only 60% of the site was to be developed
- Economic vitality and jobs for the area

Similar to the other joint venture site, where the developer had agreed to an exclusive buying period for residents of the borough and those with connections, this would be a feature of the golf club development.

By way of a supplementary question, Mr Roberts commented that this would account for a 60% reduction in open space in Maidenhead. The proposal was for mainly flatted developments and because of the high density proposed these would necessarily be multi storey blocks. It was well recognised that people living in flatted developments had more social problems, did less well at school, had more health problems and so on. As Lead Member for Planning and Health how would he reconcile these two conflicting requirements?

Councillor Dudley responded that he did not agree with the view that people living in flatted developments had greater health issues and lower educational attainment. It was not correct to say that the development would all be flatted properties. The chosen development partner would bring forward more detailed plans following the OJEU process, to augment the town and give homes to people in the area where the average price was 12.5 times salary, close to the highest in southeast England.

- o) Derek Roberts of Oldfield Ward asked the following question of Councillor Coppinger, Lead Member for Planning and Health:

The Council's intention to provide 30% affordable housing on the site is noted with great interest. What mechanisms will the Council use to ensure that 30% affordable housing is actually provided, when their 'development partner' reluctantly advises them that insisting on this provision would make their scheme 'unviable'?

Councillor McWilliams responded that the Council would establish a joint venture for the site with a development partner. This would give the council considerable control over how the site was developed as the developer would not be able to progress the site unless the council agreed a site proposal and signed a site agreement. The council was committed to ensuring 30% affordable housing on the site and would ensure that happened through the Joint Venture.

By way of a supplementary question, Mr Roberts asked how was the council going to ensure that the affordable housing was built to a decent size and amenity standard and was not simply the minimum the developer could get away with?

Councillor McWilliams responded that the council would ensure that these were places that people wanted to live in; it was all about getting people on to the ladder. At the same time the council needed to work out how the product would be made as

affordable as possible; this would be part of the process. He would be happy to meet with Mr Roberts afterwards to discuss in detail.

In response to a point of order from Councillor Stretton, the Mayor explained that in order to save time, written responses would be given to enable a fuller response than one given spontaneously at the meeting. However in some cases Councillors were prepared to give supplementary answers straight away.

- p) Teresa Burton of Oldfield Ward asked the following question of Councillor Rankin, Lead Member for Economic Development, Property and Finance:

Has the Council identified which homes it wants to acquire to provide access onto the Golf Course, when will homeowners be notified and will the Council proceed to compulsory purchases if the homeowners do not wish to sell?

Councillor Dudley responded that the council had done the work and identified up to 8 homes around the Golf Club. He understood the sensitivity for residents. It was hoped that all properties would be acquired through commercial negotiation and avoid CPO powers where possible.

By way of a supplementary question, Ms Burton asked if the council would be prepared to use CPO powers if the owners did not want to sell?

Councillor Dudley responded that at the moment the council had some provisional ideas for access to the site. It may be that they would be the final ones. Wherever possible the council would want to avoid using CPO powers. They would be used if necessary to build homes for the residents of the borough.

- q) Teresa Burton of Oldfield Ward asked the following question of Councillor Rankin, Lead Member Economic Development, Property and Finance:

How much parking/garage space per household is envisaged in the new development?

Councillor Rankin responded that the no final decisions had been made. The council was considering the emerging masterplan. Detailed proposals would come forward with full consultation. At that time the council would ensure adequate provision of parking and other supporting infrastructure on the site. Once a development partner was appointed they would develop a site proposal, informed by consultation, which would include detailed proposals for parking arrangements and ratios.

- r) The Mayor, on behalf of the absent Naheed Majeed of Oldfield Ward, asked the following question of Councillor Saunders, Lead Member for Finance:

Do you as the Finance Lead, really think that the further expenditure of £20m, in addition to the £16.25m already paid to the Maidenhead Golf Club, and the fees to Savills on top, represents a wise use of Council taxpayers' money, given the site's Green Belt location and doubts around planning permission?

Councillor Rankin responded that the golf club site was in a highly sustainable location and was a key site to deliver housing including much needed affordable housing close to the centre of Maidenhead, alongside new education provision and community infrastructure. The council was very confident that the planning case for the site was strong. In addition, any properties purchased to facilitate access to the key site would

retain a significant value that could be recouped even if the site was not developed. A report would be presented to Cabinet in November 2017 to detail the major capital cash-flow in the medium term.

- s) George Midgeley of Oldfield Ward asked the following question of Councillor Coppinger, Lead Member for Planning and Health:

Are Councillors aware that Maidenhead Golf Club is in the Green Belt and that planning permission would not be granted for 2,000 houses on the site, under current local and national planning policies?

Councillor Coppinger responded that the council was aware. The site would be removed from the Green Belt through adoption of the Borough Local Plan. Without a new Borough Local Plan any planning application would be judged on its merits and would be supported by very special circumstances which the council believed would be strong for this site.

By way of a supplementary question, Mr Midgeley asked why the council bothered to prepare a BLP if it was just going to ignore it?

Councillor Coppinger responded that the council was required by government to have a current BLP. The council was in the midst of moving to the end of the preparation which, if accepted by the inspector, would give the powers that were sought.

- t) George Midgeley of Oldfield Ward asked the following question of Councillor Coppinger, Lead Member for Planning and Health:

Are Councillors aware that the removal of the site from the Green Belt is one of many aspects of the Draft Borough Local Plan which are being vigorously contested by local residents, and that any Green Belt release could not take place until there has been a formal Examination of the Plan, by an independent Inspector?

Councillor Coppinger responded that the council was aware of the fact but it was also aware that the Borough Local Plan could not be adopted without undergoing the examination process

By way of a supplementary question, Mr Midgeley asked why then was the council proposing to borrow money and buy properties at this stage? Why did the council not wait until the approval, not approval or moderation of the BLP took place? It was only a question of waiting a few months. The council was putting a lot of people under pressure. It was not how he would expect the council to behave.

The Monitoring Officer confirmed that the supplementary question would be responded to with a written answer.

- u) John Grant of Maidenhead Riverside Ward asked the following question of Councillor Dudley, Leader of the Council:

What plans does the council have for improving roads and infrastructure given the substantial expansion in the population that is planned?

Councillor Dudley responded that the council was committed to ensuring that the site would be developed with the appropriate highways infrastructure informed by transport modelling and would invest with the chosen development partner in this key



infrastructure alongside a range of other infrastructure including new education provision. Preparatory work had been carried out on this and would continue until the site proposal was finished with the development partner. A report would be presented to Cabinet in November 2017 that dealt with requirements for educational provision as part of the BLP. Investment would be in excess of £250m for over 10,000 new school places including five brand new schools. One would be on this site; another would be on the Spencer's Farm site. The BLP gave greater likelihood of increased educational provision. He fully appreciated the road situation. The council had undertaken modelling and it would be upgraded to ensure traffic moved freely. All of the proceeds from the golf club would flow to the taxpayer to be invested in infrastructure. This was not a situation where a private developer looked to minimise infrastructure to maximise profits.

By way of a supplementary question, Mr Grant asked how far the modelling went?

Councillor Dudley responded that the modelling was borough-wide and looked across boundaries. The council would work with neighbouring local authorities in East Berkshire to come up with appropriate transport infrastructure to deal with housing pressure in the area.

- v) John Grant of Maidenhead Riverside Ward asked the following question of Councillor Dudley, Leader of the Council:

The golf course has a significant population of deer. Is the plan to kill them as part of the development? If not, what?

Councillor S Rayner responded that there had been over recent years an increase in the deer population in the urban landscape and across the Royal Borough. The deer population was currently at its highest for 1000 years and had doubled since 1999. This was of great concern to farmers and conservationists in relation to the impact on crops and wildlife. During the construction period the deer would move into the woodland area naturally to avoid this. There would be a large area of priority woodland reserved of 7.3 ha where they would be able to continue to forage. Thus the Royal Borough would attempt to minimise disruption and maintain the natural ecological balance.

By way of a supplementary question, Mr Grant asked if this meant there was no intention to move the deer elsewhere; they would just be jammed into the little bits that were left?

The Monitoring Officer confirmed that the supplementary question would be responded to with a written answer.

- w) The Mayor, on behalf of the absent Pamela Drayton of Oldfield Ward, asked the following question of Councillor Dudley, Leader of the Council:

How many mature trees will be lost and do any of these have TPO's?

Councillor S Rayner responded that it was not possible at this stage to confirm the number of mature trees that would be lost. A full tree survey was being produced and would inform an arboricultural impact assessment which would inform the number of trees to be removed. The exact number of mature trees that would need to be removed would also depend on the final detailed design proposals for development of the site. However, the masterplan sought to retain wherever possible the most valuable trees and areas of woodland habitat (just over 7.3 hectares) and in particular

to retain mature vegetation around the site boundary as well as extensive areas of the 'Deciduous Woodland' Priority Habitat.

- x) The Mayor, on behalf of the absent Pamela Drayton of Oldfield Ward, asked the following question of Councillor Dudley, Leader of the Council:

What will be the effect on the present wild life?

Councillor S Rayner responded that some of the site's woodlands were designated as priority habitats and there was the potential for a range of protected or notable species to be present. The masterplan allowed for the retention of those habitats assessed as being of greatest ecological value including the larger woodland parcels, with the new built footprint falling predominantly within habitats of low ecological value. Baseline survey work was taking place and would feed into the detailed design of the masterplan through the development of strategies to avoid, mitigate or compensate for the potential impacts of the specific redevelopment proposals. Within the detailed proposals the creation of new areas of linking habitat would provide a network that connected habitats within the site and wider environment to ensure conditions for protected and notable species likely to be associated with the site would be maintained.

- y) Dr Rodney Siddons of Oldfield Ward asked the following question of Councillor Dudley, Leader of the Council:

Is the development legally allowed under the covenant relating to the use of the land?

Councillor Dudley responded that there was no covenant.

By way of a supplementary question, Dr Siddons asked if there ever had been a covenant?

Councillor Dudley responded that it was a myth there had ever been a covenant.

- z) Dr Rodney Siddons of Oldfield Ward asked the following question of Councillor Dudley, Leader of the Council:

Is it possible to see a copy of the covenant?

Councillor Dudley responded as stated before there was no covenant to provide. A copy of the title deed would be placed on the borough website.

- aa) Pauline Siddons of Oldfield Ward asked the following question of Councillor Dudley, Leader of the Council:

What alternative sites (e.g. a satellite village) have been considered and why is Maidenhead Golf Course preferable?

Councillor Coppinger responded that from a planning perspective, a large number of sites had been assessed through the Housing and Economic Land Availability Assessment (2016) (HELAA), which was available on the council's website. Maidenhead Golf Course was located in a sustainable location close to the services and facilities in Maidenhead town centre and Maidenhead railway station. There were

a large number of sites assessed in the HELAA were not proposed for allocation in the Borough Local Plan. Earlier in the plan making process the council looked at the option of establishing a new settlement that would alter the existing settlement hierarchy, but this was rejected through the Sustainability Appraisal (2014).

bb)The Mayor, on behalf of the absent Nigel Drayton of Oldfield Ward, asked the following question of Councillor Dudley, Leader of the Council:

Is it morally acceptable to expect people to live in and children be schooled in an area where air quality will be poor due to pollution arising from increased traffic, coupled with the proximity to the A404M and location beneath the flight path of the third runway at Heathrow?

Councillor Coppinger responded that it would not be acceptable, but as part of the planning application process measures would be set out to promote sustainable forms of transport including walking and cycling, to both reduce reliance on private transport and any adverse impact on air quality. Air Quality Management Areas (AQMAs) would continue to monitor the air quality in the defined areas within the borough, which may result in recommendations for future mitigation as appropriate. The development of the third runway at Heathrow, and the path of flights leaving the airport were yet to be confirmed.

cc)The Mayor, on behalf of the absent Nigel Drayton of Oldfield Ward, asked the following question of Councillor Dudley, Leader of the Council:

How is the increased traffic to be coped with by already congested local roads?

Councillor Dudley responded that had had answered the question a number of times before, but this demonstrated that it was an area of material concern for residents. He could confirm that in the consultation process for the joint venture site in the town centre, highways and parking was the issue of greatest concern to residents. The council would ensure that the work was done as necessary and as much information as possible was released into the public domain about highways works as the process continued.

dd)The Mayor, on behalf of the absent Linda Lambert of Oldfield Ward, asked the following question of Councillor Coppinger, Lead Member for Planning and Health:

As I live in Courtlands hard against the northern corner of the golf course I have an interest in knowing which properties will be affected by the proposal to purchase properties to facilitate access to the site. Please will you let me know which properties will be affected?

Councillor Coppinger responded that the council fully understood this would be of concern to residents and would work closely with residents at the appropriate time to reduce any worries wherever possible. Work on the assessment of transport and access routings for the site had started. This work had identified a range of potential access route options. Work was continuing on this although no final decisions had been made. Currently the council envisaged this would include the need to purchase up to eight homes for a 132 acre site. It was recognised these were residents' homes. Where possible the council would endeavour to purchase without the need for CPO. The report to Council, if approved, provided funding in 2018/19 and 2019/20 to acquire

third party properties that would benefit access to the site through the open market and negotiation where possible.

ee) The Mayor, on behalf of the absent Linda Lambert of Oldfield Ward asked the following question of Councillor Coppinger, Lead Member for Planning and Health:

A map of the site was also provided in the Advertiser. Areas A and B shown on this map are designated for high density homes. These are close to existing property, including ours. We are concerned existing housing might be overlooked, particularly as the tree line is not continuous. Please will you let us know how tall the blocks are likely to be?

Councillor Coppinger responded that a site proposal that would include the detail would not be developed until a Development Partner had been appointed. However, whilst areas A and B were likely to feature taller, higher density blocks the final layout would recognise surrounding neighbours and constraints placed and would be designed to minimise the impact in planning terms on adjacent dwellings. An example of a recently approved and built scheme in Maidenhead was Boulters Meadow with a density of 63.5 dwellings per hectare. Heights ranged from two storey houses to five storey flatted blocks but were planned to minimise the effect on neighbours.

ff) Martin Holden of Oldfield Ward asked the following question of Councillor Dudley, Leader of the Council:

Will the Vision document AND the BLP be updated to clearly reflect the planned development of Harvest Hill and include proper commentary on the combined effect of this with the golf course development in terms of infrastructure and environment because it is completely missing from the current version of the Vision document?

Councillor Rankin responded that the vision document was focused on the development of the golf course site. The Harvest Hill land was allocated within the Borough Local Plan. The council would look to work collaboratively and positively with the Golf Club and adjoining land owners at all times. This would include looking at the combined impact of development and requirements for infrastructure.

By way of a supplementary question, Mr Holden asked when would it be included in the latest version so that residents could see it.

Councillor Rankin responded that he understood the land south of Harvest Hill was already included in the Borough Local Plan element on the planning side. In terms of property, that would be when the joint venture partner was in place, which was expected by July next year.

gg) Rosemary Roberts on behalf of Liz Chan-A-Sue asked the following question of Councillor Rankin, Lead Member for Economic Development and Property:

As a neighbouring resident I have had no opportunity to comment on the Masterplan (Option 1). Can the Council assure residents that the details of the masterplan will be reviewed and that they will be able to given an opportunity to put forward comments on the layout?

Councillor Rankin responded that he was happy to make assurances. Currently it was an emerging masterplan at this stage and the council was keen to get this into the public domain as soon as possible. Work was continuing on this and once a development partner had been chosen next summer they would wish to carry out detailed work on this informed by extensive consultation prior to it being finalised. When sites were put together, there would be extensive consultation.

By way of a supplementary question, Rosemary Roberts, on behalf of Liz Chan-A-Sue commented that as someone who at best might have high rise at the bottom of the garden and at worst would lose their home, could she be assured that the opportunity would be taken seriously to listen to residents and it would not just be lip service.

Councillor Rankin responded that he would be happy to give that assurance. He referred to the town centre joint venture. Countryside had been appointed in the same way that was proposed for Maidenhead Golf Club. The partner would develop a preliminary option and consult with local residents. For the town centre, a very successful consultation had taken place in the Nicholson's Centre. Residents had overwhelmingly told the council they did not feel the plans included sufficient on-site parking. As the council maintained control this could be addressed. Countryside was now working up new proposals. The same approach would be taken with the golf club joint venture. He would ensure the literature would be sent to the residents most affected.

hh) Rosemary Roberts, on behalf of Liz Chan-A-Sue will ask the following question of Councillor Rankin, Lead Member for Economic Development and Property:

It appears the Council may vote to progress this development through a planning application as well as through the local plan process. What consultations will residents get on the application submission and if so what is the timetable for this?

Councillor Rankin responded that once a development partner was chosen they would carry out extensive consultation to inform a site proposal and then there would be further consultation on a planning application. He could not provide detailed timescales at this stage as this would be informed by the development partner to be chosen next summer but they were likely to commence initial consultation towards the end of next year.

By way of a supplementary question, Rosemary Roberts, on behalf of Liz Chan-A-Sue asked if the Lead Member was sure if the inspector did not approve the Borough Local Plan including the development of the golf club, would the council still go ahead with the planning application?

Councillor Rankin responded that from a property perspective the council considered the development of the golf club viable in a BLP world and in a non-BLP world. The council was committed to building a borough for everyone.

202. MAIDENHEAD GOLF CLUB

Members considered the emerging masterplan options for the site, the procurement route and approval of a capital budget for the acquisition of residential or commercial properties that would benefit future access to the site.

Councillor Brimacombe had declared a Disclosable Pecuniary Interest in the item therefore he made representations before the main debate. Councillor Brimacombe commented that the Leader of the Council had spoken proudly of the ambition of the Administration and at 2,000 dwellings the enterprise must surely earn the right to be called ambitious. Ambition was not a neutral concept, success was judged in hindsight and could be widely praised for its vision and achievement. Equally failure could be criticised as recklessness, over-reaching and ill-considered judgement. Members should certainly be inspired by ambition but not seduced by ambition. He advised Members to proceed with extreme caution and be aware that failure would rightly be condemned. It was also important to avoid believing that complex problems could ever be solved by simple solutions. This was very much a real-life issue that would touch the lives of many of the residents of the borough. It was not just a cash-cow with a few inconvenient details.

Councillor Brimacombe highlighted a number of questions which he believed Members should be satisfied of with answers: What was actually driving the level of housing need? Whose housing needs would be satisfied when it was built? It was important to be clear what 30% affordable housing actually meant. Would an 18 year old Janet or John in Maidenhead today truly be able to live near their parents in ten years' time in their affordable house? Would any of the properties be able to be purchased with a household income of even say £50,000 per year? If so would the capital element be given away to the first buyers such that the next generation lost out as they did with the sale of council houses? In short was this a renewable asset that reached down to include the hardworking young of subsequent generations or was this a one-time give-away? Who was it, specifically, that would be able to afford the affordable?

Councillor Brimacombe continued that it had been his experience on the council that when he had been asked to support a general principle or a 'direction of travel', and then subsequently the detail disclosed went to a place that he did not agree with, the answer he had been given was that he had voted for the issue. Councillors often found themselves in a ratchet mechanism, doors were locked and bolted behind them at each decision stage, there were no exits or escape routes. This was not his commercial experience where the level of commitment was generally commensurate with the detail offered and there were real go and no-go decisions at various stages. He cautioned Members to be comfortable with what they voted for, as they did not yet know the detail and may not be able to say no at a later point.

Councillor Brimacombe concluded by referring to the guidance of Nelson Mandela:

- Practice Listening Leadership
- Keep a proper distance from moneyed interests
- Don't surround yourself with acolytes that merely confirm your own opinions and bias
- Don't let loyalty blind you to taking the right and necessary action at the right time.

Councillor Rankin introduced the item by explaining that when he had been knocking on doors standing for election to the council, he was often met by surprised, bemused and bewildered residents, who, when faced with a 22 year old young man on their doorsteps, could not help but wonder why he wanted to be a councillor. People found it difficult to understand why such a young person would have any interest in local politics, never mind want to stand. The reason was, despite agreeing that for the most part local representatives should be long-standing residents with a wealth of experience in their lives and communities, it was essential that there were varied voices and perspectives in decision making, and his generation's voice was one that was often sadly missing, especially in the Conservative and Unionist Party.

His generation's perspective was the need for homes. In the Royal Borough of Windsor and Maidenhead, the average house price was twelve times the median income. The housing crisis, and the inter-generational injustices that it drove, was a national problem, but it was particularly acute in the local community. In the Council Plan, which was unanimously approved by Full Council earlier in the year, the council stated its vision was:

“Building a borough for everyone – where residents and businesses grow, with opportunities for all”

One of the six priorities stemming from the vision was ‘Growing Economy, Affordable Housing’. At 132 acres, Maidenhead Golf Club was large enough to accommodate 2,000 new homes including 600 affordable homes, with the supporting infrastructure. The proposals formed a critical part of the delivery of the Maidenhead Area Action Plan and would bring a new vibrancy to Maidenhead's economy and town centre, as part of the wider proposals to rejuvenate and regenerate Maidenhead.

The Royal Borough was the owner of the freehold of the golf club and had agreed to purchase the leasehold of the golf course somewhere between September 2019 and September 2023. In June 2017, the Council took the decision to design and procure a process to develop the golf club. The report before Members was the result of the initial work undertaken by the consultant Savills. To ensure an appropriate level of transparency the council had put as much information as possible into the public domain. He had been delighted that the Mayor had agreed to take public questions, to extend the deadline for submission and to increase the amount of time usually available for public questions.

The proposals were transformational for both Maidenhead and the wider Borough and the council was committed to releasing as much information into the public domain as possible, as proactively as possible and engaging with residents. The first appendix to the paper laid out the compelling Vision for Maidenhead Golf Club. It set out the sustainability and deliverability of the proposal in planning terms and painted a picture of a welcoming and sensitively designed place, with a strong sense of identity where mature woodland formed an integral part of the development. The second appendix documented the emerging Masterplan Options. The council had released as much detail as it was able to of the preferred option into the public domain. It was not proposed to develop the entirety of the site, leaving 40% of the golf club undeveloped with significant open space and the deciduous woodland remaining. The masterplan also showed plans for future educational provision for the borough in the form of a Reception through to Year 13 school for 2,500 pupils. The school would by far be the largest in the borough. The third appendix detailed the procurement options. The

recommended option was for a contractual joint venture structure where the council would maintain complete control over the development.

To help Members and residents understand that process, the borough would procure a partner, not a scheme. The partner would be selected through a formal scoring mechanism in an OJEU compliant process. It was envisioned that that process would be complete by the end of July 2018. The council would then work with the partner to develop proposals and as had been done with the proposals at York Road and West Street within the Town Centre Joint Venture, full consultation on the plans with all stakeholders, including all adjoining residents, would occur. The plans in the agenda were emerging high-level masterplans and Members and residents would have significant engagement before any planning applications were launched.

There was a further proposal of a capital budget of £20m to purchase residential and commercial properties to provide highways access. The funding was being requested at this stage to give as much flexibility as possible and allow the council to conduct purchases in a negotiated and opportunistic way. This would be far preferable than the council having to use powers at the last minute. The highway capacity was of great concern to many residents and the report made it clear that the council would put in significant capital investment to ensure this was adequately addressed. The concern was raised at scrutiny with regards to the oversight of the budget before the adoption of the Borough Local Plan. The recommendations from scrutiny had been adopted in full in the revised recommendation.

The council was committed to:

- building a borough for everyone
- providing a growing economy and to deliver affordable homes
- delivering the Maidenhead Area Action Plan in a way that was value for money for taxpayers
- the successful regeneration of Maidenhead.

The report showed how the council was making progress on all the commitments.

Councillor Stretton explained that she had been approached by the Directors of the Maidenhead Golf Club because they had concerns about the statements made in council meetings and to the Maidenhead Advertiser that were in direct conflict with the contract with golf club. Representatives of the golf club had submitted questions for the meeting to seek assurances the contract would be adhered to; these questions had been rejected on the grounds of exempt information. The contract had no clause relating to confidentiality and the only confidentiality document they had signed related to discussions prior to the contract. She asked why the Leader could make public statements that undermined the contract, but the golf club was unable to ask questions or receive reassurance that the very same contract would be honoured.

Councillor Stretton quoted from an article in the Maidenhead Advertiser from the previous week:

‘The contract does state that the availability of Maidenhead Golf Club development was dependent on both the golf course and the land at Harvest Hill being adopted within the BLP. The BLP would be considered by the Inspector in early 2018. If the plan is not approved or one or other of the site is rejected, the contract becomes null



and void and there was no contractual obligation for the golf course to give up the lease prior to the end of their current lease in 2039. If the Plan is approved, then the contract would come into force'.

She had been told that the golf club would then bring to its Members the decision to decide how long they should remain on the site. The contract stated that the earliest date would be 2019, the latest 2023. The golf club continued to plan for the future in accordance with the contract and were seeking an alternative site. If it agreed to move to a new location, the earliest time playing could start would be spring 2022 therefore this was the earliest the borough could begin site preparation. The golf club was requesting assurance the contract would be kept to in full, therefore she called for a commitment from Councillor Rankin to meet with the golf club and give the assurances they requested.

Councillor Rankin confirmed that he would be very happy to attend such a meeting.

Councillor Hill stated that he was disappointed with the way the supplementary questions had been dealt with. The first he had heard about the report had been angry calls from residents pointing him to an article on the Maidenhead Advertiser website. The borough was proposing to spend £20m of council taxpayer money to demolish residents' houses, build roads on residents' land and the developer would walk away with the profit. Residents felt that there had not been any open or transparent consultation. The report was in his opinion, years too early. Buying properties at this point represented outrageous and unnecessary property speculation. At a meeting earlier that day with members, it had been made clear that they wanted the BLP process reinstated and full consultation with all agencies, Lead Members, Ward Members and anyone planning to develop the site. They wanted an independent inspector to review the Borough Local Plan at an appropriate time in the process for the golf club. To do anything else would set a dangerous precedent. He urged Members to vote down the proposal for the sake of good governance.

Councillor Majeed commented that he was disappointed that elected Members had not been able to answer any of the supplementary questions. He wished for Members to vote against the proposal and full consultation to take place before it was presented again. The council was opening itself up to serious legal challenge in a number of ways. He did not see any mention of the neighbours' concerns about density or TPOs. There was also no reference to the Chairman of the golf club's concerns about the contract being subject to the BLP being approved and the issues of both sites on either side of Harvest Hill Road. This was a question to Councillor Dudley. If these questions could not be answered, he asked Members to vote against the proposal.

Councillor Majeed explained that on the borough website under reasons restricted it stated that information was not exempt if it related to proposed developments if the local planning authority may grant itself planning permission. Was the Lead Member for Planning happy that everything that should have been in Part I was in Part I? The council could be legally challenged on this.

Councillor Majeed asked Councillor Targowska if there were any restrictions on the gifting of the golf course to Royal Borough residents? To Councillor Rankin he asked if all options for accessing the golf course been considered, for example off the A308, which would save £20m. To Councillor Saunders, he asked how would council tax increase if the council were to service the £20m debt on the assumption the rental

income would not cover the cost. He also asked what would the potential loss be if the houses had to be re-sold?

Councillor Majeed asked Members to vote the proposal down until the BLP had been adopted, until any misunderstandings with the golf club had been confirmed and not to commit council taxpayer cash unnecessarily. The vote was meant to be a free vote. He urged councillors to use this and prove that all Members would consider voting for the residents and not be 'nodding dogs'. He urged councillors to vote with their conscience to delay the proposals until the council knew where it was with the BLP, the legal interpretation of the contract with the golf course and the clarification of restricted information.

Councillor D. Wilson commented that he was in a difficult position as Ward Member for Oldfield and the former Lead Member for Planning. The BLP was the only process to review Green Belt boundaries, therefore the due process would be the examination in public. Regulation 18 was carried out over a six week period and Regulation 19 over a longer period as an additional month was given. The responses were currently being analysed and submission was likely in January 2018 with an examination 10 weeks later. Once this occurred, there would be ample opportunity for developers, landowners and residents to put forward representations in the public domain.

Councillor D. Wilson thought that the report was a little premature and had caused angst for local residents especially those that backed onto the golf course. The recommendation was to spend £20m to purchase properties but no-one knew which properties had been identified. This effectively blighted properties in the area. A joint venture partner was likely to be appointed in July 2018, which would well be after the examination. This would mean consultation at the end of 2018. As a major planning application, it would be subject to an Environmental Impact Assessment, requiring a 16 week consultation. The application would then go to the Borough-wide Development Management Panel and would need very special circumstances to proceed to the next stage, potential referral to the Secretary of State and a likely public enquiry.

Councillor Walters commented that he did not dislike the scheme but he had spent all his working life undertaking such financial appraisals and it was a shame that he had not been involved as his experience may have been of use. He was nervous that this was a hasty procedure.

Councillor Werner agreed that there was a desperate need for affordable housing. However there was no evidence that any of the proposed development would be truly affordable. He asked what definition of affordable was being used? An 80/20 split had been suggested, which would be completely unaffordable to most young people. His first home had been bought at four times salary – would any of the homes on this site be available at four times average salary? The report was lacking in detail and supplementary questions had not been answered. There was no evidence of traffic modelling in the report. There was a need for schools and three options were listed but there was no evidence for the type to choose. The report was not clear on the issue of biodiversity. On this basis he felt that the proposal should wait until the BLP had been approved. The council was not communicating well to residents, who should have been spoken to in the run up to the council making the decision, not afterwards.

Councillor Hunt explained that the Neighbourhood Plan in her area included rural exception housing that was only available to local people and was held in perpetuity for the local community. One quarter of houses would be built for private sale to cover the cost of the rural exception houses. The golf club site would have only 30% affordable housing and it was not clear where it would go in the next generation. She understood the concerns of the younger generation but they could not afford the houses being built. She therefore asked the question, for whom were the houses being built? There was a huge waiting list for social housing and this was a concern. She felt the report had been brought to Members a little too soon.

Councillor Hilton understood the concerns of residents as there were a number of unknowns however he wondered if people in Maidenhead knew that the Ascot area was facing the same level of development, with an increase of approximately 25% new homes being built. This included the regeneration of Ascot High Street and removal of land in the Green Belt. A public consultation in 2016 by the landowner had been a disaster with little information provided. However a follow up questionnaire showed the majority responded that houses should be smaller and more affordable, which would increase the density. Many were against the proposals but just as many recognised the need for housing and remained silent. Many councillors at the meeting were speaking on behalf of this silent majority.

Councillor Da Costa stated that the report was premature and should be re-presented. Councillors were not being given sufficient information to ensure that they made good, optimal decisions for the benefit of residents. £20m was proposed but there was no evidence as to why. What were the parameters and assurances for its use? Would the council give the housing purchased for social use as well? Where was the money coming from? This was more speculative borrowing, at a time when interest rates were set to rise. There was little or no information on the masterplan. Three options for schooling were given but there was no justification compared to needs. There was no assurance of housing that locals could actually afford or benchmarking with best practice of any kind. There was no assessment of the cash flows, risks, funding requirements, or borrowing costs which would affect council tax. There was no explanation of the money spent on professionals, legal advisers or consultants and he requested a plan and budget. Councillor Da Costa also asked for a road map to control the process for the Golf Club development, to ensure it stayed on track. Councillors were promised to be shown the big picture financial plans for Maidenhead Regeneration including the golf club, the cash flows and the risks so Members could understand how each project presented fitted into the overall plan, how it affected the risk and returns for residents. Councillors had yet to be presented with this information. He asked why Councillors had been asked to attend yet another Extraordinary meeting at short notice and why had this not been included in a forward plan or included in this years or next year's budget.

He also asked why the Leader of the Opposition had been consulted about the dates, to help ensure good scrutiny. Councillor Da Costa felt it would be better to re-present this report with a complete package of information, planned in advance.

Councillor E. Wilson stated that the paper was an enabling one and was not a planning application. The report intended to bring information into the public domain. It had been sent to Full Council when it could have gone to the Cabinet Regeneration Sub Committee only, so that the facts could be shared as early as possible. He agreed with one of the public speakers, Mr Holden, that a timeline would be helpful to

explain the purpose of the £20m and demonstrate to affected residents that they would not be out of pocket. Liaison with ward councillors would be important. The council was looking for a partner not a scheme; the schemes would come later. He asked when 'later' would be? He would support the paper but requested reassurances on timing.

Councillor N. Airey commented that the council needed to build houses to provide aspirations for young people to stay in the area. In November 2017, Cabinet would receive a report detailing school place need over a 20 year period. Planning and Education would work together on the various options. Regular monitoring and reporting to Cabinet and Council would take place.

Councillor Smith stated that he had no problem supporting the scheme as future generations needed houses and schools more than a golf course. Members had heard that the council would wish to proceed with the scheme with or without the BLP and without knowing how green belt status would be affected by that. The concerned properties were already blighted therefore it was incumbent on the council to un-blight them at the earliest possible opportunity. If the Council gave a positive vote, this should not be at the detriment of residents by increasing the blight. He therefore requested a positive undertaking by the Executive that un-blighting properties would be at the top of their list when further plans were known.

Councillor Grey commented that the extremes of emotion were not unusual but people were missing the main objective of building much needed houses. Most people in attendance at the meeting were mature and settled. He was also in this position. However he highlighted that many of those present would have children and grandchildren who had little chance of being able to afford a property in the area as the average price was 12 times the average salary. He had confidence in officers and councillors to make the borough the best place in the country to live in. It would benefit residents to secure the future of their children.

Councillor D. Evans commented that he moved out of London many years previously to live in the area. Ward councillors were rightly reflecting the views of residents. The role of councillor was however not to just fight for individual residents on one particular issues but to undertake a duty to the whole of the borough. If the Council said no to the proposal, the houses would still be built as the site fitted into the regeneration programme which would be of benefit to all residents, including the silent majority not present at the meeting. He fully understood the concerns about property blight. By moving to the next stage clarity would be brought to the process. He would act on his conscience and take a balanced judgement. The proposal was a reasonable and practical approach to the difficult situation of delivering houses.

Councillor Beer reported that Councillor Jones had been unable to attend due to a prior arrangement, fixed six months previously. He commented that the BLP had not been approved unanimously earlier in the year, a number of councillors had voted against the proposal. He questioned why, if approved, the masterplan and procurement option would begin on 3 November 2017 as this was only a week away. So many things had yet to be resolved. There was no provision of on-site plans or anywhere for car parking. The report was far too premature. He had been the Opposition representative on the Local Plans Working Group before it had ceased to meet. He was still supportive of the principle but the council needed to get its ducks in a row first. Matters still to be resolved should be referred to the Planning and Housing

Overview and Scrutiny Panel. It was not necessary for it to consider Council items but there was nothing to say this should not happen. Affordable housing figures related to those on average salary. He questioned what happened to those below this threshold?

Councillor McWilliams referred to the council's Homelessness Strategy which included a simple diagram to demonstrate the different types of affordable housing including social housing, affordable rent, intermediate products such as rent to buy and shared ownership. It was important to avoid what happened in the 1980s with a large sell off of affordable property. Affordable rent products would be protected. Shared ownership would take a very long time to staircase up to the full 100% therefore often people used it as a first step on the ladder and sold their share back to the market. Therefore affordable housing would not last in perpetuity but for a very long time. Products such as Community Land Trusts meant certain areas of land were protected in perpetuity. The council was looking at all options.

Councillor Dudley stated that he recognised this was an emotive issue. The council wanted to work with the community. He congratulated the Oldfield councillors for representing their ward. The purpose of the paper was to remove any property blight as quickly as possible. The development would go ahead with or without the BLP. By starting the OJEU process now, proposals could be developed with the joint venture partner from July 2018. It was simply wrong to believe you bring down the BLP and the golf course development would not happen. The council would honour its contract with the golf club but it was wrong to presume that the development was dependent on the BLP. It was also wrong to believe there was a covenant on the land. The site was viable and because of this it would include affordable housing. This would be all through the salary spectrum if possible, including social housing and affordable rent. In relation to the financial risk, during the period properties were held they would be subject to being leased out. The yield on renting residential property was greater than the costs to service the debt. All spending had been approved through the usual budgetary process. The reason for an Extraordinary Council meeting was that the decision could have been taken at a Cabinet Regeneration Sub Committee but the council wanted to be as visible and transparent as possible on the issue.

Councillor Rankin concluded the debate. He respectfully rejected the assertion that the report was premature. In June 2017 he had been given delegated authority to design and procure a process to develop the golf course. From that work the emerging masterplan had been on his desk. It would be wrong for him to have sat on them any longer and he stood behind the decision to bring them to Full Council. The landholdings were worth a significant amount to the borough and Members had given assurances that all potential receipts would be invested in infrastructure. In relation to financial risk the longer the time period the council had access to the budget, the more options were available in terms of highways access. The Overview and Scrutiny Panel had requested amendments to the recommendations and these had been accepted. In relation to a timeline, he explained that a development partner would be appointed in July 2018 and would then take the work undertaken by the consultant to do further work on the masterplan and develop options. They would be put in front of Members and the public by the end of 2018.

It was proposed by Councillor Rankin, seconded by Councillor Dudley and:

**RESOLVED: That Council notes the report and:**

- a. Approves a capital budget of £20,000,000 be included in the Capital Programme for the acquisition of residential or commercial properties that will benefit future access to the Golf Course development site.
- b. Approves the emerging masterplan (Option 1) for the redevelopment of Maidenhead Golf Course
- c. Approves the proposed procurement route (Option 7, Contractual Joint Venture Partnership)
- d. Endorses the decisions of Cabinet Regeneration Sub Committee to:
  - Delegate authority to the Executive Director with the Cabinet Member for Economic Development and Property to acquire residential or commercial properties that will benefit future access to the Golf Course development site.
  - That the Lead Member for Economic Development and Property and Lead Member for Finance seek the support of Corporate Services Overview and Scrutiny Panel with regards to the acquisition of properties before the successful adoption of the Borough Local Plan.
  - Agrees that in the interim period, any residential properties acquired can be utilised by RBWM Property Company for rental purposes for local residents or key workers.
  - Agrees to consult at appropriate times as detailed proposals are brought forward by the development partner, the terms of such developments with local residents and ward councillors.

(41 Councillors voted for the motion: Councillors M. Airey, N. Airey, Alexander, Bateson, Bhatti, Bicknell, Bowden, Bullock, Carroll, Clark, Coppinger, Cox, Dudley, D. Evans, L. Evans, Grey, Hilton, Hunt, Ilyas, Kellaway, Lenton, Lion, Love, Luxton, McWilliams, Mills, Muir, Pryer, Quick, Rankin, C. Rayner, S. Rayner, Richards, Sharma, Sharpe, Shelim, Smith, Story, Targowska, E. Wilson and Yong. 6 councillors voted against the proposal: Councillors Beer, Da Costa, Hill, Majeed, Stretton and Werner. Two Councillors abstained: Councillors Walters and D. Wilson. Councillors Diment and Brimacombe did not take part in the debate or vote).

203. LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF 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 takes place on item 7 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



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## MEMBERS' GUIDE TO DECLARING INTERESTS IN MEETINGS

### Disclosure at Meetings

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

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

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

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

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

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

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

### Prejudicial Interests

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

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

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

### Personal interests

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

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

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## MAYOR'S COMMUNICATIONS

Since the last Council meeting the Deputy Mayor, Immediate Past Mayor and I have carried out the following engagements detailed below. On behalf of the Council I sent a specially designed card to Her Majesty the Queen and HRH the Duke of Edinburgh to celebrate their 70<sup>th</sup> wedding anniversary which was graciously received.

### Meetings

- Berkshire Vision AGM
- Spoope Merry Rixman Foundation and Pooles and Rings Charities
- Community Council for Berkshire AGM
- Chaired extraordinary meeting of full Council
- Royal Albert Institute Trust
- International Partners Towns Committee
- Prince Philip Trust Fund

### Schools/Clubs/Community

- Presentation of Queen's Award for Voluntary Service to Braywick Heath Charitable Trust and British Empire Medal to Mrs Erika Hayward, founder of Timbertown
- Attended the official opening of Lodge Brothers Funeral Directors in Ascot
- Attended the Lord Lieutenant SERFCA (South East Reserve Forces Cadets Association) Awards
- Hosted two Coffee Mornings in aid of Macmillan Cancer Support – Town Hall, Maidenhead and Guildhall, Windsor
- Visited the Walking Football competition and coffee morning in aid of Macmillan at Braywick Sports Ground, Maidenhead
- Started Maidenhead Boundary Walk
- Attended the Mayor of Runnymede's Civic Service
- Hosted reception for the Royal Borough Ambassadors
- Attended several citizenship ceremonies
- Attended the ceremonial opening of the Crown Court
- Officially opened E Sargeant and Sons Funeral Directors in Maidenhead
- Maidenhead Lions 44<sup>th</sup> Charter Lunch
- Hosted informal afternoon tea and zoo visit at BCA (Berkshire College of Agriculture), Hall Place, Burchetts Green in aid of Alexander Devine Children's Hospice Service, Berkshire Community Foundation and Thames Hospice
- Visited the launch of the "Recovery College"
- Attended the Loft Access Company Gala Dinner in aid of Alexander Devine Children's Hospice Service
- Windsor Lions Swimathon
- Attended the communion service and dedication of new cross at the Church of the Good Shepherd, Cox Green, Maidenhead
- Trafalgar Day (Sea Cadets) Parade, Windsor
- Started the Brain Tumour Charity walk
- Attended Evensong at St Mary's Church, Datchet

- Opened the Cards for Good Causes Christmas shop in Maidenhead Library
- Guest speaker at the Windsor and Eton Rotary Club
- Welcomed guests from Salzburg to the Maidenhead Women's Group for European Friendship
- Launched Men's Matters in Maidenhead
- Attended the War Horse Memorial Dinner
- Visited the Friends of Holy Trinity Garrison Church, Windsor
- Visited the Beer and Cider Festival in Maidenhead
- Hosted Afternoon Tea in aid of Mayor's Charities
- Attended the Royal Warrant Holders Association Annual Dinner
- Judged the pumpkins and fancy dress at the Pumpkin Party in Windsor
- Berkshire Young Farmers Harvest Festival
- Maidenhead Bridge light switch on
- Baha'i 200th anniversary celebrations
- Children's Remembrance wreathlaying at Broom Farm Army Estate, Windsor
- Opened Maidenhead Lions Combined Charities Fair
- Attended the Private View of "Orphans of the Sea" at the Berkshire Record Office
- Hosted mayoral reception for the "Windsor shopkeepers"
- Led the two minute silence on Armistice Day in Maidenhead and Windsor
- Led the Remembrance Sunday church services in Windsor, Maidenhead and Sunninghill
- Windsor Slough Chrysanthemum Fuchsia Pelargonium Society Late Chrysanthemum Show
- Visited Windsor Contemporary Art Fair
- Maidenhead Golf Club Annual End of Season Dinner
- WAMCF (Windsor and Maidenhead Community Forum) Diversity Display and Dinner
- Visited the 100th birthday celebrations of a veteran and presentation of Legion d'Honneur at Combermere Barracks, Windsor
- Soroptimists dinner and meeting
- Visited the schools project "Shakespeare As You Like It"
- Welcomed Furze Platt Beavers to the Mayor's Parlour, Town Hall for mayoral presentation
- Welcomed representatives of Coburg, Germany to Windsor
- Attended the Windsor Christmas Light Switch On
- Maidenhead Thames Rotary Club schools poetry event
- Berkshire Masonic Centre Gala Banquet for the 300<sup>th</sup> anniversary
- Manned a tombola and Christmas card stall in aid of Alexander Devine Children's Hospice Service and Thames Hospice at the Wraysbury Christmas Fair
- Attended the Maidenhead Christmas Light Switch On
- Led the "Toy Run" from Ascot to Windsor Broom Farm Army Estate
- Attended the church service to celebrate the Thomas Hardy altarpiece, All Saints Church, Windsor
- Attended the inaugural lecture of the Maidenhead Arts Society
- Presented prizes and hosted reception for the Bright Ideas competition
- Household Cavalry Regiment Non Commissioned Officers Pass Off, Combermere Barracks, Windsor
- Strive Graduation

- Hosted Charity Christmas event in aid of mayoral charities – Alexander Devine Children’s Hospice Service, Berkshire Community Foundation and Thames Hospice
- Visited Datchet’s “Christmas Fun” including St Nicholas Fayre, tea with Father Christmas and the Family Advent Carol Service
- Rotary Club of Maidenhead lunch with senior citizens
- Windsor Rotary Community Carols
- Recorded a Christmas message for Maidenhead Talking Newspaper
- Participated in the Town Centre Carol Service in Windsor Parish Church
- Presented prizes to winners of the Sapphire Estate Agents “My Home at Christmas” at St Michael’s Primary School, Sunninghill
- Visited the Borough’s twin town of Goslar, Germany to visit the Christmas market and participate in an itinerary of events
- Decorated the “mayoral” tree at St Luke’s Church Tree Festival, Maidenhead and attended the Tree Service
- Norden Farm Lantern Parade
- Maidenhead Thames Rotary Club lunch for senior citizens
- Maidenhead Thames Rotary Club Christmas party for Manor Green School

#### Concerts/Show

- Attended several Windsor Festival events including – piano recital in Eton College School Hall, event at Windsor Firestation Arts Centre, Coworth Park
- Fundraising concert for Elizabeth House, Cookham at Taplow Court
- Desborough Theatre Gala in aid of the Mayor’s charities
- Montgomery Holloway Music Trust 21<sup>st</sup> anniversary concert
- Windsor Theatre Guild “Anastasia”
- Attended the charity variety show “Too Darn Hot” at Norden Farm
- Maidenhead Operatic Society “Guys and Dolls”
- Windsor Boys School “Beauty and the Beast”
- Windsor and Maidenhead Symphony Orchestra concert
- Riverside Players “Rapunzel”
- Royal Free Singers Autumn concert
- NRAS (National Rheumatoid Arthritis Society) Carol Concert
- Ascot Brass concert in aid of Macmillan Cancer Support

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Report Title:	<b>Hurley and the Waltham's Neighbourhood Plan – Formal Making of the Plan</b>
Contains Confidential or Exempt Information?	NO - Part I
Member reporting:	Councillor Bateson, Principal Member for Neighbourhood Planning
Meeting and Date:	Council -12 December 2017
Responsible Officer(s):	Russell O'Keefe, Executive Director Jenifer Jackson, Head of Planning
Wards affected:	Hurley and the Waltham's

## REPORT SUMMARY

1. This report asks Council to make the Hurley and the Waltham's Neighbourhood Plan part of the Development Plan for the Royal Borough of Windsor and Maidenhead and for it to be used in decision making for relevant planning applications in the neighbourhood plan area
2. This follows a successful referendum on November 23<sup>rd</sup> 2017 where the majority of votes were cast in favour.

## 1 DETAILS OF RECOMMENDATION(S)

### RECOMMENDATION:

- i) **That the Council make the Hurley and the Waltham's Neighbourhood Plan part of the Development Plan for the Royal Borough of Windsor and Maidenhead.**
- ii) **Delegates authority to the Executive Director, in consultation with the Principal Member for Neighbourhood Planning, to make minor, non-material, amendments to the Neighbourhood Plan prior to its publication.**

## 2 REASON(S) FOR RECOMMENDATION(S) AND OPTIONS CONSIDERED

- 2.1 The National Planning Policy Framework (NPPF) and the Localism Act (2011) give local communities direct power to develop their shared vision for their neighbourhood and deliver the sustainable development they need. Neighbourhood planning provides a powerful set of tools for local people to get the right type of development for their community. The formal making of the plan is the final stage of the neighbourhood plan production process.
- 2.2 The Royal Borough is encouraging neighbourhood planning. There are currently 10 neighbourhood plan areas in the Borough at different stages of production. Hurley and the Walthams is the second Neighbourhood Plan to reach this stage in the process.
- 2.3 The group producing the plan has placed community consultation at the heart of their plan, undertaking a series of consultations and developing evidence to support their

policies. This process has generated a lot of interest in the local community. The plan and the policies within it have been supported by the majority of respondents at the earlier stages.

- 2.4 Following publication, the neighbourhood plan was scrutinised by an independent examiner. The examiner was appointed by the Royal Borough, with the agreement of the Qualifying Body. This examination was carried out without a public examination, using the written representations process, and the examiner’s report recommended that the plan proceeds to referendum, subject to modifications. These modifications were considered necessary by the independent examiner, to ensure the neighbourhood plan meets the Basic Conditions, as required by the Localism Act.
- 2.5 In July 2017 Cabinet approved the Neighbourhood Plan going to referendum with a single question (as set by the ‘Neighbourhood Planning (Referendums) Regulations 2012’) “Do you want the Royal Borough of Windsor and Maidenhead to use the neighbourhood plan for Hurley and the Walthams to help it decide planning applications in the neighbourhood area?”
- 2.6 The referendum took place on the 23 November 2017 in the parishes in the Neighbourhood Plan area where there were six polling stations: 759 ballot papers were issued and 614 people voted in favour of the above question. More than 50% of those voting in the referendum answered “yes”, and therefore the plan is now part of the Development Plan for the Royal Borough but it also needs to be formally ‘made’ (adopted) by the Royal Borough. This ‘making’ of the neighbourhood plan the plan is the reason for this report to the Council.

**Table 1: Options**

<b>Option</b>	<b>Comments</b>
1. Accept the result of the referendum and formally make the Hurley and the Waltham’s Neighbourhood Plan part of the Development Plan for the Royal Borough of Windsor and Maidenhead. <b>The recommended option.</b>	This is the next step in the Borough adopting localism in planning, to enable our communities to shape their area. The Neighbourhood Plan will be used by the Council for determining planning applications in the Neighbourhood Plan area.
2. Do not accept the result of the referendum and do not use the neighbourhood plan for determining planning applications in the Neighbourhood Plan area. <b>Not recommended.</b>	This option would deny the local community the opportunity to ensure that their Neighbourhood Plan can be used for determining planning applications in the area. There would also be a series of legal consequences to the decision, and processes to go through which have not been explored.

### **3 KEY IMPLICATIONS**

**Table 2: Key implications**

<b>Outcome</b>	<b>Unmet</b>	<b>Met</b>	<b>Exceeded</b>	<b>Significantly Exceeded</b>	<b>Date of delivery</b>
A made	From	Neighbourhood	Neighbourhood	Neighbourhood	Day of



<b>Outcome</b>	<b>Unmet</b>	<b>Met</b>	<b>Exceeded</b>	<b>Significantly Exceeded</b>	<b>Date of delivery</b>
neighbourhood plan that delivers the wishes of the community.	Referendum date to 2030	Plan used in determining planning applications.	Plan is used and is successfully defended at appeal.	Plan used in determining planning applications and development is in accordance with the plan as the community expected.	referendum
Development in accordance with policies of the neighbourhood plan.	Panel and appeal decisions do not comply with the plan policies.	Planning applications and appeals are determined in accordance with the neighbourhood plan.	Majority of applications submitted comply with the policies of the neighbourhood plan.	All applications submitted comply with the policies of the neighbourhood plan.	ongoing

#### **4 FINANCIAL DETAILS / VALUE FOR MONEY**

- 4.1 The Council has received grant payments from the Department of Communities and Local Government in association with the progress of this particular plan, grants have also being received in association with the progress of other plans.
- 4.2 A further grant payment of £20,000 can be applied for having had the referendum, this will fund the referendum. This will be the final grant that can be applied for in association with this plan, this grant is to cover the cost of the examination and referendum. Cabinet was asked to forward fund the cost of the referendum in the event that cost is incurred before the funding is received from Government.
- 4.3 The parishes in the Neighbourhood Plan area will now be entitled to receive 25% of Community Infrastructure Levy (CIL) receipts that have accrued from development within their parish. Currently a parish with no Neighbourhood Plan is entitled to receive 15% of (CIL) receipts in their area.

**Table 3: Financial impact of report's recommendations**

<b>REVENUE</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>
Addition	£20,000	£0	£0
Reduction	£20,000	£0	£0
Net impact	£0	£0	£0

#### **5 LEGAL IMPLICATIONS**

- 5.1 The Localism Act (2011) and The Neighbourhood Planning (General) Regulations (2012) give power to Local Planning Authorities to approve a neighbourhood plan to proceed to referendum. Under the Neighbourhood Planning Act 2017 if the referendum results in a simple majority 'Yes' vote the Neighbourhood Development Plan will immediately form part of the Development Plan for the Royal Borough. Following this Act the Council should 'have regard to a post-examination neighbourhood

development plan when dealing with an application for planning permission, so far as that plan is material to the planning application.

- 5.2 This decision by Council is the formal confirmation that the Hurley and the Walthams Neighbourhood Plan forms part of the Development Plan for the Royal Borough. The Council has authority to take that decision.

## 6 RISK MANAGEMENT

**Table 4: Impact of risk and mitigation**

<b>Risks</b>	<b>Uncontrolled Risk</b>	<b>Controls</b>	<b>Controlled Risk</b>
Community will not have an opportunity to guide development in their area.	Medium	Approve the neighbourhood plan to made part of the Development Plan for the Royal Borough of Windsor and Maidenhead.	Low
Risk of legal challenge if examiner's recommendations not accepted.	High	Approve the neighbourhood plan to made part of the Development Plan for the Royal Borough of Windsor and Maidenhead.	Low
If not approved, planning applications and issues in the neighbourhood area will not be dealt with in a way the communities intended	Medium	Approve the neighbourhood plan to made part of the Development Plan for the Royal Borough of Windsor and Maidenhead.	Low
Development in neighbourhood area may continue to receive significant levels of objection from residents and not meet some local needs.	High	Approve the neighbourhood plan to made part of the Development Plan for the Royal Borough of Windsor and Maidenhead.	Medium

## 7 POTENTIAL IMPACTS

- 7.1 The independent examiner has confirmed that the neighbourhood plan meets the Basic Conditions. One of these conditions is that it must be compatible with human

rights requirements. Officers agree that the plan, with modifications, meets the Basic Conditions.

- 7.2 There are not considered to be any equality impacts relating to the recommendations of this report.
- 7.3 Another of the Basic Conditions is to contribute to the achievement of sustainable development. The neighbourhood plan was supported by a Strategic Environmental Assessment screening that concluded that the plan would not trigger significant environmental effects. In addition to this, the Council has confirmed that it believes the plan meets the Basic Conditions, including in terms of sustainability.

## 8 CONSULTATION

- 8.1 During the production of the Neighbourhood Plan the Steering Group undertook several consultations and engagement events with Local Stakeholders in the Neighbourhood Plan Area. After the Draft Neighbourhood Plan was submitted to the Royal Borough a formal process of consultation was undertaken by planning officers and the results of this were forwarded to the independent examiner for their consideration during the examination process. The consultation process has met the legal requirements. The referendum is the final form of local consultation and the result was a clear vote to implement the Neighbourhood Plan.

## 9 TIMETABLE FOR IMPLEMENTATION

**Table 5: Implementation timetable**

Date	Details
23 November 2017	Successful Referendum vote in favour of the Neighbourhood Plan
12 December 2017	Formal Making of the Neighbourhood Plan

- 9.1 Implementation date if not called in: Immediately

## 10 APPENDICES

Appendix A – The Hurley and the Walthams Neighbourhood Plan

Appendix B - DECLARATION OF RESULT OF POLL: Hurley and the Walthams Neighbourhood Plan Area

[https://www3.rbwm.gov.uk/downloads/file/3506/declaration\\_of\\_result\\_-\\_hurley\\_and\\_the\\_walthams](https://www3.rbwm.gov.uk/downloads/file/3506/declaration_of_result_-_hurley_and_the_walthams)

## 11 BACKGROUND DOCUMENTS

- National Planning Policy Framework (NPPF) - <https://www.gov.uk/government/publications/national-planning-policyframework--2>
- Localism Act (2011) <http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

- Neighbourhood Planning (General) Regulations (2012)  
<http://www.legislation.gov.uk/uksi/2012/637/schedule/1/made>
- Neighbourhood Planning (Referendum) Regulations (2012)  
<http://www.legislation.gov.uk/ukdsi/2012/9780111525050/contents>
- Neighbourhood Planning Act 2017  
<http://www.legislation.gov.uk/ukpga/2017/20/contents/enacted>
- Cabinet Report – Neighbourhood Planning Designations (March 2013)

## 12 CONSULTATION (MANDATORY)

Name of consultee	Post held	Date sent	Commented & returned
Cllr Coppinger	Lead Member for Planning	30.11.17	4.12.17
Councillor Bateson	Principal Member for Neighbourhood Planning	30.11.17	4.12.17
Alison Alexander	Managing Director	30.11.17	4/12/17
Russell O'Keefe	Executive Director	30.11.17	1.12.17
Andy Jeffs	Executive Director	30.11.17	3.12.17
Rob Stubbs	Section 151 Officer	30.11.17	4.12.17
Mary Kilner	Head of Law and Governance	30.11.17	4.12.17
Louisa Dean	Communications and Marketing Manager	30.11.17	

### REPORT HISTORY

<b>Decision type:</b> Key decision: November 17	<b>Urgency item?</b> No
Report Author: Jenifer Jackson, Head of Planning 01628 796042	



**YOUR NEIGHBOURHOOD, YOUR SAY**  
**HURLEY AND THE WALTHAMS NEIGHBOURHOOD PLAN**

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**2015 - 2030**  
**HURLEY & THE WALTHAMS**

**REFERENDUM PLAN**



***Published by the Hurley & The Walthams Neighbourhood Plan Steering Group  
on behalf of Hurley, Waltham St Lawrence, White Waltham Parish Councils  
and Shottesbrooke Parish Meeting.***

**June 2017**

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## **CONTENTS**

<b>LIST OF LAND USE POLICIES</b>	<b>1</b>
<b>FOREWORD FROM THE CHAIR</b>	<b>2</b>
<b>1. INTRODUCTION AND PURPOSE</b>	<b>3</b>
<b>2. VISION AND OBJECTIVES</b>	<b>10</b>
<b>3. LAND USE PLANNING POLICIES</b>	<b>11</b>
<b>4. IMPLEMENTATION</b>	<b>28</b>
<b>5. POLICIES MAPS</b>	<b>29</b>
<b>6. SETTLEMENT BOUNDARY MAPS</b>	<b>34</b>
<b>ACKNOWLEDGEMENTS</b>	<b>38</b>

### **APPENDICES:**

- 1. Areas of Special Character Study**
- 2. Community Facilities Descriptions**
- 3. Local Green Space Justifications**

## List of Land Use Policies

### Environment:

ENV 1 – Sustainable Development

ENV 2 – Climate Change, Flood and Water Management

### Spatial Policies:

#### Hurley:

HUR1 – Housing Schemes in Hurley

#### White Waltham:

WW1 – Housing at Grove Park

WW2 – Housing at Smithfield Road

WW3 – White Waltham Airfield

### General Policies:

Gen1 – Rural Exception Sites

Gen2 – Quality Design

Gen3 – Areas of Special Character

Gen4 – Local Employment Sites

Gen5 – Community Facilities

Gen6 – Education

Gen7 – Local Green Spaces

### Transport Policies

T1 – Accessibility and Highways safety

T2 – Goods Vehicle Traffic



## Foreword from the Steering Group Chairman

As part of the government's 'Big Society' agenda local communities are being given the opportunity to develop a Neighbourhood Plan.

Although the Government's intention is for local people to decide what goes on in their Neighbourhood Plan area, the Localism Act 2011 sets out some important laws. One of these is that all Neighbourhood Plans must be in line with higher level planning policy. That is, Neighbourhood Plans must have regard to national policy and advice, and be in general conformity with local strategic policy.

In 2011 the parishes of Hurley, White Waltham, Waltham St Lawrence and Shottesbrooke were offered the opportunity to produce such a plan. This plan gives our community direct power to develop a shared vision for our neighbourhood and shape the development and growth for the next 15 years. The Plan can be reviewed in the future, to take account of changing circumstances.

Our focus has been to protect the Green Belt and ensure our Conservation Areas are preserved whilst looking at future housing needs in the Neighbourhood Plan area and maintaining and enhancing our environment. The Parish Councils have worked tirelessly to ensure they maintain and preserve the distinct atmosphere and environment of their villages whilst ensuring communities thrive.

Our Neighbourhood Plan area is 99% green belt and therefore largely constrained from new development by the NPPF and Borough Local Plan policies on green belt and in many areas, flood zones policies.

So many residents attended the consultation events and the response to our survey was indeed very high. Our grateful thanks to all our residents who participated in the consultation event and responded to the survey.

Our pre-submission consultation took place between December 2015 and March 2016 and we thank all of our residents, landowners and businesses that provided us with feedback on the Neighbourhood Plan policies.

The Hurley & the Walthams Neighbourhood Plan Steering Group has considered your feedback, and a full report on our consultation is available as a separate document.

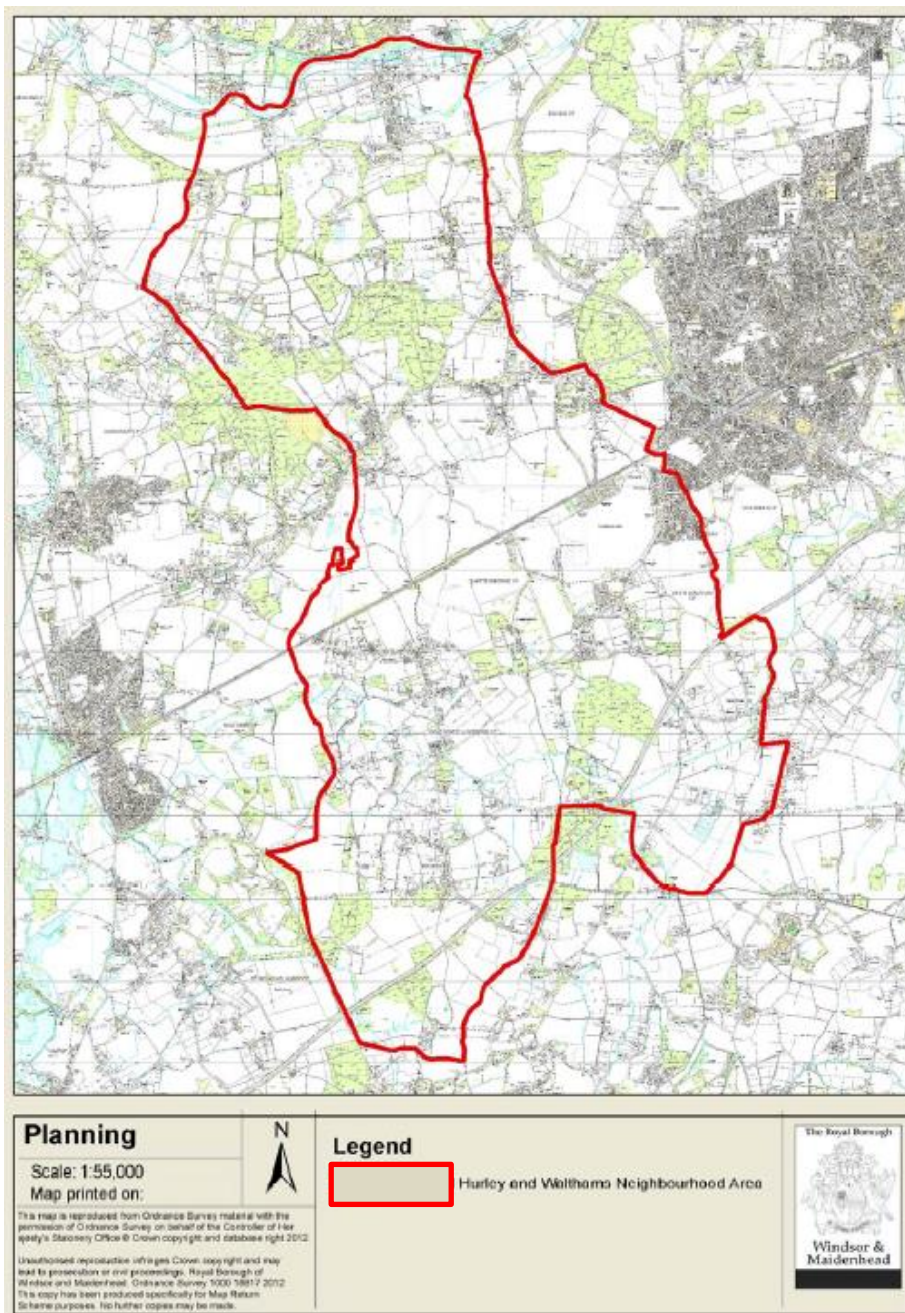
The Steering Group has now produced a final version of the Hurley and the Walthams Neighbourhood Plan to be submitted to the Royal Borough of Windsor and Maidenhead for review and for examination.

Maureen Hunt  
Hurley and the Walthams Neighbourhood Plan Chairman

# 1. INTRODUCTION AND PURPOSE

## The Hurley & the Walthams Neighbourhood Plan

1.1. The Parish Councils of Hurley, Waltham St Lawrence and White Waltham and the Parish Meeting of Shottesbrooke ("the Parish Councils") have jointly prepared this Neighbourhood Plan for the area designated by the Royal Borough of Windsor and Maidenhead under the provisions of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The designated area is shown in Plan A below.



Plan A: Hurley & The Walthams Designated Neighbourhood Area

1.2. The purpose of the Neighbourhood Plan is to make planning policies that can be used to determine planning applications in the area.

1.3. Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning.

1.4. Although there is considerable scope for the local community to decide on its planning policies, Plans must meet four 'basic conditions'. These are:

- Does the Plan have regard to national policy and advice?
- Is the Plan in general conformity with the strategic policies of the local development plan?
- Does the plan contribute to the achievement of sustainable development?
- Does the plan meet European obligations and environmental requirements?

1.5. In addition, the Parish Councils must be able to show that they have properly consulted local people and other relevant organisations during the process of making the Plan and have followed the Regulations.

### **Hurley & The Walthams – the place**

1.6. The Hurley and the Walthams Neighbourhood Plan Group (HWNP) was constituted in 2011 for the purpose of preparing a neighbourhood development plan that sets out the spacial vision for the parishes of Hurley, Shottesbrooke, Waltham St Lawrence and White Waltham, for the next 15 years.

1.7. The HWNP was instigated as a 'front-runner' group by the Royal Borough of Windsor and Maidenhead. The HWNP comprises an entire ward area of the RBWM, rather than a single parish area.

1.8. An initial workshop was held at the Berkshire College of Agriculture in February 2011. A registry of interest was formed of members from the 3 parish councils and the parish meeting and included members of the village associations and other local interest groups. This was the basis for the creation of the Steering Group and topic groups of the HWNP.

1.9. The HWNP Steering Group comprises a Chairman, Maureen Hunt, and representatives from all of the constituent Parish Councils and Shottesbrooke Parish Meeting as well as representatives from local interest groups and organisations such as village associations, local historians and the Rural Housing Enabler for Berkshire from the Community Council of Berkshire.

1.10. The plan has had the support of a raft of local volunteers during its formulation. Apart from our dedicated Steering Group and Task Group Members, we have benefited at various times from local volunteers who have provided expertise in project management, public relations, media communications, survey analysis, research, marketing expertise and design consultants. Five separate topic groups

were formed to explore specific themes that are covered in the plan: Housing, Transport, Environment, Community and Business.

1.11. In 2012, a resident professional project manager volunteered his services and produced a Project Plan for delivery. This helped the group to focus its efforts, which resulted in 8 very successful consultation events and the household survey that took place in 2012-13. The Plan was delayed while the group re-examined its relationship with the RBWM Local Plan and considered the implications of Green Belt constraints on the possible achievable objectives of the Neighbourhood Plan.

1.12. Then, in September 2014, HWNP appointed rCOH to act as the Planning Consultants to provide the technical planning expertise that would enable the production of this plan. A visioning workshop was held in October 2014, with the result that the Steering Group created the Pre-submission Plan which was sent out for consultation in December 2015 through to 18<sup>th</sup> March 2016.

1.13. The Consultation Report that accompanies this Plan contains full details of the consultation activity undertaken and response to feedback that was considered in order to arrive at the policies in this plan.

### **Character of the Area**

1.14. The whole of the Hurley & the Walthams Neighbourhood Plan area is characterised by its close proximity to London via rail links at Maidenhead and Twyford, access to the M4 and M40 motorways. The area is only half an hour from Heathrow Airport. That said, Hurley and the Walthams is the most rural ward in RBWM and is more than 99% Green Belt. The area includes a significant network of footpaths, cycle paths and bridleways through countryside and woodland. For all of these reasons, it is a desirable area to live in and house prices are high.

1.15. There is limited public transport and no train station located in the area. There is also no permanent post office in the area, although there are satellite services in Hurley Village and Waltham St Lawrence. There is a fixed doctors' surgery in Woodlands Park and a visiting service 2-3 times a week in Waltham St Lawrence, Knowl Hill and Hurley.

1.16. It is useful to review a little background on the character of each parish before reading the data summary. All of the parishes are rural in nature and by definition.

### **Hurley**

1.17. Hurley is geographically a large parish characterised by 6 separate areas: Hurley village, Warren Row (hamlet) parts of Burchetts Green, Littlewick Green, Knowl Hill, and Cockpole Green. These areas are distinct in character and do not necessarily relate to each other as a single unit apart from through a united parish council. There is little or no public transport between the hamlets, and no single centre that would attract residents as a hub for shopping, community etc.

1.18. However it is important to identify key characteristics of the villages:

- Hurley village is characterised by its proximity to the River Thames, which provides significant leisure and tourist attraction to the area. However the

river also forms a natural boundary and includes extensive flood plain that affects the development potential of the area.

- Given the river and lock location, Hurley has many beautiful well used footpaths including the Thames Path.
- Hurley has several popular holiday caravan parks, and a permanent residential park at Frogmill Spinney.
- Hurley village is bounded by the A4130 Henley Road, which is a major transport link between Henley, Maidenhead, and the north Wokingham parishes, as well as the A404M, M4 and M40. To the south of this road are sweeping vistas of green fields, agricultural and equestrian land and woodland. To the north, across the River Thames is the chalk escarpment at the edge of the Chilterns.
- The village is well served with public houses and other amenities that villagers wish to see preserved for the future.
- All of the Hurley areas are in the Green Belt.
- There is a substantial office development at Horizon (formerly Prospect Park), on land south of the A4130
- Warren Row is a hamlet characterised by ancient woodland and equestrian enterprises.
- Park House is a disused factory complex that has received planning permission for 7 houses.
- Littlewick Green is divided between Hurley and White Waltham parishes.
- Knowl Hill is a settlement along the A4 with a village shop on Choseley Road, and a number of other businesses and amenities. Star Lane marks the Borough boundary between RBWM and Wokingham, with the Grundons landfill site entirely contained in Wokingham, but with sole access from Star Lane, which is in the parish. The site is identified as a potential future development location for Wokingham Borough Council.
- Burchetts Green is a small settlement characterised by woodland and proximity to the Berkshire College of Agriculture. The main route through the village is a declassified rural village road that utilises traffic calming measures to discourage heavy use.
- To the south of the A4130 there is an area of outstanding landscape value.

## **Shottesbrooke**

1.19. Shottesbrooke is a historic hamlet characterised by a single large estate, Shottesbrooke Park and an important 14<sup>th</sup> century church. The area is largely agricultural with some significant woodland. The entire area is Green Belt. It does not have a Parish Council, but instead has a Parish Meeting based on its small size of approximately 155 people living in fewer than 60 households.

## **Waltham St Lawrence (WSL)**

1.20. Possibly the most rural in character of the parishes, WSL comprises 3 distinct areas: Waltham St Lawrence, West End and Shurlock Row, also encompassing Beenhams and Billingbear. WSL is largely agricultural and wooded, and includes several equestrian enterprises. There is limited social housing with few services beyond two popular public houses. WSL has a considerable area designated as Flood Zone 3 that is inappropriate for development. The parish includes 3 conservation areas, two of which contain many listed buildings of significant historic interest.

1.21. In many respects residents relate more closely to Twyford and Wokingham than they do to Maidenhead and Windsor, and the village shops in Hurst and Twyford provide the nearest amenities.

## **White Waltham**

1.22. The largest of the parishes in population terms, White Waltham is divided into distinct areas, White Waltham and Woodlands Park and a number of smaller hamlets namely part of Littlewick Green, and Paley Street. White Waltham village and Littlewick Green village contain conservation areas of considerable architectural value.

1.23. Between the villages of White Waltham and Woodlands Park the parish is home to Europe's largest grass runway airfield at West London Aero Club. As well as providing valuable leisure activity it is also a huge open green space that characterises this part of the parish. It is a key restrictor on further increases to the parish's rural population density which could potentially extend from the Woodlands Park settlement area.

1.24. Woodlands Park has a character very different from the rest of the Neighbourhood Plan area as it is the only part of the NP that is not in the Green Belt, therefore is the most densely populated and developed but also the most susceptible to further development. It is only 0.62% of the geographic area of HWNP but houses 24.75 % of its population. It is often mistaken as being part of Cox Green or Maidenhead, however local residents want to preserve its identity as a rural village and part of the wider parish of White Waltham. It has a thriving Community Centre located on the perimeter of the settlement between Woodlands Park and White Waltham Village and offering a wide range of services to the community.

1.25. It features some significant business park areas, some of which may be open for redevelopment. However there is little available in terms of local retail or amenities for local residents. There are shops, a take-away, chemist and a surgery.

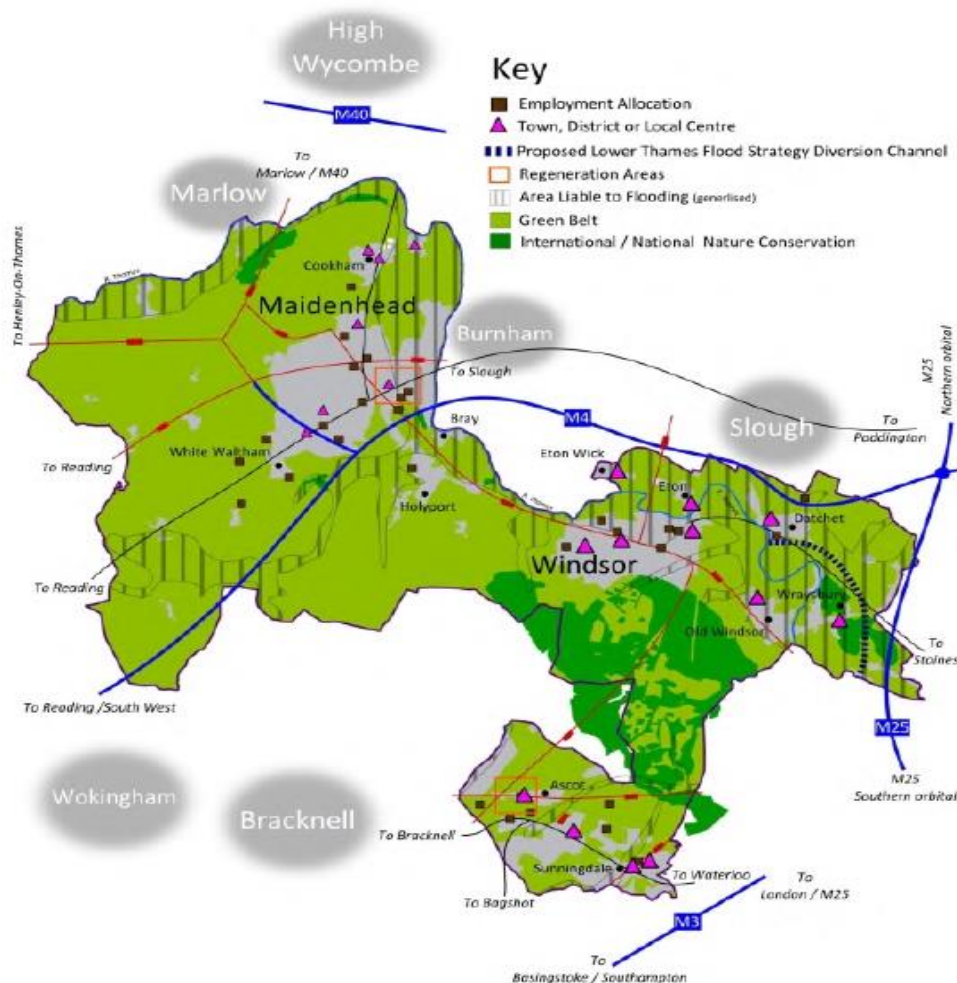
1.26. The roads through the parish experience heavy traffic as a result of proximity to Maidenhead and access to the M4, A404M and Maidenhead Rail Station. As well as having to bear the brunt of heavy traffic from local businesses including large-lorry traffic and parking.

## The Planning Policy Context

1.27. The Neighbourhood Plan must be in line with national and local planning policies. The National Planning Policy Framework (NPPF) and Planning Practice Guidance set out national planning policy and advice. These documents set out the key planning principles that apply to preparing plans and managing development proposals across the country.

1.28. At the local level, the key document is the Royal Borough of Windsor and Maidenhead Local Plan adopted in 2003. It contains a variety of strategic policies to guide the policies of the Neighbourhood Plan. Given its age, the Royal Borough is preparing a replacement Borough Local Plan. This new Plan will take forward many of those strategic policies from 2003 but, importantly, it will also provide an up-to-date housing supply strategy for the period from 2011 to 2030.

1.29. A 'preferred options' version of the Borough Local Plan was published for public consultation in January 2014. This is the latest published version and has therefore been used to inform the Neighbourhood Plan. However, the Royal Borough indicated in February 2015 that a second preferred options version of the Borough Local Plan will be published for further consultations in summer 2015. Importantly, it proposes not to proceed with any Green Belt land releases in the Hurley & Walthams Neighbourhood Area but rather to focus on the major urban areas of the borough and only established sites in the Green Belt for housing growth in the plan period.



### **Community Views on Planning Issues**

1.30. The HWNP Steering Group consists of a large and representative group of committed volunteers from the area, including Parish Council members, Village Association members and other dedicated local residents. Members have had consistent input into the plan since the Steering Group was constituted in 2011. A project plan was agreed in May 2012.

1.31. The HWNP website, [www.hurleyandthewalthams.org.uk](http://www.hurleyandthewalthams.org.uk) was created in 2011 and is maintained on a regular basis with updated information on progress and consultation activities.

1.32. The Steering Group meets regularly as required. There are 5 topic task groups, each chaired by a Steering Group member:

- Housing
- Environment
- Transport
- Community
- Business

1.33. The Chairman writes progress updates to local parish magazines and press. She also attends parish council meetings and reports on HWNP progress, and provides updates at other local meetings as required. In October and November 2012 a series of 8 community consultation events were run across the neighbourhood plan area to launch the work of the group to the community at large and capture initial feedback. 449 people attended these events.

1.34. A household questionnaire was formulated using the feedback from the consultations to provide an opportunity for all area residents to input their views. The survey was delivered to all households in the area (2,500) in November 2013. There were 784 responses (31%). The report can be viewed on the HWNP website. All three of the Parish Councils (but not Shottesbrooke Parish Meeting) have undertaken rural housing need surveys to identify local affordable housing needs. The Steering Group and 5 Task groups have met independently with local businesses, landowners, schools and other community organisations to get additional feedback for this plan.

1.35. The pre-submission version of the plan was issued for formal consultation from December 2015 until 18<sup>th</sup> March 2016. In addition to online and written feedback, two additional consultation events were held to give residents, landowners and businesses an opportunity to meet with the Steering Group and discuss the plan and provide feedback.

1.36. Full details of the Regulation 14 Consultation and the Steering Group response are set-out in the separate Consultation Report.

### **Sustainability Appraisal**

1.37. The Royal Borough has determined that the Neighbourhood Plan does not require a Sustainability Appraisal under the Environmental Assessment of Plans and Programmes Regulations 2004. However, the submission documentation shows that



the policies contribute to the achievement of sustainable development, which is one of the basic conditions it must meet if it is to proceed to referendum in due course.

1.38. The Neighbourhood Plan website contains all the necessary background information on the Plan including an electronic copy of the Plan. Its web address is: [www.hurleyandthewalthams.org.uk](http://www.hurleyandthewalthams.org.uk)

## 2. VISION AND OBJECTIVES

### Introduction

2.1 The Parish Councils have adopted a vision statement to describe how the Neighbourhood Plan area will appear in 2030.

### Vision

“Hurley and the Walthams is an area of four parishes and comprises: 17 villages and hamlets, 7 conservation areas, 200 listed buildings, and approximately 145 public footpaths and bridle and cycle paths.

99% of the HWNP is located in the Metropolitan Green Belt and is further constrained by significant floodplains.

The HWNP recognises the growth pressures on the wider RBWM area as a result of economic growth, pressure from London and the potential of impact from Cross-rail due to open in 2017.

Due to the Green Belt and flood constraints the HWNP seeks to maintain the village nature and rural character of the area. By reason of the protection afforded by the Green Belt we are able to ensure that future development of the area is directed at supporting local housing and employment needs. In addition the HWNP contributes to the sustainability of the natural heritage of the area and provides for the wider Borough, through the provision of green spaces, public footpaths, cycle paths, and bridleways throughout our extensive countryside and woodlands.”

### Objectives

- The continuation of the present Green Belt designation to preserve the special character of the villages and hamlets and their surrounding countryside.
- The protection of non-Green Belt areas from the pressures of further intensive development.
- The protection of the special historic and architectural character of the Conservation Areas and Listed Buildings that define many of the villages.
- The protection of valued community assets – village shops, village halls, schools.

- The retention and enhancement of local employment opportunities at the area's main business parks.
- The provision of new homes on small sites to meet the local need for housing; notably of older households wanting to downsize and of newly forming households from local families.
- The better management of traffic through the area resulting from the economic pull of London, Reading and Maidenhead, especially with regard to increases resulting from the opening of Crossrail and proximity to the M4 Motorway.

To this end, all of the policies included in this plan should take careful consideration of the additional impact on traffic flow through the area.

2.2 Decisions regarding the expenditure of the community element of any Community Infrastructure Levy that results from development in the plan area should be determined by the individual parish council where development takes place.

### **3. LAND USE PLANNING POLICIES**

#### **Policy Issues**

3.1 The planning policy context and the community engagement work already undertaken have raised a number of issues for the Neighbourhood Plan to address:

- What sites are either available now or may become available for development in the plan period that the Plan should shape the principles of, if they are suited to development at all?
- Should the Plan seek to anticipate the Local Plan proposing site allocations in the parishes by having policies establishing their key development principles?
- What criteria would we use to determine appropriate rural exception sites?
- What are the design characteristics of the area that could be included in a policy?
- Can we define and justify designating areas of special character to ensure development in those areas will conserve their character?
- Is there a need for a local employment policy to refine the existing Local Plan protection policies?
- Which schools would benefit from a supportive policy allowing them to improve/expand their facilities?
- What community facilities would be on the list of those to be protected from a change of use?
- Which spaces meet the criteria for designation as Local Green Spaces?

3.2 These issues have been debated and the conclusions have informed the land use policies of this Pre Submission version of the Plan. These proposals for planning policies are set out in the next section.

### **Land Use Policies**

3.3 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions against which development proposals will be judged in terms of their design, access etc.

3.4 The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for developments that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.

3.5 The Plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area.

3.6 Set out below are the proposed policies of the Plan. Each policy has a number and title and the policy itself is written in bold within a text box for ease of reference. There is also a short statement explaining the intention of the policy. The Policies Maps are contained at the end of the Neighbourhood Plan. Where a policy refers to a specific site or area, then it is shown on the main Policies Map and/or an inset map.

#### **Env 1 - Sustainable Development**

##### ***Development proposals should:***

- i) respect the intrinsic character and beauty of the countryside and Parishes and the need to support thriving rural communities;***
- ii) maintain and where practicable and appropriate, enhance biodiversity; and***
- iii) not give rise to harmful disturbance from noise. The use of renewable and low-carbon or zero carbon technologies to reduce energy use will be supported.***

#### **Env 2 – Climate Change, Flood and Water Management**

***Development must not increase flood risk elsewhere. The inclusion of Sustainable Drainage Systems as part of a new development will be supported.***

3.7 Policy ENV1 recognises the importance of preserving the valuable natural assets of the area for the long-term benefits of future generations.

3.8 Policy Env 2 – recognises the high cost of climate change with particular regards to circumstances created in the Plan area by the extensive flood plain designations in Hurley and Waltham St Lawrence from river Thames and the Loddon, in addition to high Levels of ground water and poor access to drainage that has caused considerable flooding events in the recent past.

#### **Policy HUR 1- Housing Schemes in Hurley**

***Development proposals for a single housing scheme at each of the Recognised Settlements in Hurley Parish will be supported, provided each scheme:***

- i. lies within or adjoins the boundary of the Recognised Settlement;***
- ii. is for no more than five dwellings of 2 or 3 bedrooms only on land with a gross site area of no more than 0.25 Ha; and***
- iii. it will sustain the significance of any heritage assets, where relevant; and***
- iv. it will not otherwise compromise the permanent open character of the Green Belt.***

3.9 Policy HUR 1 guides future development in Hurley Parish. The policy indicates the general types of locations and circumstances that may be appropriate for new housing, which is consistent with 2003 Local Plan Policy GB3 .

3.10 Policy HUR1 is intended to be more permissive of certain types of housing development scheme in the Green Belt than Policy GB3 in order to deliver specific housing outcomes for Hurley Parish. The local community there is increasingly concerned that the consequence of Green Belt policy is a lack of available smaller homes in each of its Recognised Settlements to enable older residents to downsize. The Parish Council therefore considers there is a 'very special circumstance' to allow each settlement to accommodate one housing scheme within or adjoining its present boundary, in line with NPPF paragraph 87. According to Census 2011: 63.5% of people in Hurley live in households of 2 people or less.

3.11 The NPPF paragraph 89 identifies 'limited infilling' within Green Belt villages and 'limited affordable housing to meet local community needs' as being exceptions to inappropriate development in the Green Belt. By confining its support to one scheme in each settlement in the plan period and to each scheme being for no more than 5 dwellings on land of no more than 0.25 Ha in a location that does not undermine the permanent open character of the Green Belt, the policy has paid full regard to national policy in this respect. Although not confined to the planning definition of affordable housing, the policy has a very similar intent in addressing a local housing need.

#### **Community Action:**

***Hurley Parish Council will seek to work with third parties, with the aim of ensuring that proposals related to Star Works in Wokingham demonstrate that their impacts on Hurley's highway network are satisfactorily mitigated.***

3.12 Star Works is located within neighbouring Wokingham Borough Council but the road access is via Star Lane in Knowl Hill which lies within the Neighbourhood Area. In addition, the majority of the site is in minerals and waste use, which is 'excluded development', that cannot be controlled by a Neighbourhood Plan policy but there are other business uses on the site. Hurley Parish Council would like to ensure that any future proposals for additional business uses on the site take into account the cumulative impact of noise and heavy goods traffic movements on Star Lane and

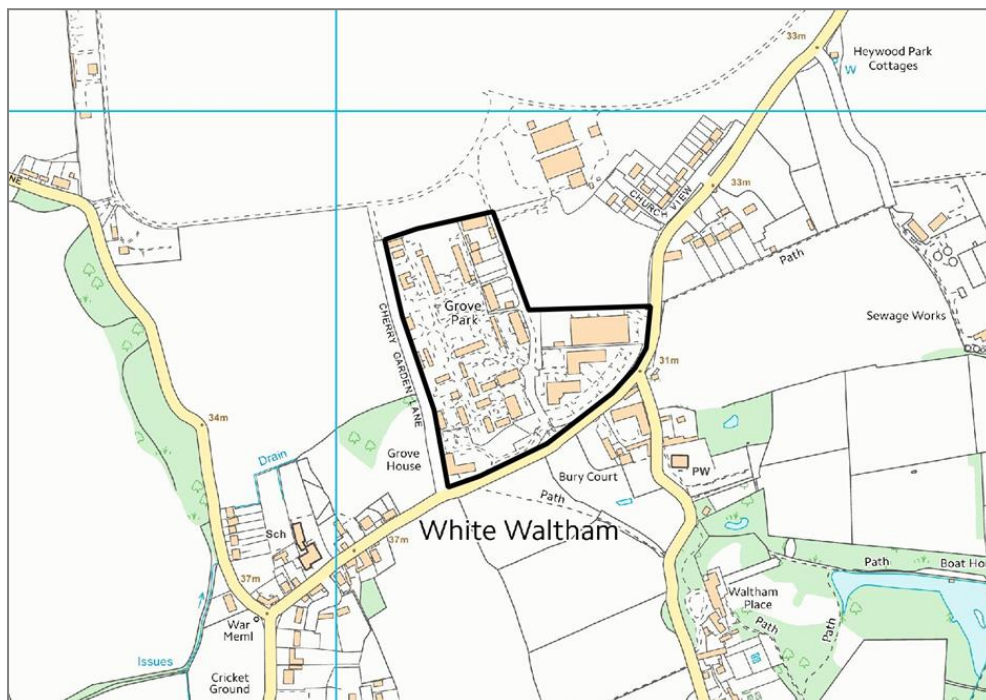
**Policy WW 1 - Housing at Grove Park**

***Proposals for the redevelopment of Grove Park, to provide housing, will be supported, subject to:***

- i) the majority of dwellings comprising smaller 2 and 3 bedroom houses of no more than two storeys in height;***
- ii) providing for a range of housing, including dwellings for downsizers and first time buyers;***
- iii) having a positive impact on local character; and***
- iv) ensuring safe and secure access onto Waltham Road.***

the local community at Knowl Hill.

3.13 Grove Park is an established business park. The policy seeks to guide how such a scheme could be made satisfactory by setting out its key development principles. The site occupies a prominent position in the landscape; the relationship between new housing and existing businesses is sensitive; and Waltham Road is a busy road in peak hours. All require careful consideration in the design of future proposals-

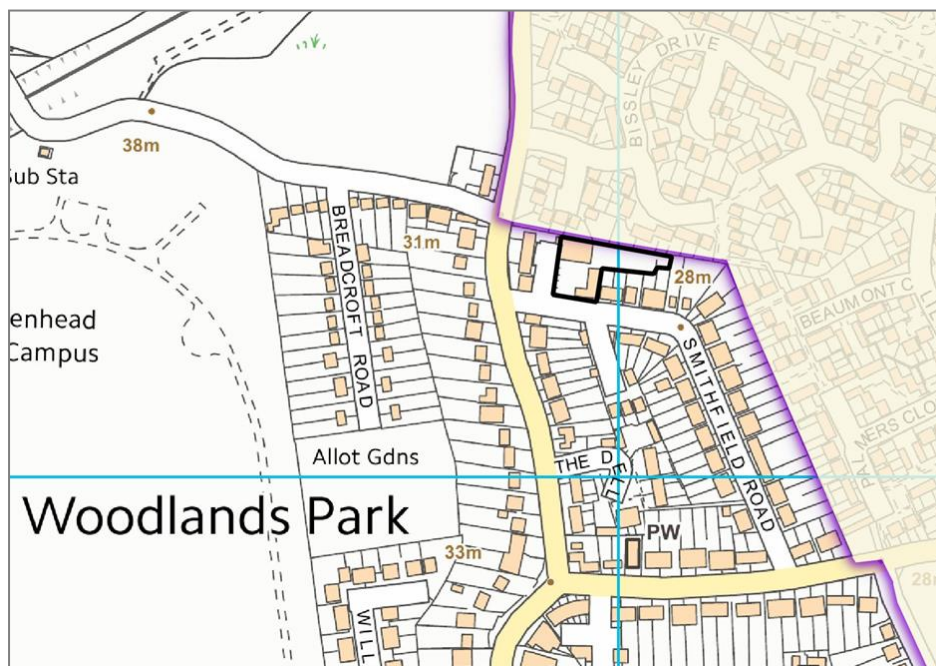


Policy WW1 Grove Park

### **Policy WW 2 - Housing at Smithfield Road, Woodlands Park**

***Proposals for the redevelopment of land at Smithfield Road, to provide housing, will be supported, subject to dwellings not being more than two storeys in height; maintaining a set back from Smithfield Road no less than that of neighbouring dwellings to the east; the provision of off-road parking spaces within the site; and the satisfactory resolution of any ground contamination issues.***

3.14 The Smithfield Road site is currently in a single builders merchant yard use. Although that use has not formally been determined as 'unneighbourly' - and there is no proposal to force its relocation - the policy seeks to send a market signal to the land owner that a housing redevelopment scheme is acceptable in principle for the proper planning of the area.



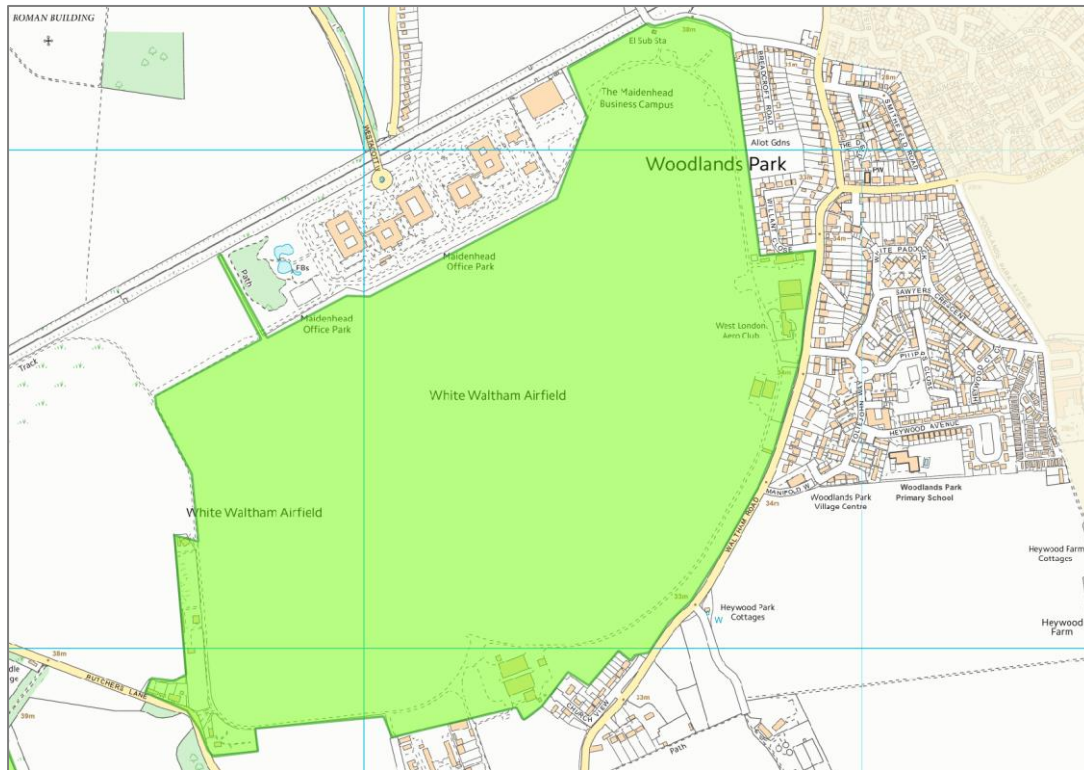
Map Policy WW2 Smithfield Road

### **Policy WW 3 – White Waltham Airfield**

***Proposals for development on the White Waltham Airfield, as shown on the Policies Map, will only be supported if they are ancillary to the established airfield use, conserve heritage assets and are appropriate in the Green Belt.***

3.15 Policy WW3 addresses the future use of the Airfield. This use covers a large area of the Green Belt in the parish and adjoins part of Woodlands Park. It is a popular airfield with a series of buildings located on its edge, all serving a purpose directly associated with its use, e.g. navigation, servicing, storage. Some airfield development is deemed permitted by the GPDO 2015 but other proposals may

require planning consent, which this policy supports provided they remain ancillary to its primary purpose.



Map Policy WW3: White Waltham Airfield

## General Policies: Gen Policies apply to all of the HWNP

### **Policy Gen 1: Rural Exception Sites**

***Proposals for small-scale affordable housing development that is within or well related to an existing settlement will be supported, provided:***

- i. The homes on the scheme meet a demonstrable local need for affordable homes from people with a local connection to the parish within which the scheme is located, whereby need is demonstrated by an up to date Housing Need Study of that parish***
- ii. The scheme does not exceed 10 dwellings in total***
- iii. The scheme is designed to respect the characteristics of the local area including the countryside setting.***

***The initial and future occupation of all affordable homes will be controlled by means of a Planning Obligation to ensure that each home remains as affordable housing for people with a local connection in perpetuity, whereby a local connection is defined by people with a demonstrable connection to the village thus:***

- iv. The occupants currently live in the village and/or;***
- v. The occupants have immediate family in the village (immediate is Parents and or children); and/or***
- vi. The occupants are employed in the village and have been for a minimum of 3 years; and/or***
- vii. The occupants are employed as key workers in the village, i.e. teachers, care workers, nurses, firemen, police.***
- viii. Should future vacancies arise, the same criteria will be required. In the event that a vacancy arises in an affordable home and there is no household that meets the criteria of this policy, then the definition of local connection will be extended to the neighbouring parishes within Hurley and the Walthams designated neighbourhood area. In the event that there is no household from that extended area that meets the criteria of this policy, then the allocation may be made available to the Royal Borough General Housing Needs Register.***

***Cross subsidy through the provision of open market housing on the scheme shall be allowed only where it ensures the delivery of the affordable housing and shall comprise the minimum number of open market dwellings necessary to ensure the delivery of affordable housing as part of the same development proposal, to be demonstrated by a viability appraisal of the full scheme.***

3.16 This is a policy that allows for small schemes of only affordable housing adjoining the Recognised Settlements in the Green Belt. It indicates the general types of locations and the very special circumstances that may be appropriate for such sites, which is consistent with 2003 Local Plan Policy H4.

3.17 The Neighbourhood Plan area recognises that given the particularly high price of housing in the area, and the lack of development of smaller homes for starters and downsizing, local residents are being priced out of the market. There is a



confirmed need for affordable homes for local people identified in Housing Need Surveys conducted by the Rural Housing Enabler for Berkshire based at the Community Council for Berkshire across the 3 parished areas of the Neighbourhood Development Plan area.

3.18 Affordable Housing is defined by the NPPF as: "Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices."

3.19 Need may include existing residents of the parish or from adjoining parishes who require separate accommodation or are currently living in accommodation unsuited to their needs.

3.20 The policy seeks to permit in exceptional circumstances development within, adjacent to, or well related to existing settlement. This policy seeks to prevent development in the open countryside but where proposal is outside the settlement boundary 'Well-related' in this case means according to what has been determined acceptable by the Parish Council through public consultation.

3.21 This policy seeks to limit the size of any rural exception development based upon impact to the Green Belt and rural character of the HWNP as well as with regards to feedback from the vast majority of residents in the HWNP consultation that would find this threshold acceptable.

3.22 This policy is consistent with the National Planning Policy Framework that allows for limited open market development on rural exception sites, but seeks to clarify that this is only acceptable where the open market development is necessary to make the affordable units deliverable. With the high land values in this area it is unlikely a scheme will require more than 25% of open market units on the development.

Land Registry Average Sold House Values April 2015 – March 2016			
	HWNP Area	RBWM	England
All homes sold	£594,000	£424,877	£185,304
Semi detached properties only	£462,000	£398,616	£175,130
Lower Quartile average price	£276,000	*	*

3.23 This policy further seeks to set-out the legal framework for the control of occupancy of the affordable homes on any rural exception development in the HWNP.

**Policy Gen 2: Quality Design**

***Development proposals, including alterations to existing buildings, will be supported within the context of all other policies, providing their scale, density, massing, height, landscape design, layout and materials, and new ground surfaces, reflect the architectural and historic character and scale of the buildings and landscape of the respective Parishes. Innovative design solutions that enhance the appearance of the street scene will be supported.***

- i. Where appropriate, new developments should seek to reflect local materials and features evident in the immediate surrounding area,***
- ii. Materials used for paved surfaces should be appropriate to their immediate surroundings with a preference given to permeable surfaces.***

3.24 This is a design policy that requires all planning applications to respond to the common design characteristics of the area and specifically to the adopted Conservation Area Appraisals for proposals located within or adjoining one of the Conservation Areas in the area, line with Borough Local Plan Policy HOU8 and 2003 Local Plan Policies DG1 and H10.

**Policy Gen 3: Areas of Special Character**

***The Neighbourhood Plan designates the following areas as Areas of Special Character, as shown on the Policies Map:***

***Hurley Parish:***

- i. Warren Row***

***Shottesbrooke Parish:***

- ii. Shottesbrooke Park***

***White Waltham Parish:***

- iii. White Waltham Airfield***

***Development proposals in a designated area should have regard to the desire to conserve and enhance the characteristics that define that area, as set out in the Neighbourhood Plan Areas of Special Character Study.***

3.25 This policy designates Areas of Special Character in the HWNP area for the purpose of managing development proposals in those settlements to ensure their essential characteristics are maintained.

3.26 The design guidance for each Area, and the definition of their local architectural and historic character that justifies their designation, is contained in the Areas of Special Character Study in the evidence base.

#### **Policy GEN 4: Local Employment Sites**

***With the exception of land at Grove Park (see Policy WW 1), proposals that result in the loss of an existing employment or business use, will be resisted, unless it can be demonstrated that its continued use is no longer viable.***

#### **Policy Gen 5: Community Facilities**

***Development proposals to provide new community facilities, or that will sustain or extend the following existing community facilities, will be supported:***

##### ***Hurley Parish sites:***

- i. Black Boys Public House, Hurley***
- ii. Doctors' Surgery, Hurley***
- iii. Village Hall, Hurley***
- iv. Hurley farm shop, Hurley***
- v. Rising Sun Public House, Hurley***
- vi. Old Bell complex, Hurley***
- vii. Royal Oak Public House, Knowl Hill***
- viii. Village Hall, Knowl Hill***
- ix. Doctors' Surgery, Knowl Hill***
- x. Choseley Road Stores, Knowl Hill***
- xi. St Peter's Church, Knowl Hill***
- xii. Public House, Warren Row (formerly Snooty Fox)***
- xiii. The Crown Public House, Burchetts Green***
- xiv. Dew Drop Inn Public House, Burchetts Green***

##### ***Waltham St Lawrence Parish sites:***

- i. Neville Hall Village Hall, Milley Road Waltham St Lawrence***
- ii. Bell Inn, The Pound, Waltham St Lawrence***
- iii. Shurlock Inn, The Street, Shurlock Row***
- iv. Billingbear Park Public Golf Course, The Straight Mile, Wokingham***

##### ***White Waltham Parish sites:***

- i. Holly Cottage and Parish Hall, White Waltham***
- ii. The Beehive Public House, White Waltham***
- iii. The Royal Oak Public House, Paley Street***
- iv. Bridge House Public House, Paley Street***
- v. The Cricketers Public House, Littlewick Green***
- vi. Woodlands Park Village Centre and Community Halls, Woodlands Park***
- vii. Woodlands Park Surgery, Woodlands Park***
- viii. Gilchrist Thomas Village Hall, Littlewick Green***

***Proposals that will result in the loss, or significant reduction in the scale, of a community facility identified in this policy will be resisted, unless suitable alternative facilities are provided, or the existing community facility is demonstrated to be unviable in its current use.***

This policy identifies those built community facilities that will be protected from a change of use that will result in a loss of their community value. Some may already have protection from demolition given they are designated heritage assets but this policy seeks to ensure their community value is sustained. Further, it encourages proposals to enable the facilities to remain viable community assets, in line with 2003 Local Plan Policy CF1.

3.27 Further, it encourages proposals to enable the facilities to remain viable community assets, in line with 2003 Local Plan Policy CF1. However, this cannot be at any cost, and so the policy confines proposals to those that are the minimum to maintain the viability of the facilities and that will not undermine the character of the Green Belt or harm local amenities.

#### **Policy Gen 6: Education**

***Proposals to extend an existing education facility to provide for additional educational uses and/or to establish a nursery school/play group, will be supported, provided:***

- i. the design of the scheme is proportionate to the site and will not compromise the permanent open character of the Green Belt;***
- ii. the scheme minimises the built up area of the education site by locating new buildings within or adjoining the existing building or cluster of buildings;***
- iii. the scheme will deliver the necessary supporting infrastructure, including car parking.***

***Proposals that will result in the loss, or significant reduction in the scale, of an existing educational facility will be resisted, unless suitable alternative facilities are provided.***

3.28 This is a policy that protects and supports the extension of existing education sites – the six primary schools and nursery schools in the parishes - to ensure they remain of a high standard and popular with local families and students respectively, subject to measures on parking and amenity for example, and is in line with 2003 Local Plan Policy CF1. The neighbourhood area is very rural and there is therefore a special value in retaining these facilities as part of the social fabric of the local communities.

## **Policy Gen 7: Local Green Spaces**

***The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown, on the accompanying plans and further defined in the Appendix Local Green Spaces:***

### ***Hurley Parish sites:***

- i. Knowl Hill Common***
- ii. Hurley village greens***
- iii. Hurley football pitch and playground***
- iv. Hurley cricket field***
- v. Cockpole Green village green***
- vi. Land opposite Knowl Hill Common, north on A4***

### ***Waltham St Lawrence Parish sites:***

- vii. Land adjacent to Pool Lane, Waltham St Lawrence***
- viii. Land behind Primary School, West End***
- ix. Land behind Bell Inn, Waltham St Lawrence***
- x. Land by Milley Bridge, Waltham St Lawrence***
- xi. Land at Yeo Memorial Cricket Ground, Shurlock Row***

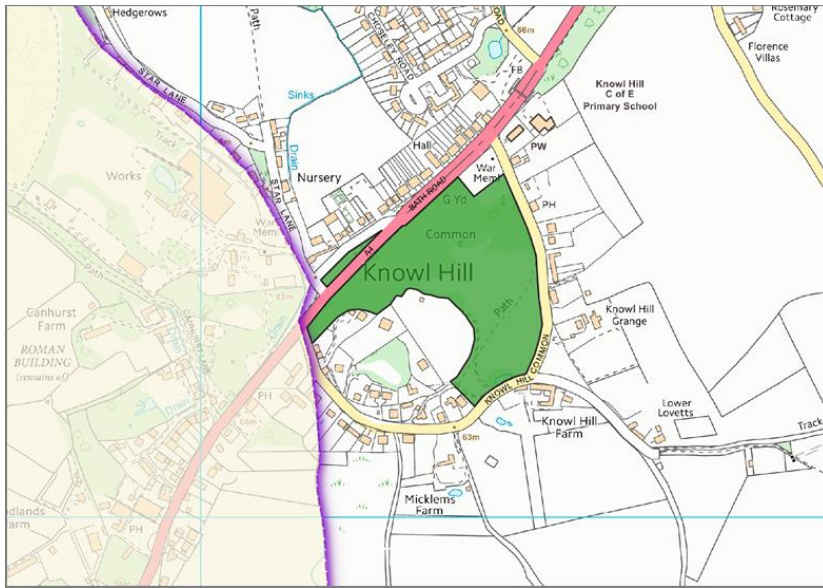
### ***White Waltham Parish sites:***

- xii. White Waltham Cricket Ground***
- xiii. Land off Breadcroft Lane; Woodlands Park***
- xiv. Village green and cricket ground, Littlewick Green***
- xv. Waltham Grove Park recreation ground, White Waltham***
- xvi. Phipps Close Play area, Woodlands Park***

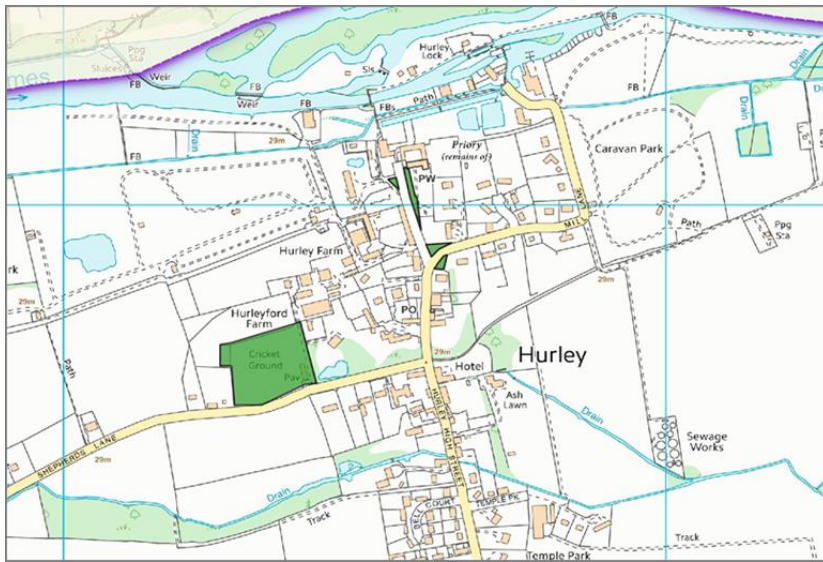
***New development in a Local Green Space is ruled out other than in very special circumstances***

3.29 This is a policy that designates Local Green Spaces to protect them from development for the plan period and beyond, as provided for by National Planning Policy Framework. To qualify as such, each site meets the criteria set out in para 77 of the NPPF as set out in Local Green Space Study in the evidence base.

## Local Green Space Plans:



Map: Knowl Hill Common and Land North of A4



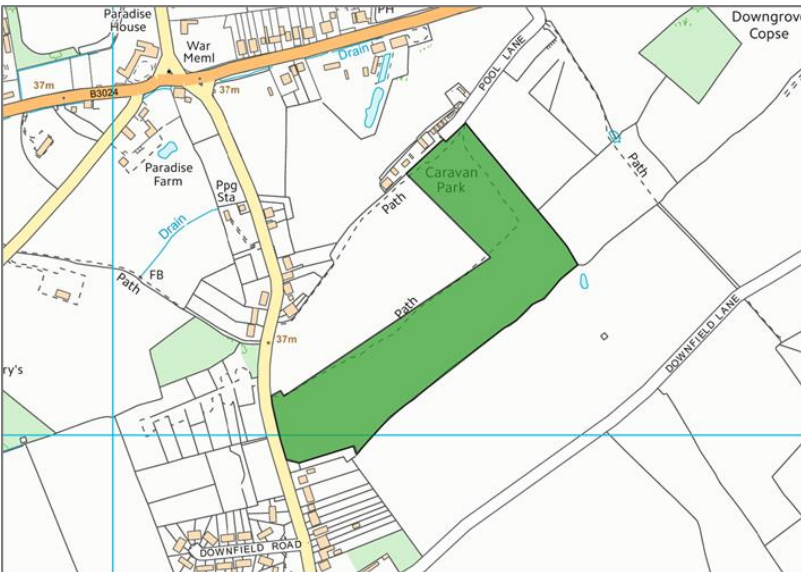
Map: Hurley Village Greens



Map: Hurley football pitch, Cricket Ground and playground



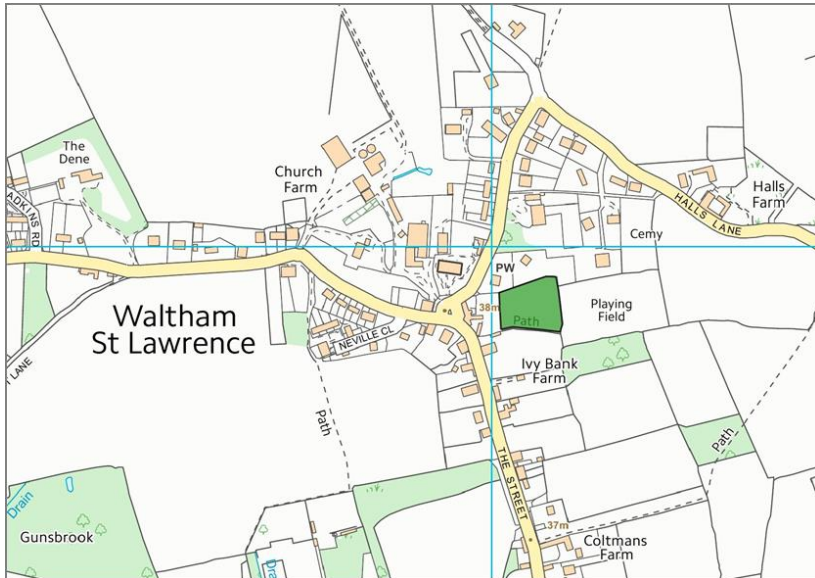
Map: Cockpole Green village green



Map: Waltham St Lawrence Land adjacent to Pool Lane



Map: WSL West End, land behind Primary School

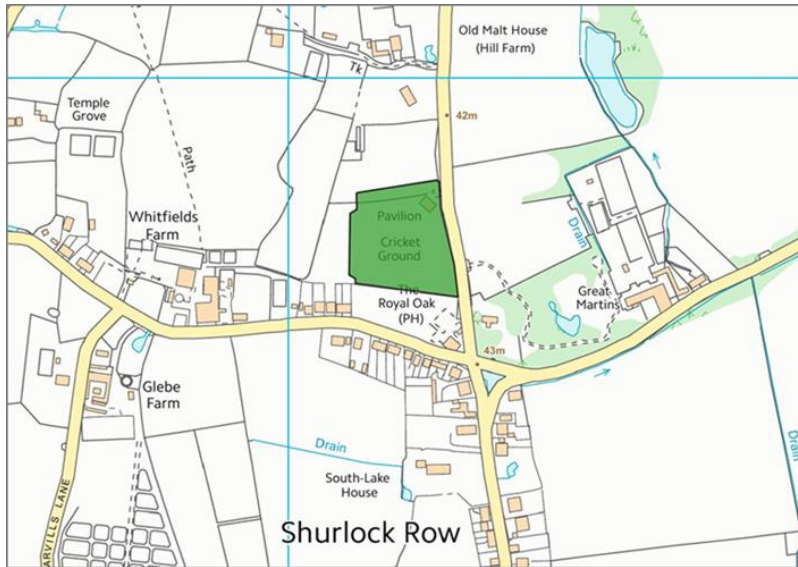


Map: Waltham St Lawrence Land behind Bell Inn

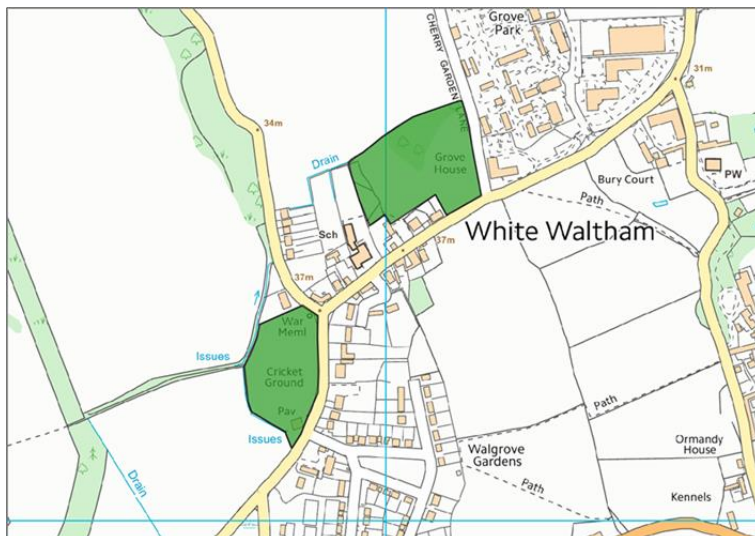


Map: Waltham St Lawrence land by Milley Bridge  
 Hurley & The Walthams Neighbourhood Plan: Referendum Plan





Map: Waltham St Lawrence land at Yeo Memorial Ground, Shurlock Row



Map: White Waltham Cricket Ground and Waltham Grove Park



Map: WW Phipps Close Play Area



Map: WW land off Breadcroft Lane



Map: WW Littlewick Green: Village green/ Cricket ground and Littlewick Common

### **Transport Policies: Accessibility, Highways Safety and Parking**

#### **Policy T1: Accessibility and Highways Safety**

**Development proposals requiring access must demonstrate safe and suitable access; and development proposals that would have severe residual cumulative impacts on highway safety will be refused.**

3.30 Within the HWNP area transport safety and traffic issues are one of the greatest concerns particularly given the proximity to the M4, the A404M and Maidenhead Railway Station. These all represent one of the biggest commuter zones in the country. The impact of future development in addition to the opening of the Crossrail link at Maidenhead is likely to be significant but cannot be measured at this time.

## **Policy T2: Goods Vehicle Traffic**

***Development generating additional HGV/LGV traffic movements should ensure that any harm arising from noise and dust is satisfactorily mitigated.***

Evidence from the consultations indicates that there are particular areas in the HWNP that are detrimentally impacted by noise and congestion from current levels of HGV/LGV traffic, these include Woodlands Park and Knowl Hill at Star Lane.

## **4. IMPLEMENTATION**

4.1 The Neighbourhood Plan will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parishes, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

### **Development Management**

4.2 Most of the policies contained in the Plan will be delivered by landowners and developers. In preparing the plan, care has been taken to ensure, as far as possible, that the policies are achievable.

4.3 Whilst the local planning authority will be responsible for development management, the Parish Councils will also use the Plan to frame their representations on submitted planning applications. They will also work with the Royal Borough to monitor the success of the policies.

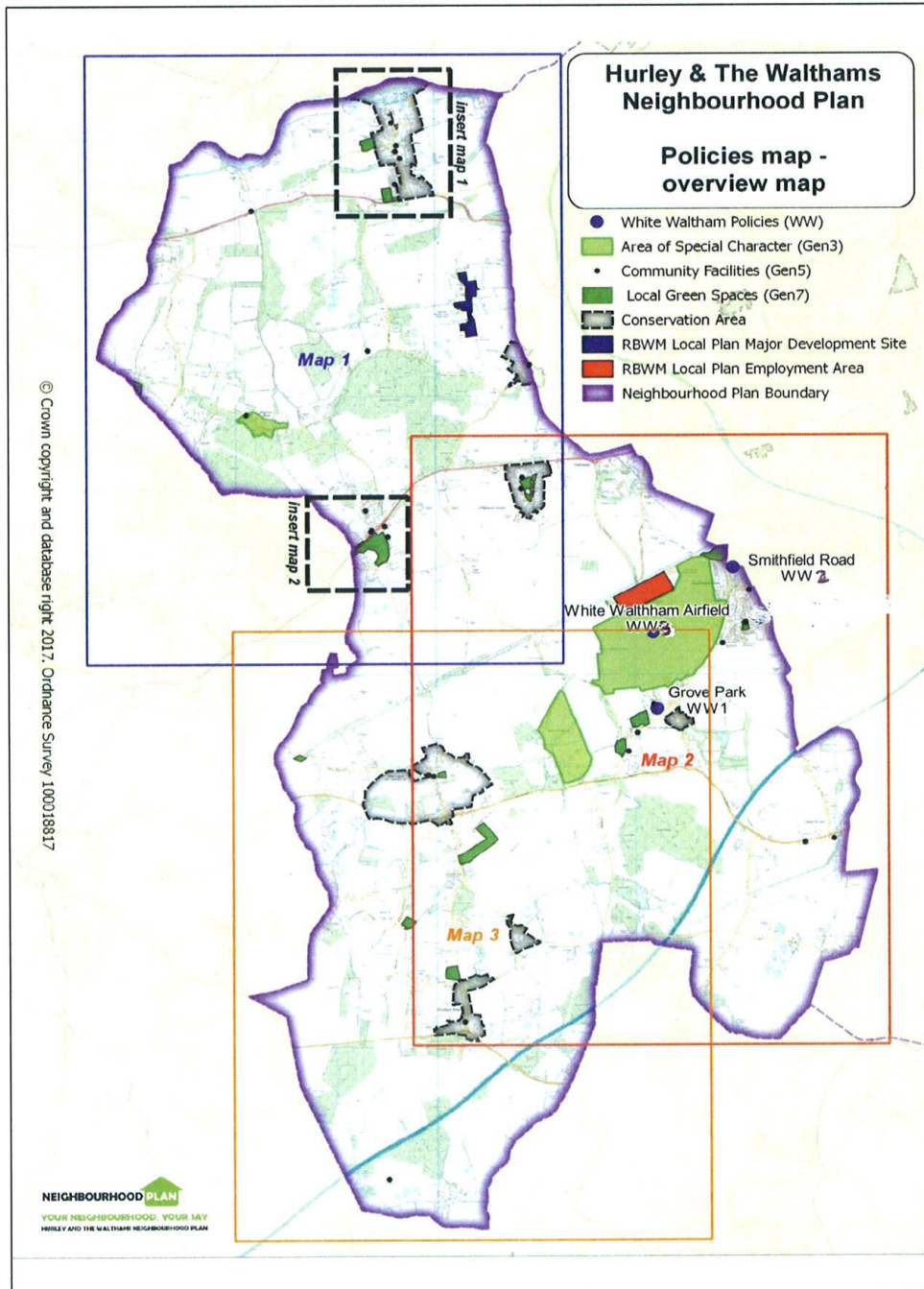
### **Infrastructure Projects**

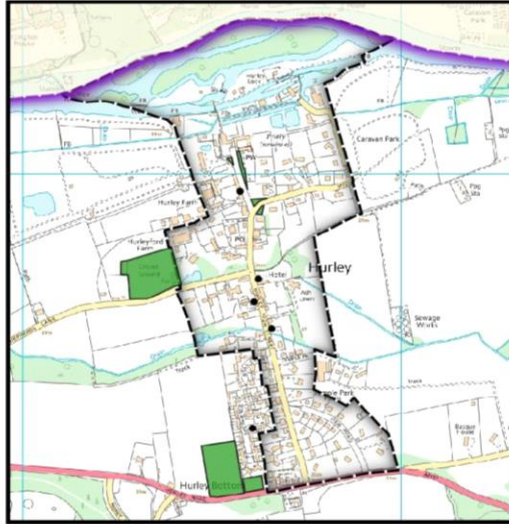
4.4 The Parish Councils propose some or all of the following projects for investment of future Community Infrastructure Levy funding allocated by the local planning authority and to the Parish Councils:

- Sustainable drainage schemes
- Traffic mitigation schemes
- Enhancements to rights of way
- Playground provision
- Education facilities and school playing fields

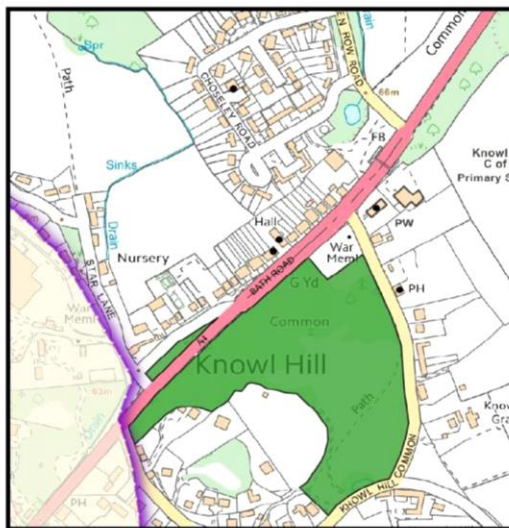
This series of local infrastructure projects will be prioritised for investment from the Royal Borough's Community Infrastructure Levy (CIL) in due course. The CIL will replace the pooling of more than four S106 agreement financial contributions towards a single infrastructure project during the plan period. It will be charged on qualifying residential and commercial development. A minimum of 25% of the levy collected from development in the Parishes will be passed to the Parish Councils for investment in the Parishes. The policy provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the parishes.

## 5. POLICIES MAPS





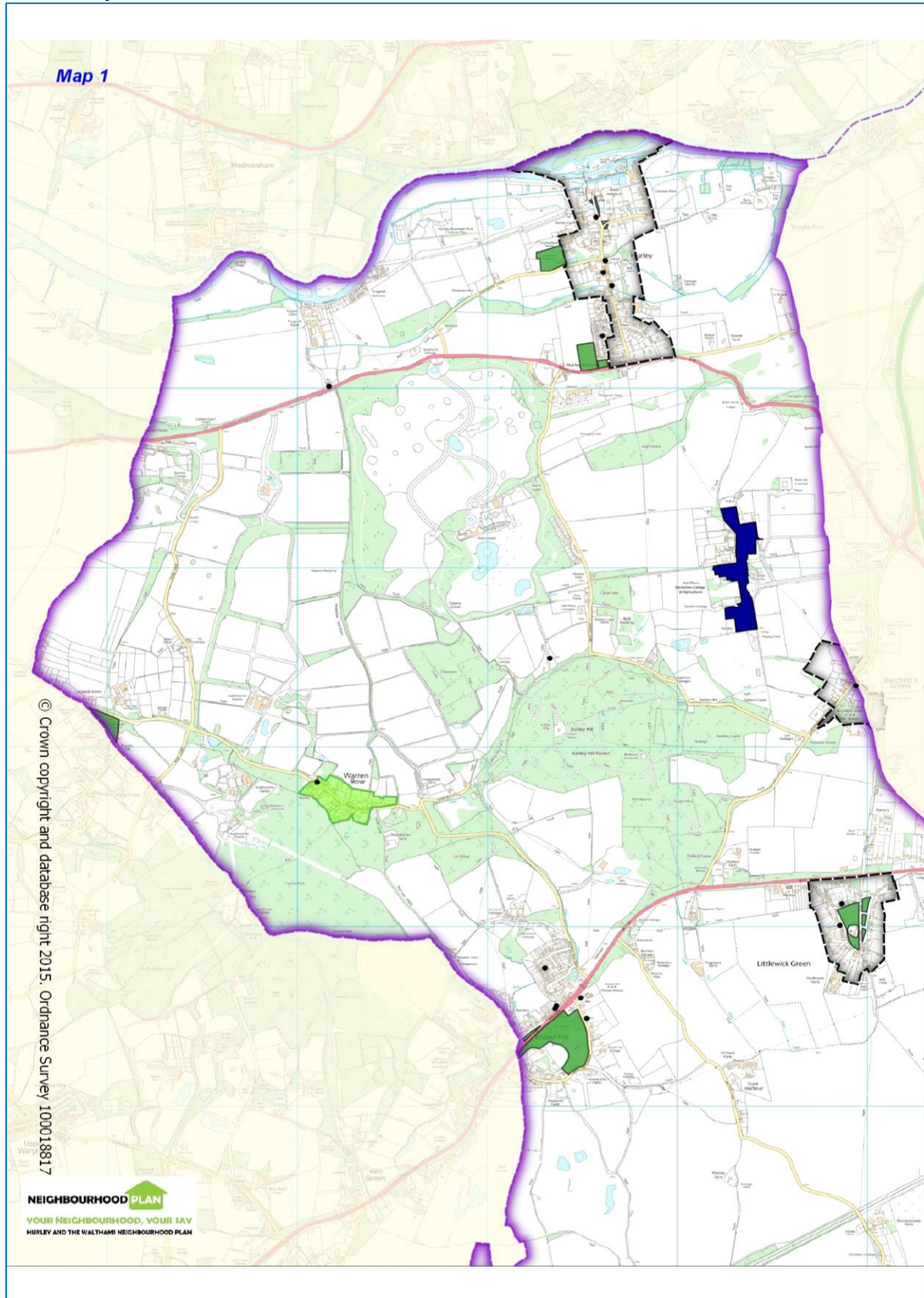
*insert map 1*



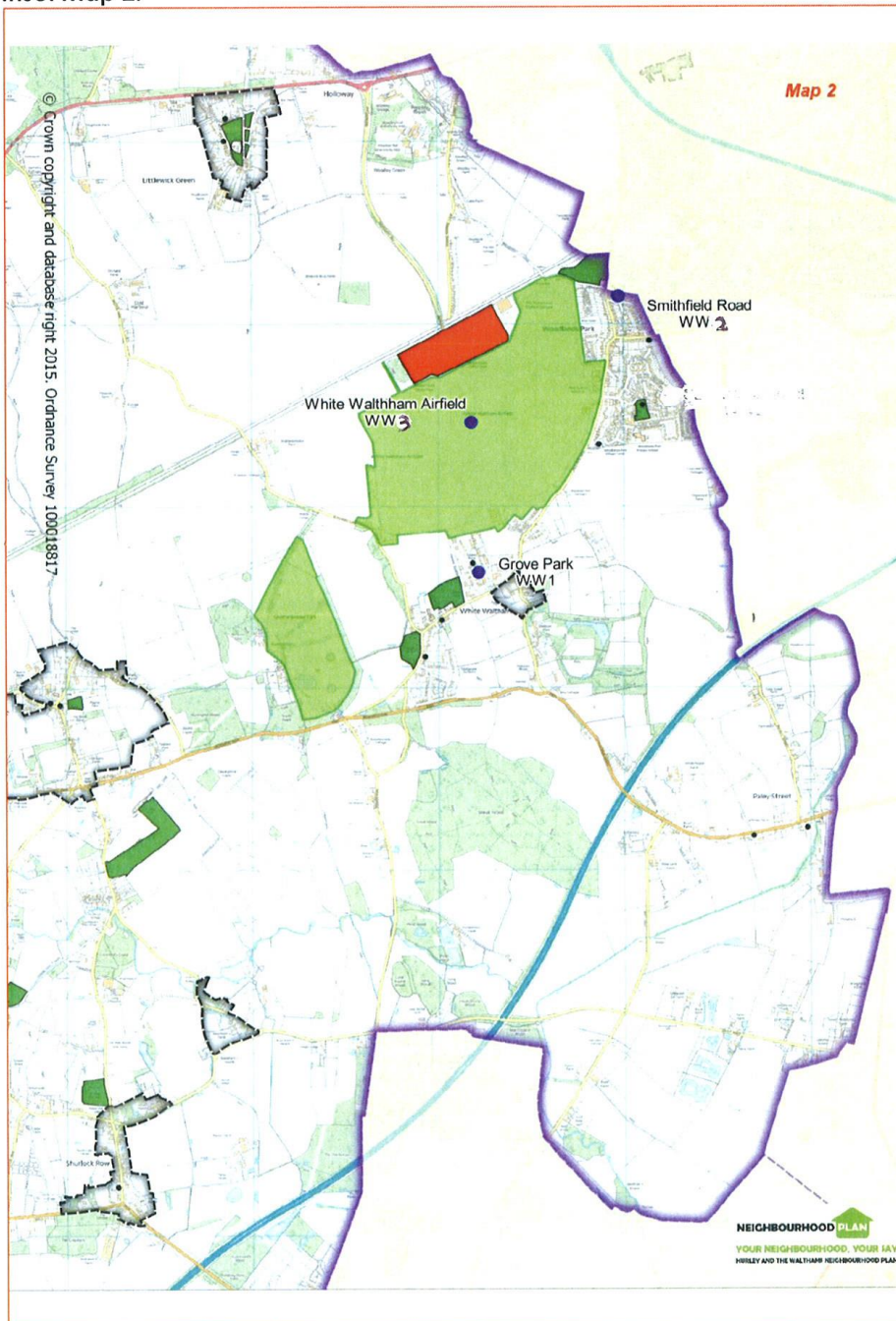
*Insert map 2*

- White Waltham Policies (WW)
- Area of Special Character (Gen3)
- Community Facilities (Gen5)
- Local Green Spaces (Gen7)
- ▨ Conservation Area
- RBWM Local Plan Major Development Site
- RBWM Local Plan Employment Area
- Neighbourhood Plan Boundary

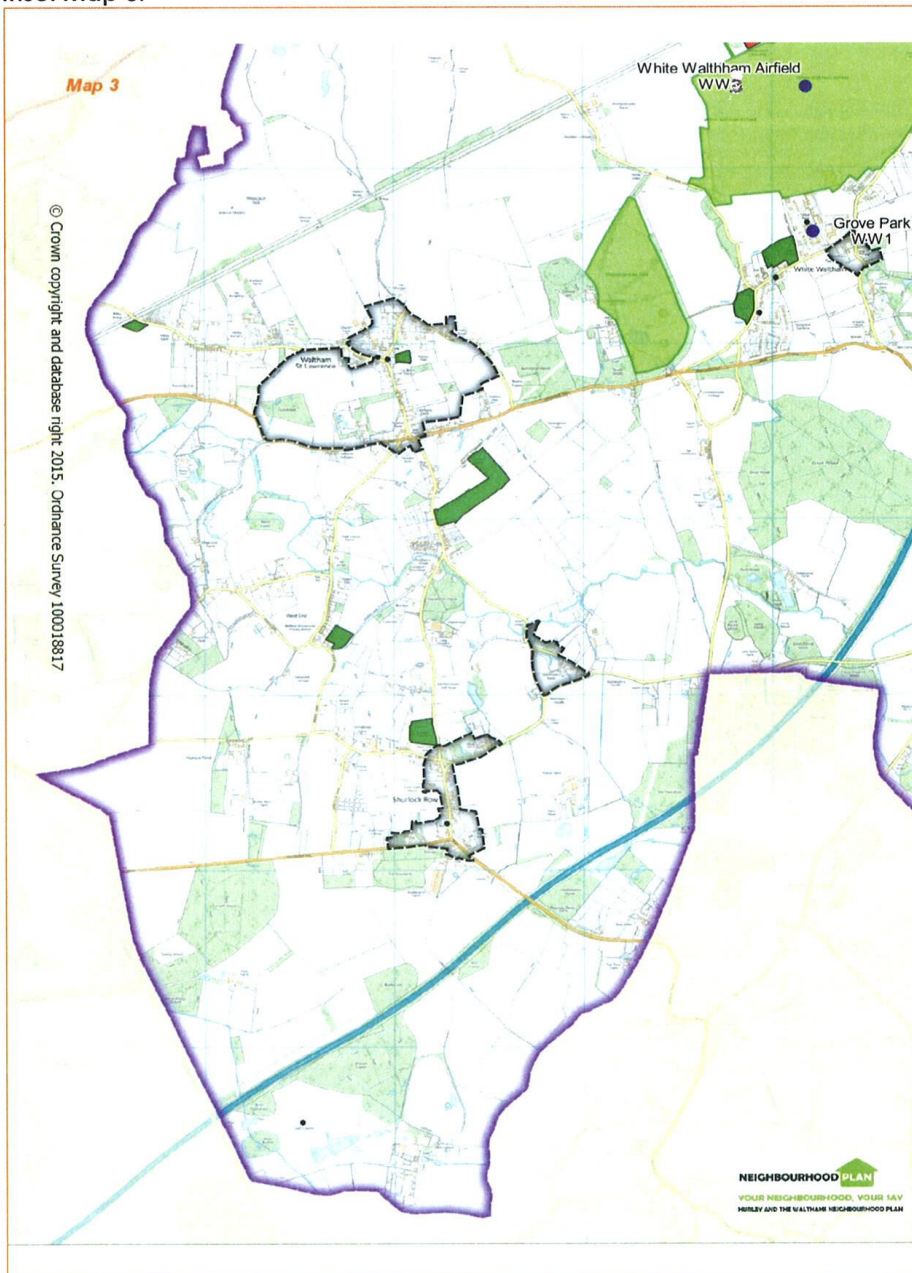
## Inset Map 1:



Inset Map 2:

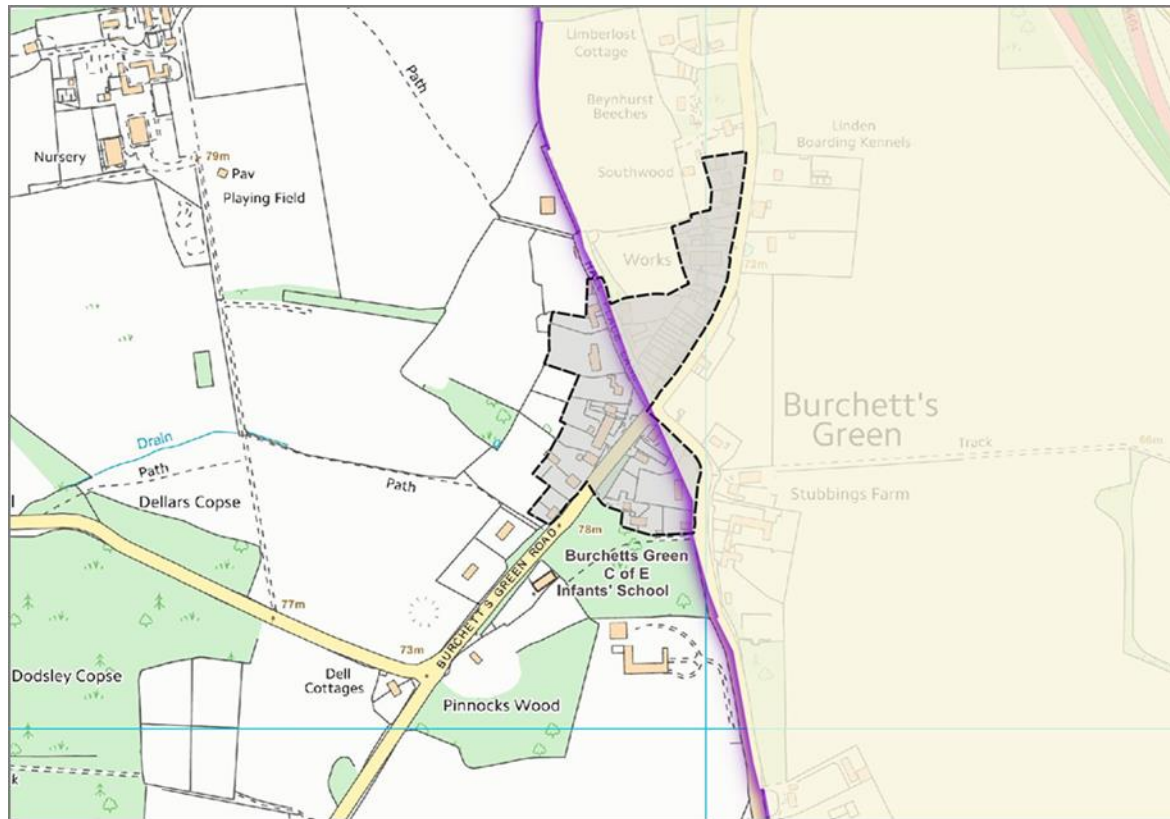


**Inset Map 3:**

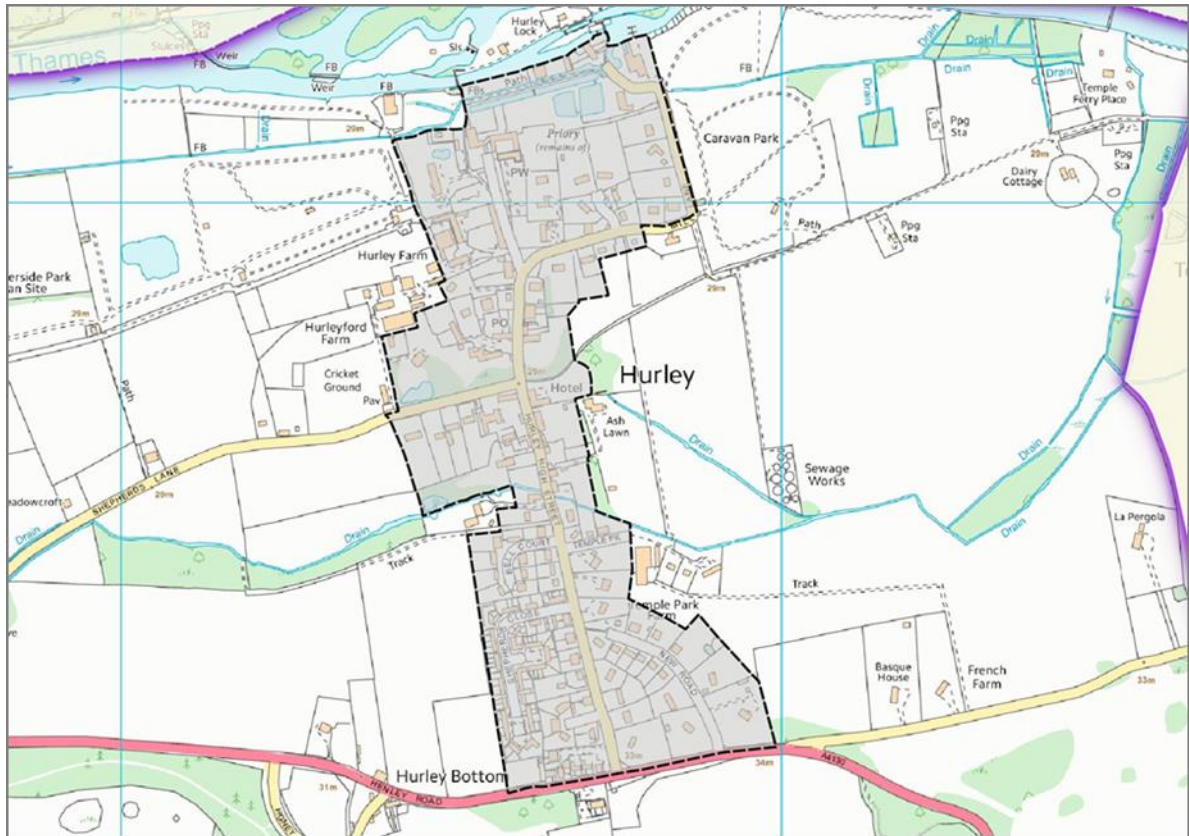




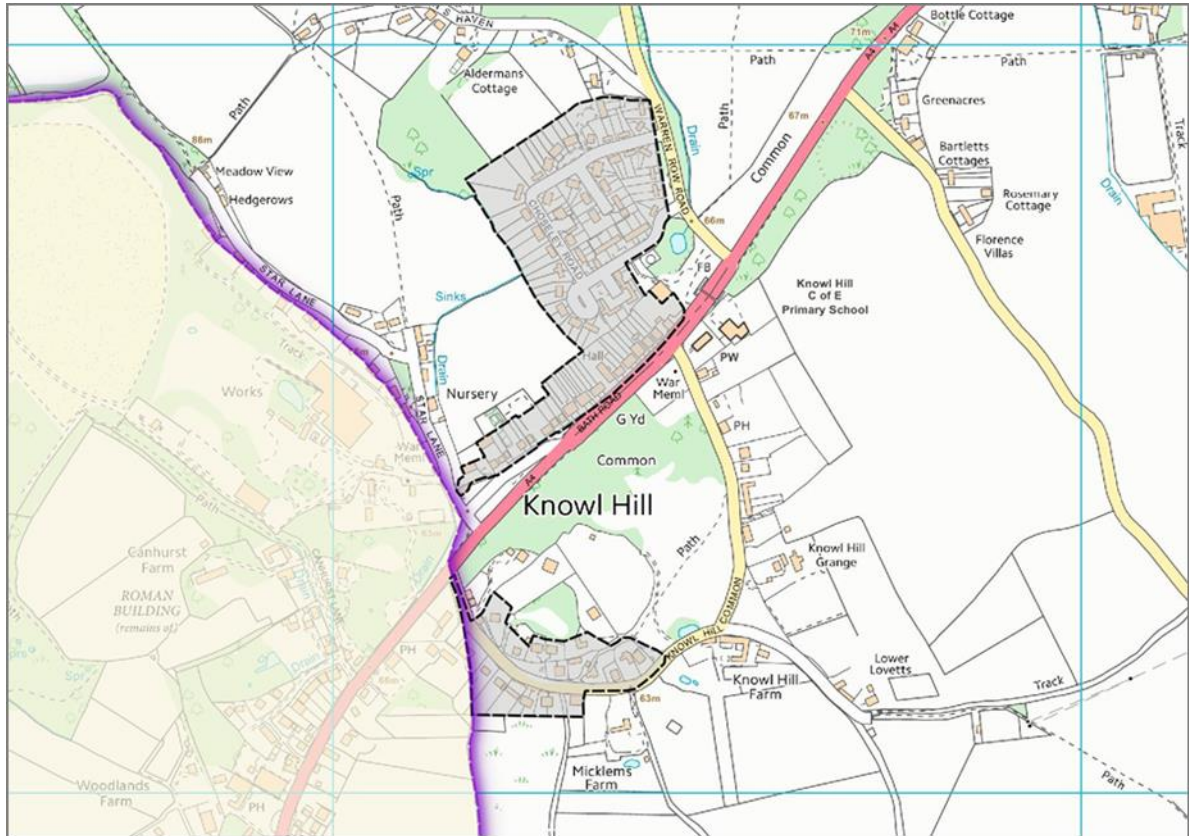
## 5. RECOGNISED SETTLEMENT BOUNDARY MAPS



Burchetts Green



Hurley



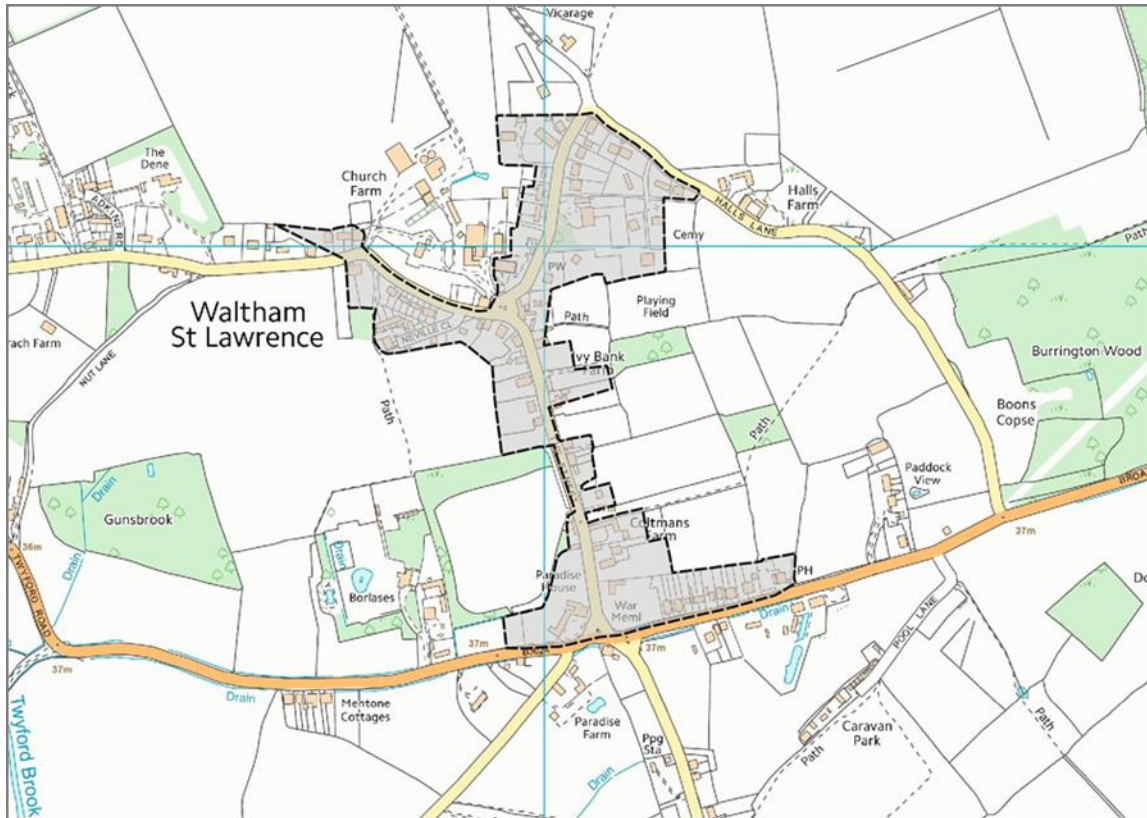
Knowl Hill



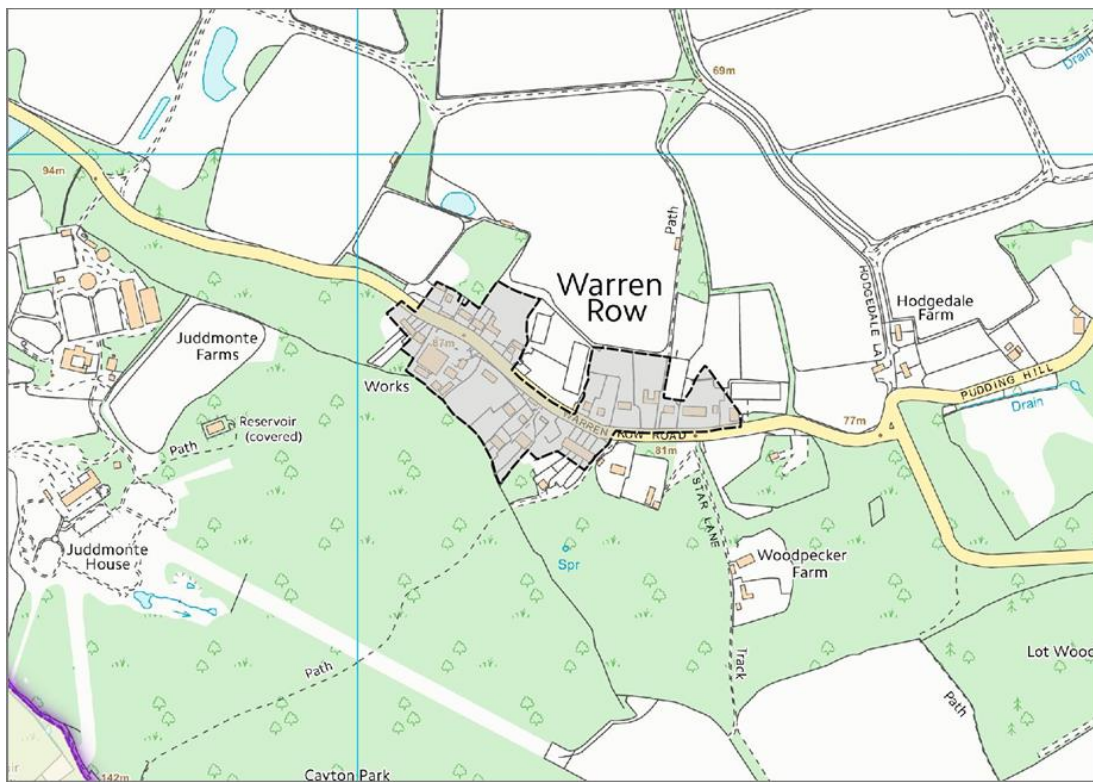
Littlewick Green



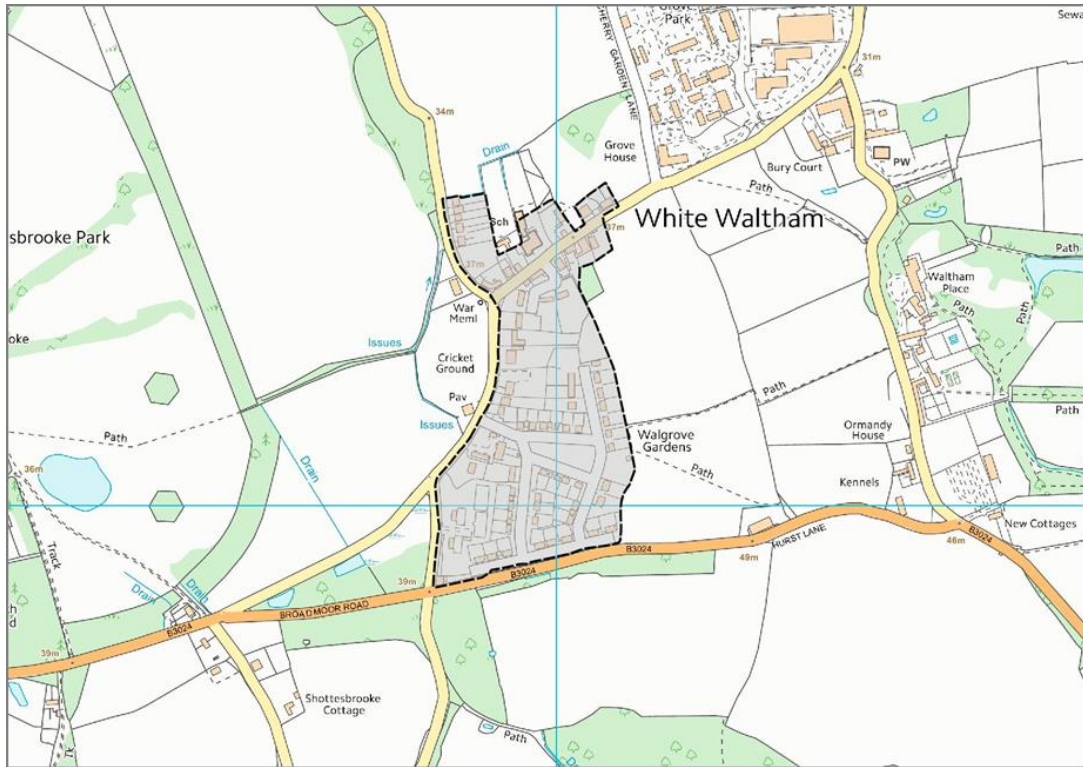
Shurlock Row



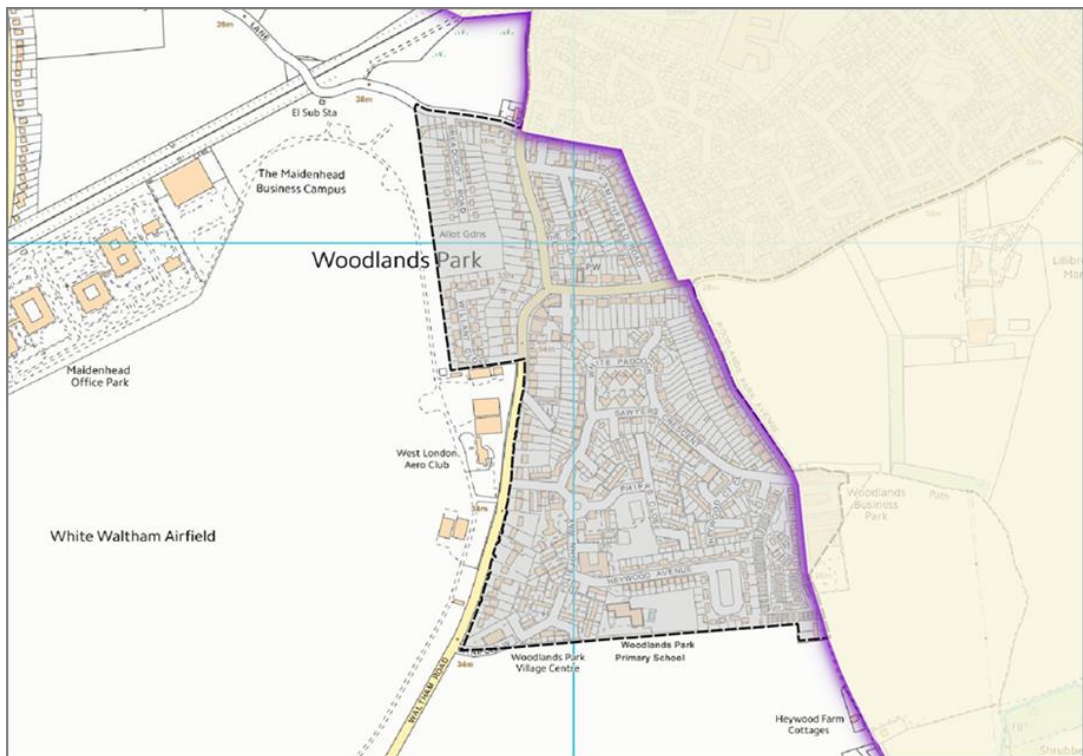
Waltham St Lawrence



Warren Row



White Waltham



Woodlands Park

## ACKNOWLEDGEMENTS

The journey from the start to the compilation of the final draft of this Neighbourhood Plan was not without difficulties. There are so many thanks to be given to all our

volunteers who gave of their time and assistance and were a huge help in bringing to fruition this draft plan that it is too numerous to mention here all their names individually - but to all those volunteers, please accept our very grateful thanks. Without the community coming together as they so willingly did, our plan would still be in its infancy.

However, mention should be made to those who were approached for help and enthusiastically came forward to give their services voluntarily.

**Joe Staunton** – As Vice Chairman, Joe has been without doubt the ‘right hand man’ and the one to go to when anything has to be done. And there has been so much to be done. He has been a constant source of support, inspiration and advice.

**Bob Anwyl-Hughes** – Secretary for the Neighbourhood Plan Group and also Treasurer. Without Bob’s sterling work taking the minutes at each Steering Group meeting and ensuring the minutes are sent on time, and his advice to all our questions, we would have found it very difficult to continue. Our grateful thanks also for Bob’s professional attention to detail in the accounts.

**Nick Flook** – for his knowledge of the Web, setting up our website and updating the site each month.

**Warren Richmond** from Hurley – who compiled and printed the Project Plan and attended many Steering Group meetings with presentations to keep us on track and without which we would have had great difficulty moving forward.

**Jos Christaloudou** from Waltham St Lawrence – who did all our design and artwork. Jos attended the Steering Group meetings and gave design briefs to ensure we had encapsulated the image we wanted for our consultation posters, letter heading, cards, the survey and of course our logo.

**Claire Pickles** from Paley Street – who was our Project Plan Coordinator. Claire kept us on track, which was often a difficult and arduous task and attended many Steering Group meetings and also coordinated our eight Consultation Events.

**Toni Rae** from Paley Street – who was the Lead for Communications. Toni organised the Communications Team – volunteers from all the villages in our Ward – to ensure posters advertising the Consultation Events were put up around the villages and to ensure residents were aware of The Neighbourhood Plan.

**Adrienne Yentis** from Knowl Hill – who gave her expert advice on presenting and writing the survey and continued advising on the formulation of questions.

**The Communications Team** – all our residents on this team who were out and about in their villages and attending the Consultation Events to answer any questions from residents.

**The Village Associations, Village Society and Preservation Society** for all their input.

**The Editors of the Local Magazines** – who were so helpful giving free advertising for the Neighbourhood Plan.

**And the many more residents involved across the Ward** for delivering Neighbourhood Plan information, helping at Consultation Events and coming forward, to help in any way they could.

**The Topic Group Chairmen**– Cynthia Pittaway, Vinnie McCann, Peter Fieldhouse, Pat Macdonald, Paul Martin, and Arlene Kersley **and their teams** - without their involvement and work compiling all the statistics and knowledge of the areas in the Ward relevant to their Topic Group there would be no Neighbourhood Plan.

**The Steering Group** – for their commitment to the community and the numerous hours undertaken to produce the Neighbourhood Plan – Joe Staunton, Sandra Baker, John Birkett, David Burfitt, Nick Flook, Jane Gunnell, Steve Harrington, Linda Jones, Arlene Kersley, Vinnie McCann, Keith Robinson, Heather Scott, Clive Scott-Hopkins, Jane Durgan, June Brayne and Des Warren.

And finally mention and thanks must be made to:

**The Clerks of the Parish Councils** who have given so much support and assistance whenever we have asked

**The Parish Councils** who in the interest of and to reflect their Parish, have painstakingly gone through each page of the draft Neighbourhood Plan prior to giving their approval and agreement.

**The Royal Borough of Windsor and Maidenhead** for their help and for ensuring officer attendance at our Steering Group meetings to give guidance. Phillip Gill and Ian Bellinger were instrumental during the initial stage of gathering together all those residents interested in a Neighbourhood Plan and setting up the Neighbourhood Plan Group. Thanks also go to them for attending those many long evenings at our Steering Group meetings. Particular mention must also be made of Rebecca Williams who now attends our meetings and has given valuable advice in excess of what was required.

**Arlene Kersley from CCB** (Community Council for Berkshire) whose help has been instrumental in producing the Neighbourhood Plan. With her knowledge of policy legislation and expertise on the computer, Arlene has been the most influential member of the Steering Group from the survey to the production stage of the plan and in gaining a government grant towards our plan. She introduced a consultant to guide us on writing policies and has underwritten all our work with presentations at each stage of the draft plan.

Our consultant, Neil Homer of **rCOH**, for his advice and assistance in preparing the draft Neighbourhood Plan.

## APPENDIX 1: Areas of Special Character Study

The Neighbourhood Plan designates the following areas as Areas of Special Character, as shown on the Policies Map:

### Hurley Parish:

#### Warren Row



Warren Row is a hamlet of some sixty dwellings set on either side of a quiet country road bounded by bluebell woods to the south with open views stretching to the Chiltern Hills in the north. In the centre of the village is The Snooty Fox, a pleasant pub that acts as a centre for village socializing. St Paul's Church (a late 19th century prefabricated mission church of the 'Tin Tabernacle' type) is an unusual building, erected in 1894 that is finished on the exterior in green corrugated iron. The village

has some groups of pretty terraced cottages as well as larger detached properties. Many public footpaths radiate from the village, and to the north, is the working stud farm of Juddmonte. On the south side of the village is the entrance to a network of tunnels, used in WW2 as an underground factory producing aircraft components. Later, during the Cold War, it was maintained by the Ministry of Supply as a Regional Seat of Government. It is now a depository for a wine merchant and provides archiving storage for commercial clients. This rural community does not have the status of a Conservation Area but is typical of a quiet country village (of which there are only a few in east Berkshire) in need of protection from overdevelopment.

### Shottesbrooke Parish:

#### Shottesbrooke Park



A private, old established rural park belonging to Shottesbrooke House (grade 2\* listed, dating from the 16<sup>th</sup> century with later alterations), with St John the Baptist church (grade 1 listed, 14<sup>th</sup> century) adjacent and a collection of other buildings and structures (some also listed) that include the offices of the Landmark Trust.

The parkland is mainly grass but with a small lake and several avenues of mature trees radiating from the house, as well as other considered planting. The grass is often grazed by sheep.

The park is crossed by a bridleway (north to south) and a footpath (east to west) both of which have delightful views of the house and church and which understandably are popular. With public access at four separate points it is and has



been regularly used by local people for walking, riding and cycling over many years. These connect to the extensive public rights of way network beyond the park.

Although there is no known present threat to the character of the park, it being classed as an Area of Special Character should help ensure that any future developments are carefully considered with this wider role in the community in mind.

## **White Waltham Parish:**

### **White Waltham Airfield**



The airfield was the headquarters of Air Transport Auxiliary from February 1940 until 30th November 1945. It was from here that all the operational work needed to organise the task of ferrying RAF and RN warplanes between factories, maintenance units and front-line squadrons took place, i.e. all the planning and logistics needed to recruit and organise the activity of the 1,245

men and women from 25 countries who ferried a total of 309,000 aircraft of 147 different types, without radios, with no instrument flying instruction and at the mercy of the British weather. White Waltham is still widely regarded as the spiritual home of ATA.

Consequently, any building still remaining on the airfield to represent this important heritage should be protected when considering development applications in accordance with our Policy 3 statement concerning the Airfield. The main clubhouse and administrative building (an original wartime structure), plus remaining original hangars, fall in this category.

## **APPENDIX 2: Community Facilities Detail**

(as identified on Policies map)

### **Hurley Parish Facilities:**

#### **Black Boys Public House, Black Boy Lane, Frogmill, Hurley, SL6 5NH/ SL6 5NQ**



The Black Boys Inn dates back partly to the 16<sup>th</sup> Century. It is situated near the western boundary of Hurley Parish and at the entrance to the riverside hamlet of Frogmill. This picturesque beamed public house is an important centre for locals to take friends and visitors. The Inn is within easy walking distance of the large riverside touring park. It is a building well worthy of preservation.

#### **Hurley Doctors' Surgery, 6 Shepherds Close, Hurley, SL6 5LY**

The doctors' surgery is situated in Shepherds Close. It is a satellite surgery to the Marlow Practice and is open twice per week. The surgery is well used especially by the large number of elderly residents who are unable to drive and therefore is an essential asset to the village that must be preserved.

#### **Hurley Village Hall, High St, Hurley, SL6 5LT**

The Village Hall is situated in the centre of Hurley Village and is run as a Charity by the Hurley Village Association. It is the centre of village social life, being used by many local village societies and groups for such events as the village pantomimes, quiz nights, Pilates, dancing classes, Hurley Fete, etc.

#### **Hurley Farm Shop, High St, Hurley, SL6 5NB**

The shop is the only food shop in Hurley Village and is an essential centre for those who cannot easily get out of the village to main shopping centres. It is also an essential for customers of the locally based holiday caravan parks and the many visitors to the village.

#### **Rising Sun Public House, High St, Hurley, SL6 5LT**

The Rising Sun is the centre for casual socializing in the village. It is also important as the local restaurant used not only by local residents but also for casual trippers and caravanners who need to be able to walk rather than drive when they have a drink. The pub also supports all local events supplying drinks and often food to such local events as the Regatta, Village Fete, Village Quiz, Parties, etc.

### **Ye Olde Bell, High St, Hurley, SL6 5NB**



Hotel and Restaurant in the heart of the village. Claims to be the oldest inn in England built in 1135 to accommodate visitors to Hurley Priory. It is a well-known national landmark. Listed as 2\* and has all the features of an ancient ale house. The adjacent Malt House, part of the Old Bell complex, is also an important feature of the village scene. Across the High Street, the Conference Barn and Brick Barn, again part of the Olde Bell complex, are set around the large car

park, which also add to the ambience and openness of this area at the centre of the village. All are essential to the village street scene.

### **The Dew Drop Inn, Honey Lane, Hurley, SL6 6RB**



This attractive public house in the heart of Ashley Hill Forest is very popular with summer walkers. It has attractive views across the Thames Valley. The building was once an important 'watering hole' for workers in the forest and has lovely old beams and open fires in the winter.

### **The Crown Public House, Burchetts Green Road, SL6 6QZ**



The 19th century building dominates the centre of Burchetts Green due to its prominent position and is fundamental to the character of the hamlet. The Crown is now run as a combined pub/ restaurant and is at times used for community events.

### **Royal Oak PH, Knowl Hill Common**



The Royal Oak is a small and friendly public house well used by local residents for social and community events. It is now the only pub open in Knowl Hill and as such would be a significant loss to the community if it were to close. It has a field to the rear which is used for village events such as harvest festivals and fundraisers as well as private functions. It also hosts a monthly get together to which all residents are invited.

### **Knowl Hill Village Hall, Bath Road, Knowl Hill**



The village hall is an attractive, medium sized hall with kitchen, committee room and good parking facilities which is well used by local residents and organisations such as Guides, W.I., parish council and a wide variety of clubs as well as outside organisations such as cycle clubs, dog training clubs, music societies etc. It is a focal point of social contact valuable for the whole community and in particular older people and hosts a wide variety of fundraising

and social events including for St. Peter's Church and the Knowl Hill Village Association.

### **Doctors' Surgery, Bath Road, Knowl Hill**

Next door to the village hall is a dedicated doctors' surgery run as a branch by the practice based in Wargrave. It is well used by residents, particularly older people without transport and is an invaluable amenity for all. It benefits from the shared use of the village hall car park. Prescriptions can be collected from Choseley Road Stores.

### **Choseley Road Stores, Century Chase, Choseley Rd, Knowl Hill, RG10 9YQ**

Choseley Road Stores is situated at the centre of the Choseley Road estate. It is a valuable local amenity for all, particularly for older people who do not have transport. It is a well-stocked general store and provides a collection point for prescriptions.

**Snooty Fox, Warren Row Road, Warren Row, RG10 8QS**



The Snooty Fox is the only pub/restaurant in Warren Row and is well used by families, residents and walkers. It provides an attractive and welcome stopover for residents and passers-by in car and on foot.

**Waltham St Lawrence Facilities:**

**Neville Hall Village Hall, Milley Road, RG10 0JX**

Originally a 16th century cottage extended later as village school, now used as hall for village functions, doctors' surgery, weekly post office and band HQ; the Parish Council act as trustees.

**Bell Inn, The Pound, RG10 0JJ**



Early 15th century wealden style house grade 2 listed with star status, given to the village over 400 years ago by the printer to Queen Elizabeth 1, owned by charity trustees who distribute to worthy local causes.

**Shurlock Inn, The Street, Shurlock Row, RG10 0PS**



Originally known as the White Hart, the Shurlock Inn was saved as a village facility by local subscribers and is run as a combined pub/restaurant.

**Billingsbear Park Public Golf Course, The Straight Mile, Wokingham, RG40 5SJ**

**White Waltham Parish Facilities:**

- i. Holly Cottage, SL6 3SG**
- ii. The Beehive Public House, SL6 3SH**
- iii. The Royal Oak Public House, SL6 3JN**
- iv. Bridge House Public House, SL6 3JS**
- v. The Cricketers Public House, Littlewick Green SL6 3RA**
- vi. Woodlands Park Village Centre, SL6 3GW**



- vii. Woodlands Park Surgery, SL6 3NW**
- viii. Gilchrist Thomas Village Hall, Littlewick Green, SL6 3RF**

## **APPENDIX 3: Local Green Space Designation Justifications**

### **Hurley**

#### **Knowl Hill Common:**

Knowl Hill Common is a local beauty spot comprising a hill from the top of which can be viewed the countryside for miles around. It is a tranquil and very pleasant site much enjoyed by families for games and picnics, dog walkers and horse riders. It backs onto beech woods covered with bluebells and other wild flowers in the Spring and provides a natural barrier against the noise and traffic of the A4. It is a recreation amenity for the surrounding houses as well as the wider village and others. The adjoining wood and pond, which is thought to be a horse pond, support wildlife including deer, ducks and moorhens.

#### **Land North A4 Knowl Hill** Opposite Knowl Hill Common

Located between the A4 and the original London to Bath Road the green enables parking for walkers and local businesses. This small parcel of green provides a popular local meeting point for walkers and cyclists who make use of National Cycle Network route 4 and woodland footpath up Bowsey Hill. Commonly known as the 7 Stars, the location is a landmark identified on pathfinder maps of the area. It was until recently the location of a popular pub that is now closed down, and due to be converted into housing. The green also represents an important green focal point marking the entrance of the Knowl Village that sets the character of the village. The green prevents development on the north side of the A4 from becoming strip-like in appearance and acts as a green buffer zone between the residential and commercial buildings and the A4. It defines the village to traffic passing through and has historic significance in that it is reputedly a place where hangings of highwaymen were carried out (once known as Hangman's Common) and also where prize fighting took place.

#### **Hurley Village Greens:** adjacent to Village Shop SL6 5NB and Mill Lane SL6 5ND.

The Village Greens, in the heart of the village of Hurley, are the main feature of the northern end of the village. They are surrounded by ancient buildings including the Church; ancient Tithe Barn (now Tythecote Manor); a second flint and chalk tithe barn; village shop and other old houses. The four Greens are part of the Waste of the Manor of Hurley and are now owned by the villagers through the Village Association, with one portion owned by the Hurley Church. These attractive Greens are all surrounded by posts and chains, making this the most picturesque part of the whole village.

#### **Hurley Cricket Field,** Shepherds Lane, Hurley

Managed under licence from local landowner. Important open space to west of village centre. Many young children are coached here and play in colts teams in local leagues.

**Hurley Playground**, Henley Rd, Hurley and Shepherds Close Hurley.

Only playground in Hurley. Used by many children from the Shepherds Close area and elsewhere in the village. An important source of recreation for many houses with small gardens.

**Hurley Football Field**, Henley Rd, Hurley

Adjacent to playground. Managed under annual licence from local farmer. Used by some villagers on a regular basis in local area football leagues.

**Cockpole Village Green**, Cockpole Green (Hurley) - Cockpole Green is a small hamlet of some 40 houses, some 25 of which are situated in the Parish of Hurley. Approximately half of these properties are adjacent or overlooking a very attractive open area of rough grassland common and trees. The Common is often used for village events and is otherwise available to residents and visitors alike for air, exercise and recreation. The hamlet has several old properties which have been sympathetically renovated and many have open farmland. It is separately identified to the village of Crazies Hill which has a common boundary, the only pub, school and hall but is situated in the Wokingham Borough.

### **Waltham St Lawrence:**

**Land Adjacent to Pool Lane, Waltham St Lawrence** – This 13 acres, less 1 acre earmarked by RBWM for a possible extension to the Pool Lane authorised gypsy/traveller site, is still owned by the Borough and originally intended as a 'Jubilee Wood' under the auspices of the Woodland Trust with car parking, walkways and seating proposed. This project appears now to have been abandoned which leaves the site potentially available as a community facility of which we have short supply.

**Land Behind Primary School, West End** - owned and run by Trustees, this 3 acre site lies behind and adjacent to the village school in West End and is available for the school and all parishioners to use as a community facility for informal activities and the occasional village fete.

**Land Behind Bell Inn, Waltham St Lawrence** - This area directly behind the pub is owned by charity trustees and leased to the tenants who can allow it to be used for village functions; further down the street are the parish allotments.

**Land By Milley Bridge, Waltham St Lawrence** - a small one acre site at the extreme north western part of our parish set aside as a football play area. It is owned by the Haines Hill Estate and leased to the parish on an annual renewable basis.



**Land At Yeo Memorial Cricket Ground, Shurlock Row** – Previously sited within the grounds of Great Martins at Shurlock Row this 3 acre site is formerly designated as a parish cricket ground and benefits from a purpose built pavilion (also available for functions use). The land at Oak Meadow was funded by a former resident and the Waltham St Lawrence Cricket Club goes back to 1846.

### **White Waltham:**

**White Waltham Cricket Ground** - This is a major contributor to the attractiveness of the village, lying on its western edge and also on the parish boundary. On its N.E. periphery is the First World War Memorial monument. It should be protected as a sports and leisure amenity and an open space between administrative and community areas it must be protected.

**Waltham Grove Park**, White Waltham – This well maintained parkland which was leased to the parish council by the Shottesbrooke estate is not only a leisure, walking and fitness amenity but separates the village centre from the adjacent business park and newly allocated housing development site. As such, its protection as an open green space and civic amenity is vital.

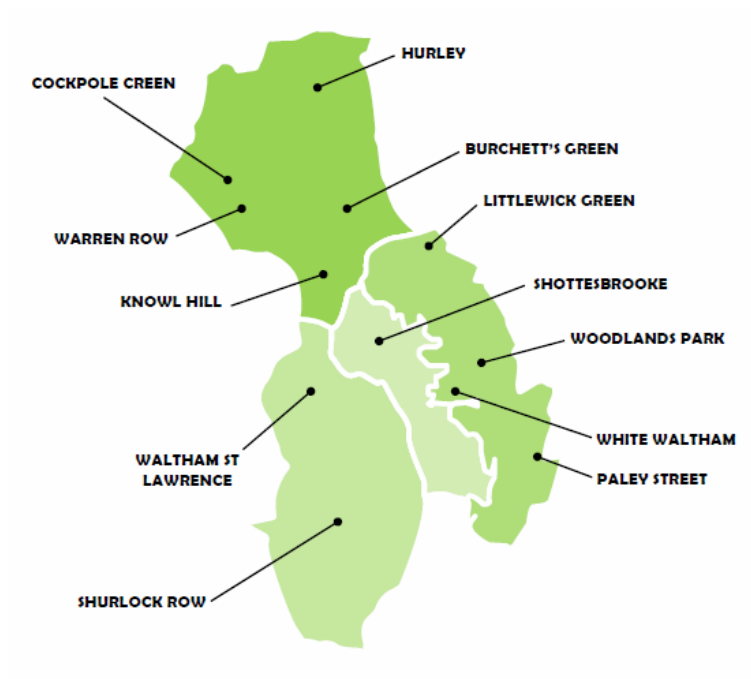
**Phipps Close Play Area**, Woodlands Park – Leased from the Royal Borough by the parish council, which provides and maintains the play equipment and security installations, this open space is central to relieving and contrasting the intense housing development of the locality and provides essential leisure activity for young children.

**Land at Breadcroft Lane**, Woodlands Park - A natural and historical boundary between the two parishes of White Waltham and Cox Green, and a semi-rural gap between the villages of White Waltham and Cox Green. The individual communities benefit from this natural green space that protects the biodiversity of the area. Also, to lose this green space would add to the environmental pressure of the established Network Rail siding, including possible Crossrail expansion of the railway track alongside this parcel of land.

**Village green and cricket ground**, Littlewick Green- Central to the picturesque village, and overlooked by the majority of properties in the village, the northern cricket ground, the smaller southern area, and the eastern meadow all constitute the major part of village character and openness. Owned and maintained by the parish council and covered by village green / common land statutes and byelaws, it benefits from protected status.

# NEIGHBOURHOOD PLAN

**YOUR NEIGHBOURHOOD, YOUR SAY**  
**HURLEY AND THE WALTHAM'S NEIGHBOURHOOD PLAN**



Report Title:	<b>Royal Borough of Windsor and Maidenhead Electoral Review - Stage Two: Warding Patterns</b>
Contains Confidential or Exempt Information?	NO - Part I
Member reporting:	Councillor McWilliams - Principal Member for Housing and Communications Councillor Dudley - Leader of the Council
Meeting and Date:	Council - 12 December 2017
Responsible Officer(s):	Alison Alexander - Managing Director and Returning Officer
Wards affected:	All

www.rbwm.gov.uk



## REPORT SUMMARY

1. The Royal Borough entered into an electoral review in 2016. In July 2017 full council approved a submission to the Local Government Boundary Commission for England (LGBCE). The LGBCE launched a consultation in September 2017 setting out that it was minded to recommend a future council size for the Royal Borough of 43 members from May 2019. The LGBCE consultation invited responses on warding patterns based on the future council size.
2. The Royal Borough established a cross-party working group to review ward patterns. This report sets out a recommendation to Full Council to approve a pattern of wards that comprises 19 wards: 14 two-member wards and five three-member wards for 43 elected members from May 2019.

## 1 DETAILS OF RECOMMENDATION(S)

**RECOMMENDATION: That Council:**

- i) **Agrees that the Royal Borough's representation on the new warding patterns, Stage Two electoral review report, be submitted to the Local Government Boundary Commission for England.**

## 2 REASON(S) FOR RECOMMENDATION(S) AND OPTIONS CONSIDERED

- 2.1 The Royal Borough submitted its Stage One report on future council size to the LGBCE on 26 July 2017. Following receipt of this representation and having analysed the evidence outlined in the report, the LGBCE contacted the Managing Director on 19 September to advise that it was minded to recommend a future council size of 43 elected members from May 2019.
- 2.2 Further to having made a decision on the administration's future size, the LGBCE embarked on a stage of public consultation inviting proposals from the public and other interested parties on new warding patterns which could accommodate 43 members. As the second stage of the electoral review process was open to the wider public and was not exclusive to the Borough council, as was the case for Stage One, the LGBCE had previously highlighted the importance of the Borough council making its own

representation and to engage in the second stage of the process in order to shape the outcome of the review.

- 2.3 The cross-party Working Group that was assembled for Stage One of the review reconvened for Stage Two. The Group after considering the technical guidance published by the LGBCE on how to propose warding patterns, receiving comments from all members, who were offered consultation sessions, have approved the stage two – Warding Patters report attached as Appendix A.
- 2.4 The Stage Two report describes the methodology for determining the number and naming of the new wards and the number of elected members to be returned for each ward. The Working Group is recommending a pattern which best reflects the retention of existing communities and identities and which delivers good electoral equality across the Borough. Each of the nineteen new wards proposed as part of the future composition falls within the 10% tolerance level recommended by the LGBCE, where on average; each elected member will represent 2,764 electors from 2019. A universal pattern of two-member wards has been applied for the whole Borough in the first instance where appropriate, with five wards electing three members as the best arrangement for the area concerned.

**Table 1: Options**

<b>Option</b>	<b>Comments</b>
Support the cross-party member Working Group Stage Two review report which recommends a future warding pattern of 14 two-member and 5 three-member wards from 2019.	This option proposes a pattern of 19 wards comprising 14 two-member and 5 three-member wards. All wards comply with the 10% tolerance level recommended by the LGBCE, where each elected member will represent 2,764 electors on average.
<b>The recommended option</b>	
Reject the cross-party Member Working Group Stage Two review report which recommends a future warding pattern of 14 two-member and 5 three-member wards from 2019.	If the Borough’s submission were to be rejected by Full Council, the LGBCE would not receive a formal representation and RBWM would be unable to influence the content of the LGBCE’s draft recommendations published in February. Furthermore, the LGBCE would use the evidence of other submissions received from parish councils and members of the public etc. to shape their draft recommendations.
<b>Not recommended</b>	

### **3 KEY IMPLICATIONS**

- 3.1 The LGBCE committed to conduct an electoral review of the Royal Borough and to conclude the process by summer of 2018. The changes brought about by the outcome of the review will take effect at the next scheduled local elections in May 2019. There is no feasibility to suspend or defer the process now that a commitment to undertake the review has been made and the LGBCE has made a recommendation that it is minded to recommend a future council size of 43 elected members from May 2019.

- 3.2 Stage One of the review concluded in September 2017 when the LGBCE announced its recommendation on future council size. Stage Two commenced on 26 September and will conclude on 5 June 2018 once the final recommendations on the Royal Borough's future warding patterns have been proposed.

**Table 2: Key implications**

<b>Outcome</b>	<b>Unmet</b>	<b>Met</b>	<b>Exceeded</b>	<b>Significantly Exceeded</b>	<b>Date of delivery</b>
Stage Two review report prepared for Full Council and submitted to the LGBCE.	After 15 December 2017 deadline set by the LGBCE.	By 15 December 2017 deadline set by the LGBCE.	Before 15 December 2017 deadline set by the LGBCE.	Before 30 November 2017	Draft recommendations announced in February 2018.  Final recommendations announced in June 2018.

#### **4 FINANCIAL DETAILS / VALUE FOR MONEY**

- 4.1 There are no immediate financial implications arising as a direct result of this report. However, it should be noted that as the number of elected members will reduce by 25% at the next scheduled elections, there will be efficiency savings from May 2019.
- 4.2 The Stage Two report recommends a pattern of 19 wards in total consisting of 14 two-member wards and five three-member wards. These are the Royal Borough's recommendations and the LGBCE may or may not decide to adopt these patterns. The total number of wards and their composition will be finalised in June 2018, and the extent of the savings will be realised at this point.
- 4.3 The budget provision of £75K across 2016/2017 was not drawn upon during Stage One of the review. During the second stage of the review, arrangements for additional resource from within the Electoral Services team have been made and a new post created. It is expected that the new post of Electoral Services Officer will provide administrative assistance to the review process and the post will be funded from within the approved review funding. No additional funding is sought through this report.

#### **5 LEGAL IMPLICATIONS**

- 5.1 The second stage of the electoral review has been conducted in accordance with the advice and guidance provided by officers at the LGBCE and written materials made available by the LGBCE on their website.

#### **6 RISK MANAGEMENT**

- 6.1 The risks identified are set out in Table 4.

**Table 4: Impact of risk and mitigation**

<b>Risks</b>	<b>Uncontrolled Risk</b>	<b>Controls</b>	<b>Controlled Risk</b>
The Stage Two report on warding patterns is not submitted by the 15 December 2017 deadline set by the LGBCE.	Medium	Report submitted to Full Council in December 2017 following agreed recommendation from the Working Group	Low
The warding pattern proposals outlined in the report are not supported by the LGBCE, and as a result, the LGBCE publishes alternative warding patterns as part of its Draft Recommendations in February 2017.	High	The warding patterns demonstrate how best reflect community identity and balanced electoral equality.	Low
The LGBCE approves an alternative pattern of wards supplied by another stakeholder in the process, e.g parish council(s), political parties, member(s) of the public, community organisation(s)	High	The Stage 2 report will demonstrate how RBWM's pattern of wards are balanced and reflect local communities, presenting the best pattern of wards.	Low

## **7 POTENTIAL IMPACTS**

- 7.1 The reduction of the council size by 25% from 57 to 43 members will have a significant impact on the future structure of the organisation from May 2019. These implications were highlighted in the Stage One report on council size.
- 7.2 The warding patterns outlined in the Stage 2 report deliver better electoral equality across the Borough as they fall within the 10% tolerance of an average of 2,764 electors per councillor.

## **8 CONSULTATION**

- 8.1 All Royal Borough members were invited to meet with officers over a two-week period in October 2017 to discuss the Stage Two process and to provide their comments and

input on the shaping of the new warding patterns. 37 of the 57 members (65%) met with officers as part of this process. Constructive feedback from these meetings was reflected in the developing version of maps presented to meetings of the working group in October and November 2017. Since the end of October, all working versions of the maps have been shared with all members for their comments.

- 8.2 The LGBCE do not provide definitive advice on how local authorities should approach consulting with their members as part of the Stage 2 process. They did however, advise that it is common practice for local authorities to use a cross-party Working Group to make recommendations to Full Council and that they supported the Royal Borough's adoption of this approach.
- 8.3 The LGBCE consult with certain stakeholders directly as part of the wider public engagement strategy for promoting the review. Parish councillors, elected members, political parties and local organisations operating within the Royal Borough were contacted by the LGBCE and told how they could make their own representations on warding patterns. RBWM is a consultee in the electoral review process the administration of the review is facilitated by the LGBCE.
- 8.4 The Royal Borough kept parish councils abreast of progress with the review and reminded them how they could make their own representations at the Parish Conference held on 14 November 2017. At this meeting, the Borough's provisional warding patterns were shared with parish clerks and parish councillors.
- 8.5 The LGBCE will publish all of the representations they received from September to December 2017 on their website in February 2018 when their Draft Recommendations are published.

## 9 TIMETABLE FOR IMPLEMENTATION

**Table 5: Implementation timetable**

<b>Date</b>	<b>Details</b>
15 December 2017 following approval by Full Council on 12 December 2017.	Submit Stage Two warding pattern report to LGBCE.
15 December 2017 – 6 February 2018	LGBCE considers all of the representations they have received from September to December (first phase of public consultation).
6 February 2018	LGBCE publishes its Draft Recommendations
6 February – 16 April 2018	Public consultation on Draft Recommendations opens (second phase of public consultation)
By 16 April 2018	Submit counter-proposals to LGBCE's Draft Recommendations (if applicable).
16 April – 5 June 2018	LGBCE considers all of the representations they have received from September to December (first phase of public consultation).
5 June 2018	LGBCE publishes its Final Recommendations
September 2018	LGBCE makes Parliamentary Order
May 2019	New council size takes effect

## 10 APPENDICES

### 10.1 Appendix A: The RBWM Electoral Review Stage Two – Future Warding Patterns

## 11 BACKGROUND DOCUMENTS

11.1 The background documents to this report to Council are:

- Report to Full Council on 27 September 2016 endorsing an electoral review
- Report to Full Council on 27 June 2017 on future council size.

11.2 Both reports are available on the Council website.

## 12 CONSULTATION (MANDATORY)

Name of consultee	Post held	Date sent	Commented & returned
Cllr Dudley	Leader of the Council		
Cllr McWilliams	Principal Member		4/12/17
Alison Alexander	Managing Director	30/11/17	4/12/17
Russell O'Keefe	Executive Director		
Andy Jeffs	Executive Director		
Rob Stubbs	Section 151 Officer		
Terry Baldwin	Head of HR		
Mary Kilner	Head of Law and Governance		
Louisa Dean	Communications and Marketing Manager		

### REPORT HISTORY

<b>Decision type:</b> Key decision	<b>Urgency item?</b> No
Report Author: Suzanne Martin, Electoral Services Manager, 01628 682935.	





## **Electoral Review**

# **Royal Borough of Windsor and Maidenhead**

## **Stage Two - Ward Pattern**

December 2017

<b>Contents</b>	<b>Page</b>
1. Summary	1
2. Introduction	1
3. Consultation	3
4. Methodology	3
5. Proposed Ward Pattern	5
6. Ward Commentary	6
 <b>Appendices</b>	
Appendix 1 - Working Group Terms of Reference (Stage Two)	13
Appendix 2 - Electorate Forecasts	16
 <b>Maps</b>	
Map 1 - Existing Ward Pattern	17
Map 2 - Proposed Ward Pattern	18
Map 3 - Belmont	19
Map 4 - Bisham and Cookham	20
Map 5 - Boyn Hill	21
Map 6 - Bray	22
Map 7 - Cox Green	23
Map 8 - Furze Platt	24
Map 9 - Hurley and Walthams	25
Map 10 - Oldfield	26
Map 11 - Pinkneys Green	27
Map 12 - Riverside	28
Map 13 - St Mary's	29
Map 14 - Ascot and Sunninghill	30
Map 15 - Castle	31
Map 16 - Clewer and Dedworth East	32
Map 17 - Clewer and Dedworth West	33
Map 18 - Clewer East and Park	34
Map 19 - Datchet, Horton and the Etons	35
Map 20 - Old Windsor and Wraysbury	36
Map 21 - South Ascot and Sunningdale	37

## 1. SUMMARY

- 1.1 The Local Government Boundary Commission for England (LGBCE) is in the process of reviewing the electoral arrangements for the Royal Borough of Windsor and Maidenhead (RBWM). Any changes, through the review, will take effect at the next scheduled local elections - May 2019.
- 1.2 An electoral review determines the number of elected members in the council and the number and naming of the new wards to accommodate the new number of elected members for these wards.

## 2. INTRODUCTION

- 2.1 Following a request from Full Council, the LGBCE announced in November 2016 that an electoral review of the Royal Borough would be carried out. The review has two stages:
- Stage one - seeks to determine future council size. This stage was completed in June 2017. The outcome of stage one was that the LGBCE confirmed in September 2017 that it was minded to recommend a future council size of 43 councillors in the Royal Borough from 2019; fourteen fewer than the current arrangements.
  - Stage two – seeks to determine future warding patterns. This stage comprises a consultation with the public inviting proposals for how a new warding pattern could be drawn to accommodate 43 members. The consultation opened on 26 September and the Royal Borough is making its submission to the LGBCE after Council on 12 December 2017. The Royal Borough is a consultee in the electoral review and is making a representation to the LGBCE on a proposed future pattern of wards for 43 members.
- 2.2 Currently the Royal Borough comprises 23 wards: 13 three-member, eight two-member and two one-member wards electing a total of 57 Councillors. There are 10 wards in the Maidenhead and 13 in Windsor, producing a split of 30 to 27 members respectively, see table 1 and map 1.

**Table 1: Existing ward electorates as of July 2017** (Average electors per Councillor: 1,910)

Ward	Electors (2017)	Cllrs	Electors Per Cllr	Variance from Avg
Ascot & Cheapside	4,015	2	2,008	+5%
Belmont	6,198	3	2,066	+8%
Bisham & Cookham	5,353	3	1,784	-7%
Boyn Hill	5,754	3	1,918	0%
Bray	5,702	3	1,901	-1%
Castle Without	5,286	3	1,762	-8%
Clewer East	3,921	2	1,961	+3%
Clewer North	5,854	3	1,951	+2%
Clewer South	3,766	2	1,883	-1%
Cox Green	5,695	3	1,898	-1%

Ward	Electors (2017)	Cllrs	Electors Per Cllr	Variance from Avg
Datchet	3,734	2	1,867	-2%
Eton & Castle	1,418	1	1,418	-26%
Eton Wick	1,824	1	1,824	-5%
Furze Platt	5,739	3	1,913	0%
Horton & Wraysbury	4,078	2	2,039	+7%
Hurley & Walthams	4,828	3	1,609	-16%
Maidenhead Riverside	6,350	3	2,117	+11%
Old Windsor	3,878	2	1,939	+2%
Oldfield	6,977	3	2,326	+22%
Park	3,973	2	1,987	+4%
Pinkneys Green	5,623	3	1,874	-2%
Sunningdale	3,958	2	1,979	+4%
Sunninghill & South Ascot	4,969	3	1,656	-13%
<b>Total</b>	<b>108,893</b>	<b>57</b>	<b>-</b>	<b>-</b>

- 2.3 Table 2 shows how the current wards would become further imbalanced by 2023 if no changes were made to their boundaries. For instance, if retained in its current shape, Oldfield would exceed the 30% imbalance threshold to trigger an automatic electoral review by 2023.

**Table 2: Ward electorates to 2023** (Average electors per Councillor: 2,085)

Ward	Electors (2023)	Cllrs	Electors Per Cllr	Variance from Avg
Ascot & Cheapside	4,567	2	2,284	+10%
Belmont	6,604	3	2,201	+6%
Bisham & Cookham	5,912	3	1,971	-5%
Boyn Hill	6,254	3	2,085	0%
Bray	6,144	3	2,048	-2%
Castle Without	5,663	3	1,888	-9%
Clewer East	4,156	2	2,078	0%
Clewer North	6,341	3	2,114	+1%
Clewer South	3,992	2	1,996	-4%
Cox Green	6,037	3	2,012	-3%
Datchet	3,972	2	1,986	-5%
Eton & Castle	1,554	1	1,554	-25%
Eton Wick	1,933	1	1,933	-7%
Furze Platt	6,083	3	2,028	-3%
Horton & Wraysbury	4,510	2	2,255	+8%
Hurley & Walthams	5,189	3	1,730	-17%
Maidenhead Riverside	7,044	3	2,348	+13%
Old Windsor	4,146	2	2,073	-1%
Oldfield	8,680	3	2,893	+39%
Park	4,211	2	2,106	+1%
Pinkneys Green	5,960	3	1,987	-5%
Sunningdale	4,526	2	2,263	+9%
Sunninghill & South Ascot	5,357	3	1,786	-14%
<b>Total</b>	<b>118,838</b>	<b>57</b>		

### 3. CONSULTATION

- 3.1 To formulate a pattern of wards for submission to the LGBCE the Cross-Party Working Group appointed for stage one of the review was reconvened. The Group consisted of the same members. See appendix 1 for the terms of reference governing the working group.
- 3.2 The Working Group met three times during September to November 2017 to discuss the warding pattern options presented by officers and to make decisions on boundary lines and names. The Working Group requested consultation sessions were offered to all 57 members to gather a wide range of views on community identities within existing wards which could be considered in the forming of the new warding patterns and names to be proposed by the Royal Borough.
- 3.3 The proposed ward boundaries were presented at a Parish Conference meeting on 14 November 2017. Officers reminded the parishes how they could engage in the process and make their own submissions to the LGBCE.

### 4. METHODOLOGY

#### Statutory criteria

- 4.1 In developing its proposals on ward patterning the Working Group has taken account of the LGBCE statutory criteria:
  - **To deliver electoral equality.** Each local Councillor should represent roughly the same number of people.
  - **To reflect community interests and local identities.** Establishing electoral arrangements which, as far as possible, maintain local ties where boundaries are easily identifiable.
  - **To promote effective and convenient local government.** Ensuring that new wards can be represented effectively by their elected representatives and that the new electoral arrangements allow the local authority to conduct its business effectively.
- 4.2 The Working Group agreed that the Borough's submission should ensure:
  - All draft wards submitted should not exceed the +/- 10% threshold from the local average for electors.
  - Planned residential development is factored into electorate forecasts.
  - Existing ward boundaries would be maintained as far as possible to ensure community cohesion and continuity.
  - Diversions from parish boundaries would be kept to a minimum.
  - Communities would be retained intact within wards rather than split between.
  - Identifiable boundaries, such as motorways, A-roads and waterways, would be used as primary dividers where possible and applicable.
  - A pattern including two and three-member wards would be favoured over a pattern including one-member wards to promote effective local government.

### **Electorate forecast**

- 4.3 To determine the 2023 electorate forecast, a 6% growth rate was applied to the July 2017 polling district figures. This is the natural growth rate projected to occur between 2017 and 2023, by the Office for National Statistics. This growth rate, which does not take into account planned residential development, will increase the electorate from 108,893 to 115,427.
- 4.4 The Working Group requested the residential development due to take place between now and 2023 be factored into the forecast. An additional 2,005 residential units are expected to have been built and occupied in the Royal Borough by 2023. This would increase the electorate by a further 3,411 electors; calculated by applying a 1.7 elector-to-unit ratio, the local ratio as of July 2017.
- 4.5 The Royal Borough's total combined forecasted local government electorate for 2023 is 118,838, an increase of 9% on that of July 2017. With 43 Councillors, the average number of electors per Councillor would become 2,764, up from 1,910, see Appendix 2 for a detailed breakdown of the 2023 electorate forecasts by current polling district.

### **Drawing**

- 4.6 To draw a balanced ward pattern, it was agreed by the Working Group that all draft wards submitted as part of the review would not exceed the +/- 10% threshold from the local average for electors, see table 2.

**Table 3: Ward elector target range**

<b>Balanced Pattern</b>	<b>Elector Target Range</b>		
<b>Draft Ward</b>	<b>-10%</b>	<b>0%</b>	<b>+10%</b>
1-Member Ward	2,487	2,764	3,040
2-Member Ward	4,975	5,527	6,080
3-Member Ward	7,462	8,291	9,120

- 4.7 The forecast is 118,838 local government electors living within 66,173 residential units across the Royal Borough in 2023. This would increase the average elector-to-unit ratio from its existing 1.7 up to 1.8 electors per unit. To assist with drawing a balanced ward pattern, this 1.8 ratio was applied across the Borough to determine how many units should be within each draft ward, see table 4:

**Table 4: Ward unit target range**

<b>Balanced Pattern</b>	<b>Unit Target Range</b>		
<b>Draft Ward</b>	<b>-10%</b>	<b>0%</b>	<b>+10%</b>
1-Member Ward	1,385	1,539	1,693
2-Member Ward	2,770	3,078	3,386
3-Member Ward	4,155	4,617	5,078

- 4.8 The additional 2,005 planned residential units, within housing sites, were mapped onto a geographic information system (GIS) alongside the existing 64,168 units. Draft wards were then drawn to ensure that each contained a number of units within the target range, as shown in Table 4. When the 1.8 elector-to-unit ratio was applied, this produced wards within the +/- 10% threshold for electors.

4.9 It is worth noting that while applying a Borough-wide, blanket approach to the 1.8 elector-to-unit ratio has produced reliable elector projections, this is the average ratio across the Borough. In some wards, such as Castle Without, there are currently 1.4 electors per residential unit (as of July 2017). Similarly, in Cox Green and Furze Platt wards, there are currently 1.9 electors per residential unit, slightly above the average. In this respect, it should be noted that the 1.8 ratio may underrepresent some electors in wards above the average and over-represent electorates in other areas where representation is below the average. The Working Group decided to adopt the 1.8 average ratio when formulating its forecasts in order to ensure a consistent approach in its calculations.

## 5. PROPOSED WARD PATTERN

5.1 The balanced pattern of wards that was decided upon by the Working Group can be viewed in Map 2. A breakdown of units and electors per ward is in table 5.

**Table 5: Proposed Ward Pattern**

Ward	Units (2023)	Electors (2023)	Cllrs	Electors Per Cllr	Variance from Avg*
Ascot & Sunninghill	4,220	7,579	3	2,526	-9%
Belmont	3,197	5,741	2	2,871	+4%
Bisham & Cookham	3,197	5,741	2	2,871	+4%
Boyn Hill	3,384	6,077	2	3,039	+10%
Bray	3,252	5,840	2	2,920	+6%
Castle	3,346	6,009	2	3,004	+9%
Clewer & Dedworth East	4,978	8,940	3	2,980	+8%
Clewer & Dedworth West	3,066	5,506	2	2,753	0%
Clewer East & Park	3,086	5,542	2	2,771	0%
Cox Green	2,975	5,343	2	2,671	-3%
Datchet, Horton & the Etons	4,580	8,225	3	2,742	-1%
Furze Platt	3,240	5,819	2	2,909	+5%
Hurley & Walthams	2,792	5,014	2	2,507	-9%
Oldfield	3,229	5,799	2	2,899	+5%
Old Windsor & Wraysbury	4,175	7,498	3	2,499	-10%
Pinkneys Green	2,952	5,301	2	2,651	-4%
Riverside	3,324	5,969	2	2,985	+8%
St Mary's	2,839	5,098	2	2,549	-8%
South Ascot & Sunningdale	4,341	7,796	3	2,599	-6%
<b>Total</b>	<b>66,173</b>	<b>118,838</b>	<b>43</b>		

\*Average electors per councillor: 2,764.

5.2 The pattern presents a collection of nineteen wards across the Royal Borough comprising fourteen two-member and five three-member wards. In Maidenhead, it is proposed that there should be eleven wards each with two elected members. In Windsor, there should be eight wards, five three member wards and three two member each. This pattern would produce a split of 22 Councillors in the Maidenhead constituency and 21 in the Windsor constituency.

- 5.3 The names that have been chosen for each new ward attempt to resemble the existing ward name for the area as far as possible. The Working Group agreed that this was the best approach in order to maintain community cohesion and established local ties.
- 5.4 Whilst acknowledging the significance of the elector projections for 2023 which have steered the process for drawing new ward boundaries, the Working Group requested that the same electorate projections were made available for 2019. 2019 will be the first year that the new electoral arrangements for the Royal Borough will come into force and will also be the first year of local elections under these new arrangements. Table 6 below shows the comparative data.

**Table 6: Electorate forecast for 2019 and 2023**

<b>Proposed Ward</b>	<b>Units (2019)</b>	<b>Electors (2019)*</b>	<b>Units (2023)</b>	<b>Electors (2023)</b>
Ascot & Sunninghill	3,990	6,983	4,220	7,579
Belmont	3,177	5,560	3,197	5,741
Bisham & Cookham	3,057	5,350	3,197	5,741
Boyn Hill	3,246	5,681	3,384	6,077
Bray	3,205	5,609	3,252	5,840
Castle	3,281	5,742	3,346	6,009
Clewer & Dedworth East	4,914	8,600	4,978	8,940
Clewer & Dedworth West	3,066	5,366	3,066	5,506
Clewer East & Park	3,086	5,401	3,086	5,542
Cox Green	2,975	5,206	2,975	5,343
Datchet, Horton & the Etons	4,492	7,861	4,580	8,225
Furze Platt	3,240	5,670	3,240	5,819
Hurley & Walthams	2,750	4,813	2,792	5,014
Oldfield	2,974	5,205	3,229	5,799
Old Windsor & Wraysbury	4,135	7,236	4,175	7,498
Pinkneys Green	2,952	5,166	2,952	5,301
Riverside	3,164	5,537	3,324	5,969
St Mary's	2,389	4,181	2,839	5,098
South Ascot & Sunningdale	4,147	7,257	4,341	7,796
<b>Total</b>	<b>64,240</b>	<b>112,420</b>	<b>66,173</b>	<b>118,838</b>

\*The 2019 electorate has been forecasted applying a 1.75 elector-to-unit ratio; midway between the 1.7 ratio of 2017 and 1.8 ratio expected in 2023.

## 6. WARD COMMENTARY

For each new proposed ward, a commentary is provided which explains the reasoning behind how boundaries have been drawn. Maps 3 to 21 provide the pattern for each new ward and should be referenced alongside the commentaries.

### Maidenhead Constituency Area

#### Belmont (Map 3)

- 6.1 It is proposed to retain the current name for Belmont ward as there is minimal change to the existing ward boundary for this area. The A4 is retained as the



obvious boundary between Boyn Hill and Belmont. Likewise, Courthouse Road serves as the distinct boundary marker to the west and Linden Avenue and Harrow Lane represent the boundaries on the northern edge. The Belmont identity has already been long established and existed prior to the last electoral review in 2002. The heart of the Belmont identity which comprises Belmont Park Road, Belmont Park Avenue, Belmont Crescent, Belmont Road and Belmont Drive resume their status in the new Belmont ward configuration and remain central focus points of the community.

- 6.2 The area of Norfolk Road and its immediate environs which currently sit in Belmont will transfer to the newly created town centre ward, St Mary's. Similarly, the northern part of the North Town area between Moor Lane and Ray Mill Road West would be included in the new Belmont area as there is capacity to take in the collection of roads in this area and Riverside ward would become too large a ward if the area was retained.

#### **Bisham and Cookham (Map 4)**

- 6.3 There are no boundary changes proposed to the configuration of the current Bisham and Cookham ward as the number of electors predicted for 2023 falls comfortably within the tolerance for a two-member ward. There are two parish councils which exist in this ward; Bisham and Cookham, and by retaining the current ward boundary, there would be no changes made to the electoral arrangements of the parishes and their wards at this level.
- 6.4 The villages of Bisham and Cookham are neighbours with similar interests and priorities, co-existing in a rural setting on the outskirts of northern Maidenhead. There is therefore a reasonable expectation that these communities continue to be partnered together in one ward.

#### **Boyn Hill (Map 5)**

- 6.5 Boyn Hill is the most densely populated ward that is being proposed and as a town centre area, falls within the higher end for a two-member ward at 10% above the average. It is not proposed to make any changes to the external boundaries of this ward as the southern boundary of the railway line serves as a major feature separating Boyn Hill from Oldfield to the south. Likewise, the A4 separates Boyn Hill from Belmont and Pinkneys Green wards in the north and electors who live south of the A4 naturally associate themselves with residing in the Boyn Hill area. Boyn Hill Road and Boyn Valley Road lie in the heart of the ward and will continue to play the part of identifying landmarks in the ward area.

#### **Bray (Map 6)**

- 6.6 The ward of Bray is located in the centre of the Royal Borough and acts as the rural link uniting the towns of Windsor and Maidenhead. The community of Bray has undoubtedly forged its own unique identity over the years making it a rural entity with needs that are quite distinct from the urban areas of Windsor and Maidenhead which border it.
- 6.7 There are no changes proposed to the external boundary of the existing Bray ward. Bray Parish Council operates within the borders of Bray and covers a large geographical area with five parish wards which will increase to six from 2019 when the Bray Fisheries becomes part of the parish. It is proposed to retain the existing

eastern boundary of Bray which separates it from the new Clewer and Dedworth West ward as this boundary is coterminous with the parliamentary boundary that separates Maidenhead and Windsor constituencies. This coterminous boundary is already recognised as a long-established marker which formally separates the towns of Maidenhead and Windsor.

#### **Cox Green (Map 7)**

- 6.8 There are no boundary changes proposed to Cox Green ward which falls within tolerance for a two-member ward. The boundary for Cox Green Parish Council is coterminous with the boundary for the borough ward and it follows logic that the community of the parish is retained with that of the borough ward. The A404 and A4 mark its eastern and northern boundaries with electors located to the west of the A404 in particular, feeling quite distinct from the communities which lie east of this marker in Boyn Hill and Oldfield wards. Similarly, the M4 is a distinct boundary that separates Cox Green from Bray ward in the south.

#### **Furze Platt (Map 8)**

- 6.9 The only proposed change to Furze Platt's ward boundary is that an area west of the Maidenhead Ditch waterway, north of Moor Lane and south of Spencer's Farm would transfer over from Riverside ward to Furze Platt. These proposals would allow the community of Furze Platt to remain intact and the electorate would be in line to return a two-member ward.
- 6.10 It is proposed to retain the area that falls within the current Furze Platt in the new ward configuration as the Cranbrook estate in the western end of the ward forms an integral part of the Furze Platt identity, alongside the school and community centre serving as focal points of the ward.

#### **Hurley and Walthams (Map 9)**

- 6.11 Despite being one of the Royal Borough's largest wards geographically, the mainly rural Hurley and Walthams ward is forecasted to contain a relatively low number of electors in 2023. For that reason there are no proposed boundary changes to the current ward.
- 6.12 There are four parishes that operate within the boundary of Hurley and Walthams and these are Hurley, Shottesbrooke, Waltham St Lawrence and White Waltham. All four of these parishes have long-established ties with each other and share an affinity with the Hurley and Walthams identity. The boundaries of all of the parishes fall exclusively within Hurley and Walthams ward and it is proposed to maintain this arrangement to continue delivering effective parish governance.

#### **Oldfield (Map 10)**

- 6.13 Oldfield is one of the Royal Borough's most densely populated wards and is currently the most imbalanced, sitting at 22% above the average number of electors per councillor in 2017. It is proposed that the existing ward is split into two. The Maidenhead town centre entity of Oldfield will become the new ward of St Mary's, while the rest will remain as Oldfield.
- 6.14 The railway line is used as the main divider between St Mary's and Oldfield, with the boundary running easterly along the railway line from Maidenhead train station up to Oldfield Road. At this point it would follow Oldfield Road north to the A4 and then turn east towards the River Thames. It is felt that the Old Acres and Farthings

area north of the railway line is an integral part of the Oldfield community and should be retained in the new Oldfield ward configuration.

- 6.15 This proposal would remove the town centre area where there is due to be significant planned residential development from the original ward, allowing the remainder of Oldfield to become a two-member ward. It also allows Oldfield a level of capacity, or 'growing space', to accommodate the planned development expected at the Maidenhead Golf Club site post-2023.

#### **Pinkneys Green (Map 11)**

- 6.16 There are no changes proposed to the boundaries of Pinkneys Green ward as the number of electors forecasted for 2023 falls comfortably within tolerance for a two-member ward. Pinkneys Green is an established community, with the Pinkneys Green estate falling within the boundaries of the ward.

#### **Riverside (Map 12)**

- 6.17 If retained in its current shape, Riverside's electorate is projected to exceed the 10% tolerance for a two-member ward by 2023, however it would still be too small to remain as a three-member ward. Therefore, the proposal is to redraw the boundaries of Riverside so that the area west of the Maidenhead Ditch waterway, north of Ray Mill Road West and south of Moor Lane moves to Belmont; and the area north of Moor Lane, west of Maidenhead Ditch and south of Spencer's Farm moves to Furze Platt. This would allow Riverside, which is due to experience residential development between 2017 and 2023, to fall within the tolerance for a two-member ward.

#### **St Mary's (Map 13)**

- 6.18 As explained previously, St Mary's is the proposed ward for Maidenhead town centre. It would be comprised of the northern part of the existing Oldfield ward and south eastern part of Belmont ward. The name St Mary's originates from the Church of England parish church located in the town centre and it was also the area's former ward name prior to 2002. Although the electorate for St Mary's is forecasted to be -8% from the local average, there is due to be significant residential development commencing in the town centre during the 2020s. This variance therefore provides the ward with additional capacity to allow for the planned development to take place.

#### **Windsor Constituency Area**

##### **Ascot and Sunninghill (Map 14)**

- 6.19 In the south of the Borough, the proposal is to revert the ward boundaries to how they were prior to 2002. This would see the community of Sunninghill remaining intact and joining with the existing ward of Ascot and Cheapside to form a new three-member ward. The southern boundary of Sunninghill would be drawn along the A330, northerly up St Mary's Hill and westerly along the train line; this is coterminous with the community's existing polling district boundary and uses these roads as already established boundary markers.
- 6.20 There is due to be residential development within both the Ascot and Sunninghill communities prior to and beyond 2023; the -9% variance would therefore allow capacity for the ward to remain balanced.

6.21 With this warding proposal there would be minimal changes to the current parish council arrangements. Presently, the parish of Sunninghill and Ascot occupies the whole of the existing Ascot and Cheapside ward and the western part of the existing Sunninghill ward. Under the new proposals, Sunninghill and Ascot parish would continue to cross two wards; these being the new Ascot and Sunninghill ward and the most western part of the new South Ascot and Sunningdale ward.

#### **Castle (Map 15)**

6.22 Castle ward is to be formed by combining the majority of the existing Castle Without ward with a part of the existing ward of Eton and Castle. Its northern and eastern boundaries would follow the River Thames, before cutting westerly along the Queen Elizabeth Walk, across Home Park, and joining with the Long Walk. The ward would encompass most of Windsor's town centre, including Windsor Castle. The existing boundary which uses the A308 and the A332 to mark the western and southern boundaries of the ward are significant markers that outline Windsor town centre.

6.23 To allow for electoral equality, the ward's southern boundary would divert from that of Castle Without's to move westerly along Grove Road and St Mark's Road before turning south down St Leonard's Road to rejoin the A308.

#### **Clewer and Dedworth East (Map 16)**

6.24 Clewer and Dedworth East is proposed as a new three-member ward, taking in the eastern part of the existing Clewer North ward, western part of Clewer East, eastern part of Clewer South and a western part of Park ward, including the Legoland Resort. Its eastern and southern boundaries would follow Goslar Way (A332), Imperial Road, St Leonard's Road and Winkfield Road before running coterminous along the Bray Parish boundary. The western boundary would fall along Smiths Lane, Wolf Lane and Hemwood Road. To the north, the ward would include the Royal Windsor Race Course and end at the River Thames. The proposal allows for the communities of Clewer Green, Clewer New Town, Clewer Village and St Leonard's Hill to remain intact within an individual ward.

#### **Clewer and Dedworth West (Map 17)**

6.25 This ward is forecasted to be electorally balanced in 2023. Clewer and Dedworth West would combine the western halves of the existing Clewer North and Clewer South wards, as well as a small area of Park to form an electorally balanced ward that returns two-members. The western boundary of the new ward would be coterminous with Windsor's parliamentary constituency boundary.

6.26 There are two wards of Bray Parish that are currently located in Windsor constituency; North Willows and Alexander, and both are located in two separate borough wards; Clewer North and Clewer South. In the proposal to create the new Clewer and Dedworth West ward, both parish wards would be contained in one single borough ward. The new arrangements would promote a more cohesive local governance model for Bray Parish as the parish would be contained in fewer borough wards than it is currently.

6.27 It is proposed to include reference to Dedworth in the name of the ward as the local community feel an affiliation with the Dedworth area.

### **Clewer East & Park (Map 18)**

- 6.28 This ward is also forecasted to be electorally balanced in 2023. It would be comprised out of the eastern half of Clewer East, a northern part of Park and a southern area of the existing Castle Without ward. Imperial Road and Winkfield Road would form its western boundaries and Kings Road would form the boundary to the east. It is proposed that the communities of Spital (to the south of St Leonard's Road) and the Boltons (an area comprising the roads in the vicinity of Bolton Road and Bolton Avenue) would remain intact, and furthermore, be contained in a central Windsor ward which they have a closer affinity to. The identity of the ward overall is one of central Windsor.

### **Datchet, Horton and the Etons (Map 19)**

- 6.29 This proposal sees the communities of Datchet, Eton Wick, Eton and Horton combined to form a new three-member ward. The boundaries would be coterminous with that of their respective Parish Councils in order to promote effective parish governance. It should be noted that in addition to stabilising parish governance by not dividing any of the three parishes across more than one borough ward, the governance for Eton Town Council is in fact improved as the two wards of the parish are united in the new Datchet, Horton and the Etons ward whereas one parish ward is currently located in Eton Wick ward and the other in Eton and Castle ward.
- 6.30 All four communities sit north of the River Thames and were formerly part of the county of Buckinghamshire. There was a suggestion to also include the Wraysbury community as part of this ward, however this would have distorted the forecasted electoral balance and the Working Group concluded it did not want to break the Wraysbury area into two entities to force a solution.

### **Old Windsor and Wraysbury (Map 20)**

- 6.31 This ward is forecasted to be close to the minimum number of electors to produce an acceptable three-member ward in 2023. It would see the two parished communities of Old Windsor and Wraysbury combined in one ward, alongside the largely rural and Crown Estate parts of the existing Park and Eton and Castle wards. The northern boundary would fall along the Queen Elizabeth Walk and western boundary along Kings Road and Winkfield Road.
- 6.32 The current ward of Old Windsor is too small to exist as a two-member ward under the new elector to councillor ratio, and too large to exist as a single-member ward. With this consideration in mind, if Old Windsor is to be kept intact, the existing ward must exist in a larger ward in future. The proposal to pair Old Windsor with Wraysbury prevents the need for Old Windsor to expand too far west into areas traditionally considered as urban Windsor and instead offers a solution where it is partnered with an eastern neighbour, Wraysbury, that it has a closer affinity to.

### **South Ascot and Sunningdale (Map 21)**

- 6.33 As previously explained, the proposal is to revert the south of the Borough to the former ward boundaries that were in place prior to 2002. The decision to include South Ascot, which is part of Sunninghill and Ascot Parish Council, with Sunningdale is due to the requirement to balance elector numbers and to deliver two wards in the south that reflect electoral equality. The existing Sunningdale

ward, which has coterminous boundaries with its Parish Council, is forecasted to be too small to remain as a two-member ward in 2023. The communities of Sunningdale and South Ascot share allegiance and a sense of identity as they were partnered together in one ward prior to 2002 and shared three councillors.

- 6.34 A proposal to retain three wards of two-members in the south of the Borough was explored, however it was difficult to maintain electoral equality without dividing communities, for example Sunninghill, between two separate wards. The proposal for two three-member wards was therefore agreed by the Working Group as the most in line with the criteria set by the LGBCE as it ensured that existing communities were not split between wards.

**Royal Borough of Windsor and Maidenhead  
Electoral Review Working Group – Stage 2**

**Terms of Reference – September 2017**

**1. BACKGROUND**

- 1.1 Members agreed at a meeting of Full Council in September 2016 to approach the Local Government Boundary Commission for England (LGBCE) and request that an electoral review of the council be undertaken with a view to altering the number of elected councillors.
- 1.2 In November 2016, the Royal Borough received confirmation from the LGBCE that an electoral review of the council would be undertaken. To assist, it was agreed that a working group would be established.
- 1.3 In February 2017 the LGBCE formally briefed Members of the Council on the process of the electoral review, and the Working Group representative nominations were sought from the two Group Leaders.
- 1.4 Meetings of the working group took place between March and June 2017 to determine the council's future size from 2019 onwards. Members of the working group agreed on a council size of 43, and these recommendations were incorporated into the Stage 1 report on council size which was subsequently agreed at a meeting of Full Council in June 2017.
- 1.5 In July 2017, the Stage 1 report on council size was sent to the LGBCE for their consideration. In September 2017, the LGBCE advised the Managing Director that they were minded to recommend a future council size of 43 members.
- 1.6 From 26 September until 4 December 2017, the LGBCE will be opening a phase of public consultation and inviting the council and other interested parties to make proposals on the future warding patterns as part of Stage 2 of the review.
- 1.7 The Council will need to compose a pattern of wards under the new electoral arrangements of 43 councillors and submit this to the LGBCE in December 2017.

**2. OBJECTIVES**

- 2.1 The objectives of the Electoral Review Working Group for Stage 2 of the electoral review are to:

- Ensure full Member involvement in and support to the electoral review process.
- Consider options on future warding patterns by considering the boundaries for new wards, the number of members for each new ward and the names of each ward, whilst bearing in mind the requirement that new warding patterns represent local communities and identities and the importance of reaching electoral equality across the Royal Borough.
- Provide support in the provision of information required by the LGBCE.
- Make a recommendation to Full Council on a pattern of wards that demonstrates how the statutory criteria set by the LGBCE has been met.

### **3. MEMBERSHIP**

3.1 The Working Group will comprise 7 elected Members on a cross-party basis:

- |                                |                     |              |
|--------------------------------|---------------------|--------------|
| • Cllr Ross McWilliams (Chair) | Cox Green           | Conservative |
| • Cllr Natasha Airey           | Park                | Conservative |
| • Cllr Stuart Carroll          | Boyn Hill           | Conservative |
| • Cllr Lilly Evans             | Ascot and Cheapside | Conservative |
| • Cllr Mohammed Ilyas          | Furze Platt         | Conservative |
| • Cllr Lynne Jones             | Old Windsor         | Independent  |
| • Cllr Ed Wilson               | Clewer South        | Conservative |

3.2 The following officers will provide support to the Working Group as required:

- |                    |                                       |
|--------------------|---------------------------------------|
| • Alison Alexander | Managing Director / Returning Officer |
| • Suzanne Martin   | Electoral Services Manager            |
| • Michael Llewelyn | Projects and Policy Officer           |
| • Paul Temple      | GIS Technician                        |

### **4. QUORUM AND FREQUENCY**

4.1 At least three of the seven elected members should be present for a meeting of the Working Group to take decisions.

4.2 The Working Group will meet periodically as required within the agreed timescales.

### **5. REPORTING**

5.1 The Council's Stage 2 representation on warding patterns is due to be reported to Full Council on 12 December 2017. The deadline for the document to be with Democratic Services for publication is 4 December 2017.



5.2 If approved by Full Council, the Stage 2 report will be presented to the LGBCE by 15 December 2017. This would complete the first phase of public consultation on the warding patterns for Stage 2.

## **6. TIMESCALES**

6.1 After the first phase of public consultation on the new warding patterns closes in December 2017, the LGBCE will consider all of the responses they have received and will then publish their Draft Recommendations on 6 February 2018.

6.2 The second phase of public consultation will open on 6 February 2018 and will run until 16 April 2018, inviting comments on the LGBCE's Draft Recommendations. It is expected that the Working Group may need to reconvene during this period to present comments to the Draft Recommendations, if necessary.

6.3 The LGBCE will publish their Final Recommendations on the new ward patterns on 5 June 2018.

## RBWM ESTIMATED ELECTORATE & HOUSING FORECASTS FOR 2023

Polling district	District	Parish	Parish ward	Existing District ward	Existing Local Govt Electorate 2017	Existing Units 2017	Existing Elector to Unit Ratio 2017	Projected Local Govt Electorate 2023 (+6%)	Additional Units Due By 2023	Additional Local Govt Electorate 2023 (Units x 1.7)	Combined Forecasted Electorate 2023	Total Units Due By 2023	Forecasted Elector to Unit Ratio 2023
AA	North Ascot	Sunninghill & South Ascot	Ascot & Cheapside	Ascot & Cheapside	2,905	1,700	1.71	3,079	92	157	3,236	1,792	1.81
AB	Ascot East	Sunninghill & South Ascot	Ascot & Cheapside	Ascot & Cheapside	570	405	1.41	604	68	116	720	473	1.52
AC	Cheapside	Sunninghill & South Ascot	Ascot & Cheapside	Ascot & Cheapside	540	335	1.61	572	23	39	612	358	1.71
BA	Belmont West			Belmont	3,137	1,753	1.79	3,325	20	34	3,359	1,773	1.89
BB	Belmont East			Belmont	3,061	1,904	1.61	3,245	0	0	3,245	1,904	1.7
CA	Bisham	Bisham		Bisham & Cookham	885	530	1.67	938	0	0	938	530	1.77
CB	Cookham	Cookham	Cookham	Bisham & Cookham	477	287	1.66	506	0	0	506	287	1.76
CC	Cookham Rise	Cookham	Cookham Rise	Bisham & Cookham	2,968	1,714	1.73	3,146	140	238	3,384	1,854	1.83
CD	Cookham West	Cookham	Cookham West	Bisham & Cookham	1,023	525	1.95	1,084	0	0	1,084	525	2.07
DA	Boyn Hill East			Boyn Hill	3,399	1,966	1.73	3,603	91	155	3,758	2,057	1.83
DB	Boyn Hill West			Boyn Hill	2,355	1,277	1.84	2,496	0	0	2,496	1,277	1.95
EA	Bray Village	Bray	Bray Village	Bray	2,058	1,061	1.94	2,181	34	58	2,239	1,095	2.05
EB	Holport	Bray	Bray Holyport	Bray	2,826	1,615	1.75	2,996	25	43	3,038	1,640	1.85
EC	Oakley Green & Fifield	Bray	Bray Oakley Green & Fifield	Bray	818	504	1.62	867	0	0	867	504	1.72
FA	Castle Without South			Castle Without	1,119	882	1.27	1,186	35	60	1,246	917	1.36
FB	Castle Without North			Castle Without	2,053	1,602	1.28	2,176	0	0	2,176	1,602	1.36
FC	Castle Without East			Castle Without	2,114	1,500	1.41	2,241	0	0	2,241	1,500	1.49
GA	Clewer East Manor			Clewer East	1,847	1,207	1.53	1,958	0	0	1,958	1,207	1.62
GB	Clewer East Oakfield			Clewer East	2,074	1,138	1.82	2,198	0	0	2,198	1,138	1.93
HA	Clewer North Willows	Bray	Bray Dedworth	Clewer North 1	464	317	1.46	492	0	0	492	317	1.55
HB	Clewer North West			Clewer North 2	2,243	1,163	1.93	2,378	0	0	2,378	1,163	2.04
HC	Clewer North Central			Clewer North 3	2,247	1,378	1.63	2,382	80	136	2,518	1,458	1.73
HD	Clewer North East			Clewer North 4	900	542	1.66	954	0	0	954	542	1.76
JA	Clewer South Alexander	Bray	Bray Alexander	Clewer South 1	470	333	1.41	498	0	0	498	333	1.5
JB	Clewer South West			Clewer South 2	1,664	960	1.73	1,764	0	0	1,764	960	1.84
JC	Clewer South East			Clewer South 3	1,632	1,003	1.63	1,730	0	0	1,730	1,003	1.72
KA	Cox Green South	Cox Green	Cox Green South	Cox Green 1	1,544	786	1.96	1,637	0	0	1,637	786	2.08
KB	Cox Green North	Cox Green	Cox Green North	Cox Green 2	1,842	1,011	1.82	1,953	0	0	1,953	1,011	1.93
KC	Cox Green East	Cox Green	Cox Green East	Cox Green 3	2,309	1,178	1.96	2,448	0	0	2,448	1,178	2.08
LA	Datchet	Datchet		Datchet	3,734	2,183	1.71	3,958	8	14	3,972	2,191	1.81
MA	Eton	Eton Town Council	Eton	Eton & Castle	1,201	798	1.51	1,273	0	0	1,273	798	1.6
MB	Castle			Eton & Castle	217	179	1.21	230	30	51	281	209	1.34
NA	Eton Wick	Eton Town Council	Eton Wick	Eton Wick	1,824	1,042	1.75	1,933	0	0	1,933	1,042	1.86
PA	Furze Platt West			Furze Platt	1,917	978	1.96	2,032	0	0	2,032	978	2.08
PB	Furze Platt Central			Furze Platt	1,431	792	1.81	1,517	0	0	1,517	792	1.92
PC	Furze Platt East			Furze Platt	2,391	1,290	1.85	2,534	0	0	2,534	1,290	1.96
QA	Horton	Horton		Horton & Wraysbury	837	468	1.79	887	80	136	1,023	548	1.87
QB	Wraysbury	Wraysbury		Horton & Wraysbury	3,241	1,748	1.85	3,435	30	51	3,486	1,778	1.96
RA	Hurley North	Hurley	Hurely North	Hurley & Walthams	732	463	1.58	776	0	0	776	463	1.68
RB	Hurley South	Hurely	Hurely South	Hurley & Walthams	759	432	1.76	805	0	0	805	432	1.86
RC	Shottesbrooke	Shottesbrooke Parish Meeting		Hurley & Walthams	98	58	1.69	104	0	0	104	58	1.79
RD	Waltham St Lawrence	Waltham St Lawrence		Hurley & Walthams	984	525	1.87	1,043	0	0	1,043	525	1.99
RE	Littlewick Green	White Waltham	White Waltham Littlewick Green	Hurley & Walthams	357	213	1.68	378	0	0	378	213	1.78
RF	White Waltham & Paley Street	White Waltham	White Waltham White Waltham & Paley Street	Hurley & Walthams	392	220	1.78	416	10	17	433	230	1.88
RG	Woodlands Park	White Waltham	White Waltham Woodlands Park	Hurley & Walthams	1,506	852	1.77	1,596	32	54	1,651	884	1.87
SA	Maidenhead Riverside West			Maidenhead Riverside	1,775	595	2.98	1,882	99	168	2,050	694	2.95
SB	Maidenhead Riverside North			Maidenhead Riverside	1,753	914	1.92	1,858	25	43	1,901	939	2.02
SC	Maidenhead Riverside South			Maidenhead Riverside	2,822	2,226	1.27	2,991	60	102	3,093	2,286	1.35
TA	Great Park	Old Windsor		Old Windsor	238	143	1.66	252	0	0	252	143	1.76
TB	Old Windsor	Old Windsor		Old Windsor	3,640	2,087	1.74	3,858	21	36	3,894	2,108	1.85
UA	Oldfield West			Oldfield	2,880	1,728	1.67	3,053	245	417	3,470	1,973	1.76
UB	Oldfield Central			Oldfield	3,416	2,430	1.41	3,621	510	868	4,489	2,940	1.53
UC	Oldfield East			Oldfield	681	308	2.21	722	0	0	722	308	2.34
VA	Park North			Park	597	278	2.15	633	0	0	633	278	2.28
VB	Park West			Park	1,195	640	1.87	1,267	0	0	1,267	640	1.98
VC	Park Central			Park	649	364	1.78	688	0	0	688	364	1.89
VD	Park East			Park	1,532	992	1.54	1,624	0	0	1,624	992	1.64
WA	Pinkneys Green South			Pinkneys Green	2,851	1,481	1.93	3,022	0	0	3,022	1,481	2.04
WB	Pinkneys Green North			Pinkneys Green	2,772	1,474	1.88	2,938	0	0	2,938	1,474	1.99
XA	Sunningdale North	Sunningdale		Sunningdale	2,385	1,561	1.53	2,528	184	313	2,841	1,745	1.63
XB	Sunningdale South	Sunningdale		Sunningdale	1,573	1,091	1.44	1,667	10	17	1,684	1,101	1.53
YA	South Ascot	Sunninghill & Ascot	Sunninghill & South Ascot	Sunninghill & South Ascot	2,660	1,586	1.68	2,820	0	0	2,820	1,586	1.78
YB	Sunninghill	Sunninghill & Ascot		Sunninghill & South Ascot	2,309	1,453	1.59	2,448	53	90	2,538	1,506	1.69
					<b>108,893</b>	<b>64,168</b>	<b>1.7</b>	<b>115,427</b>	<b>2,005</b>	<b>3,411</b>	<b>118,838</b>	<b>66,173</b>	<b>1.8</b>

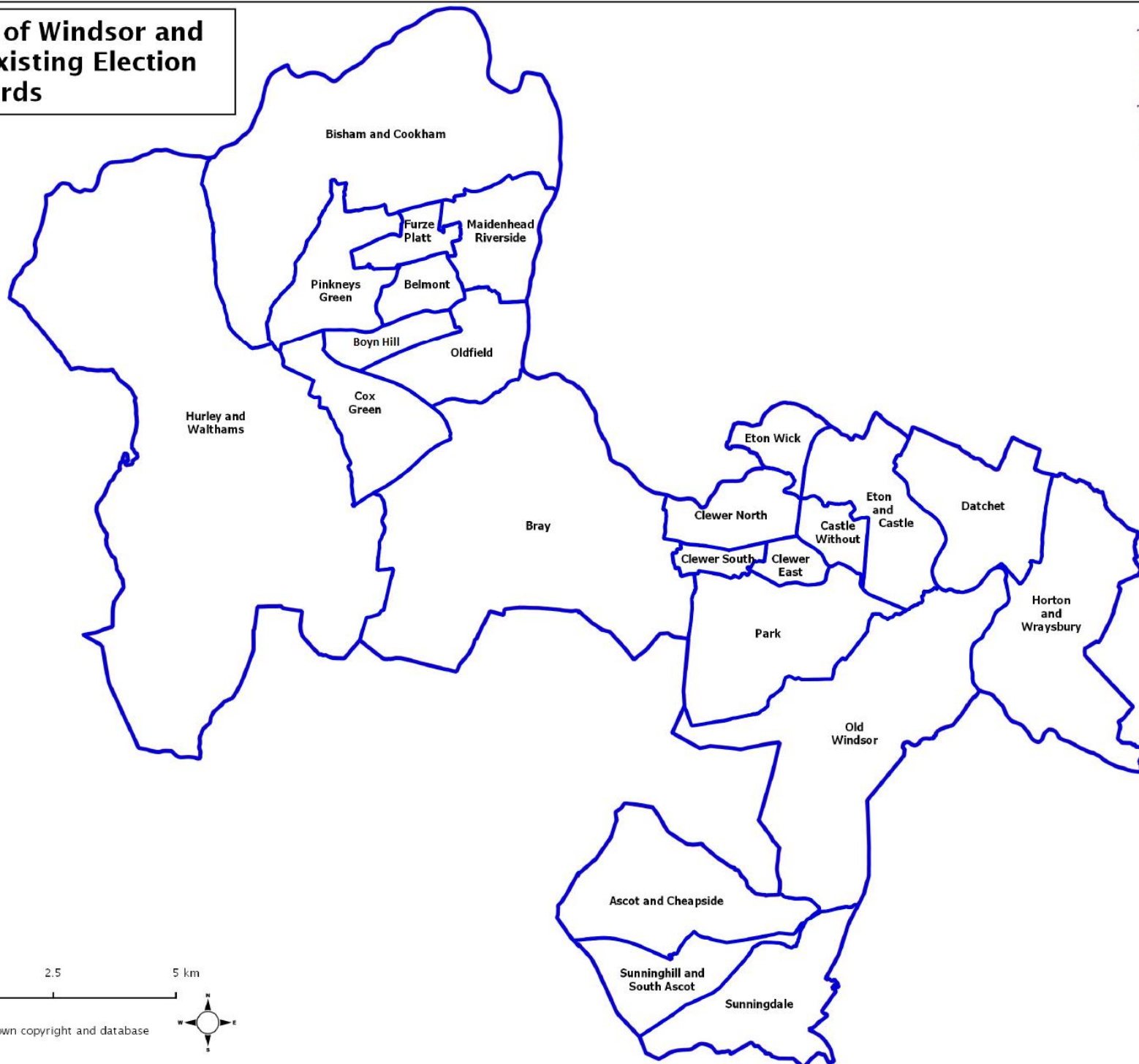
# Royal Borough of Windsor and Maidenhead Existing Election Wards

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Royal Borough  
of Windsor &  
Maidenhead

139

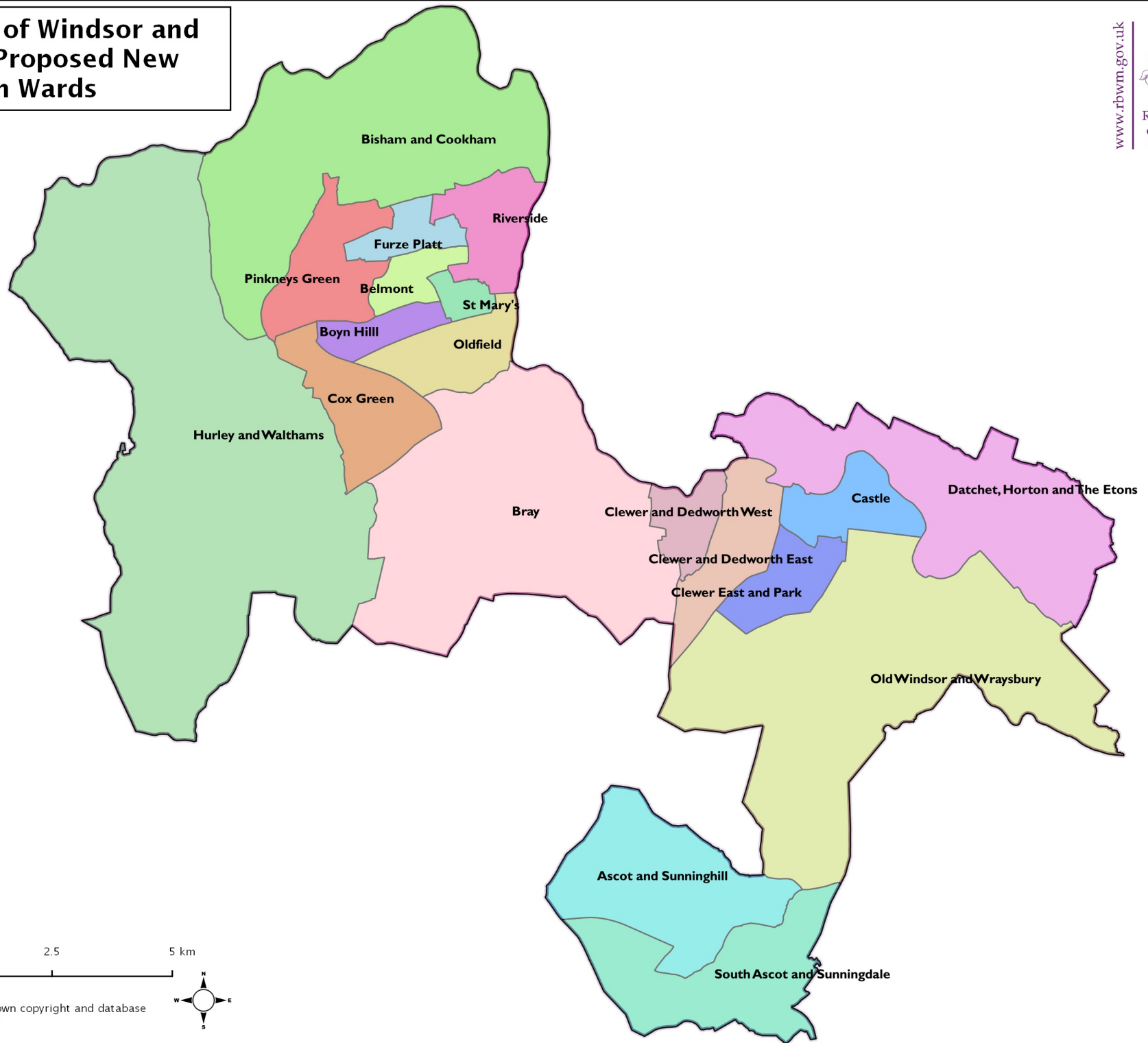


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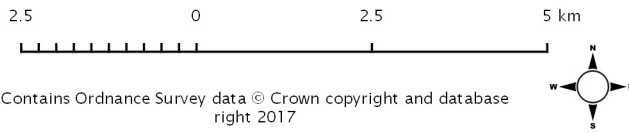


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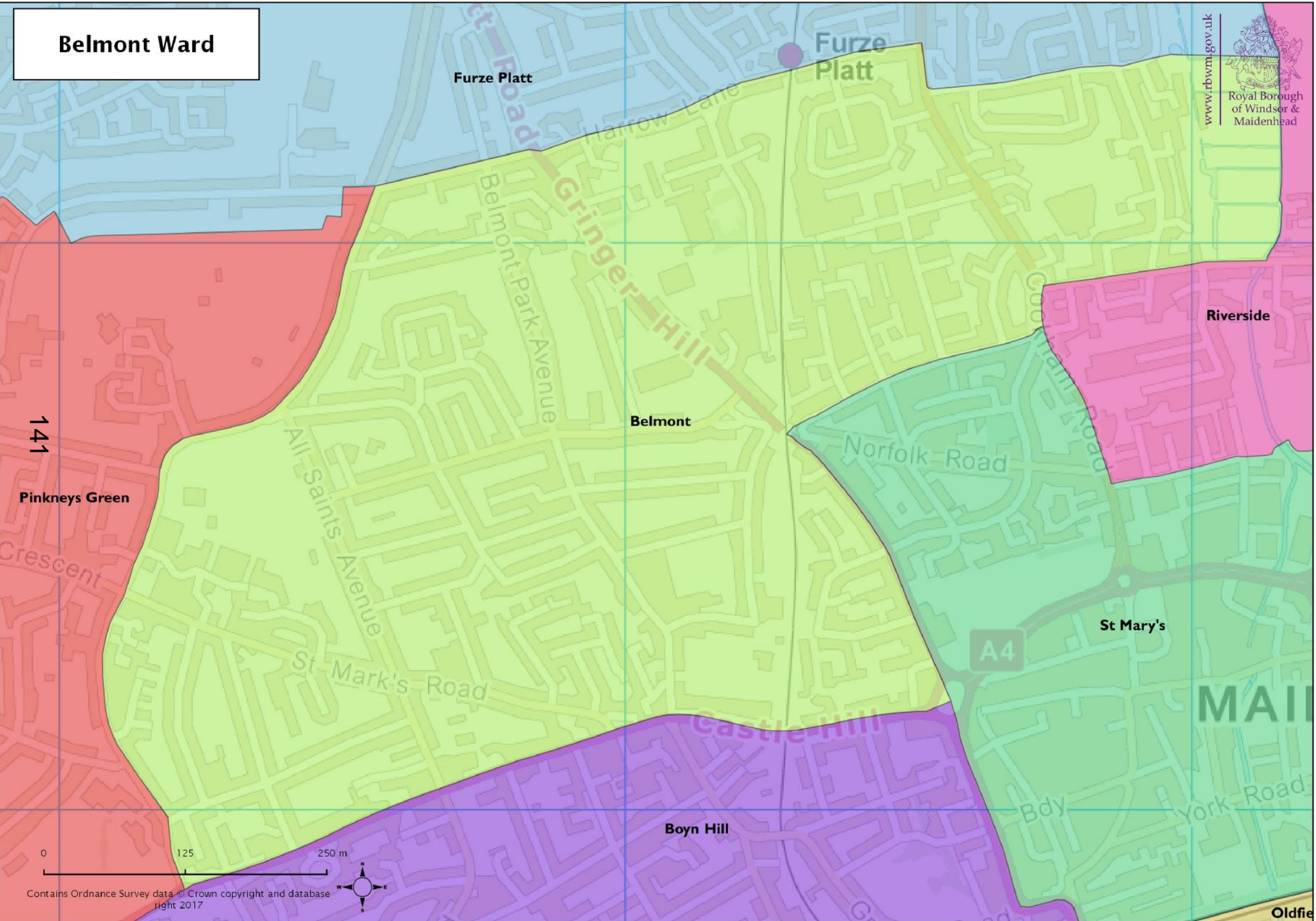
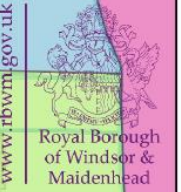
# Royal Borough of Windsor and Maidenhead Proposed New Election Wards



140



# Belmont Ward



141

Pinkneys Green

Furze Platt

Furze Platt

Riverside

Belmont

Norfolk Road

St Mary's

A4

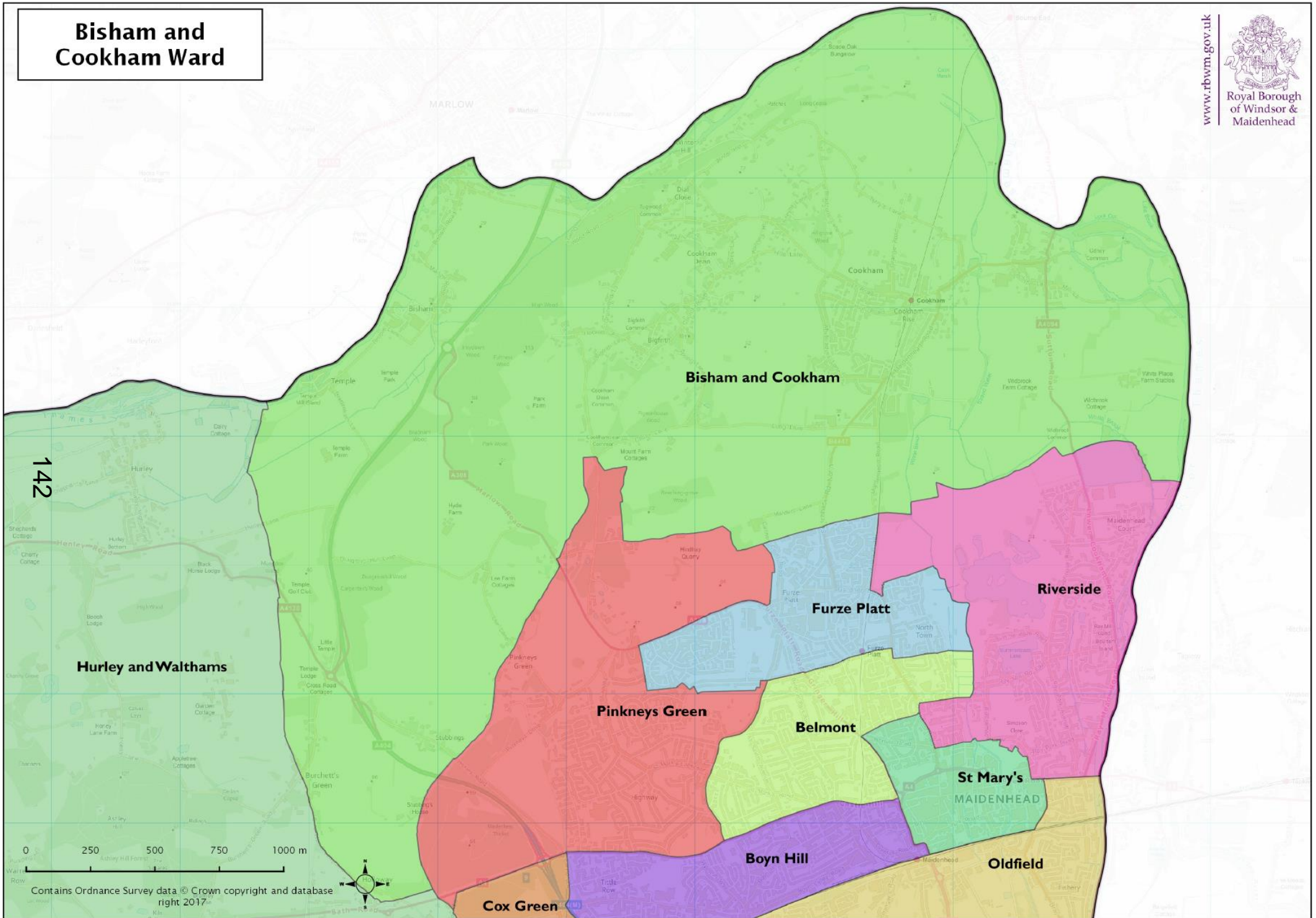
Boyn Hill

MAI

Oldfie

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# Bisham and Cookham Ward

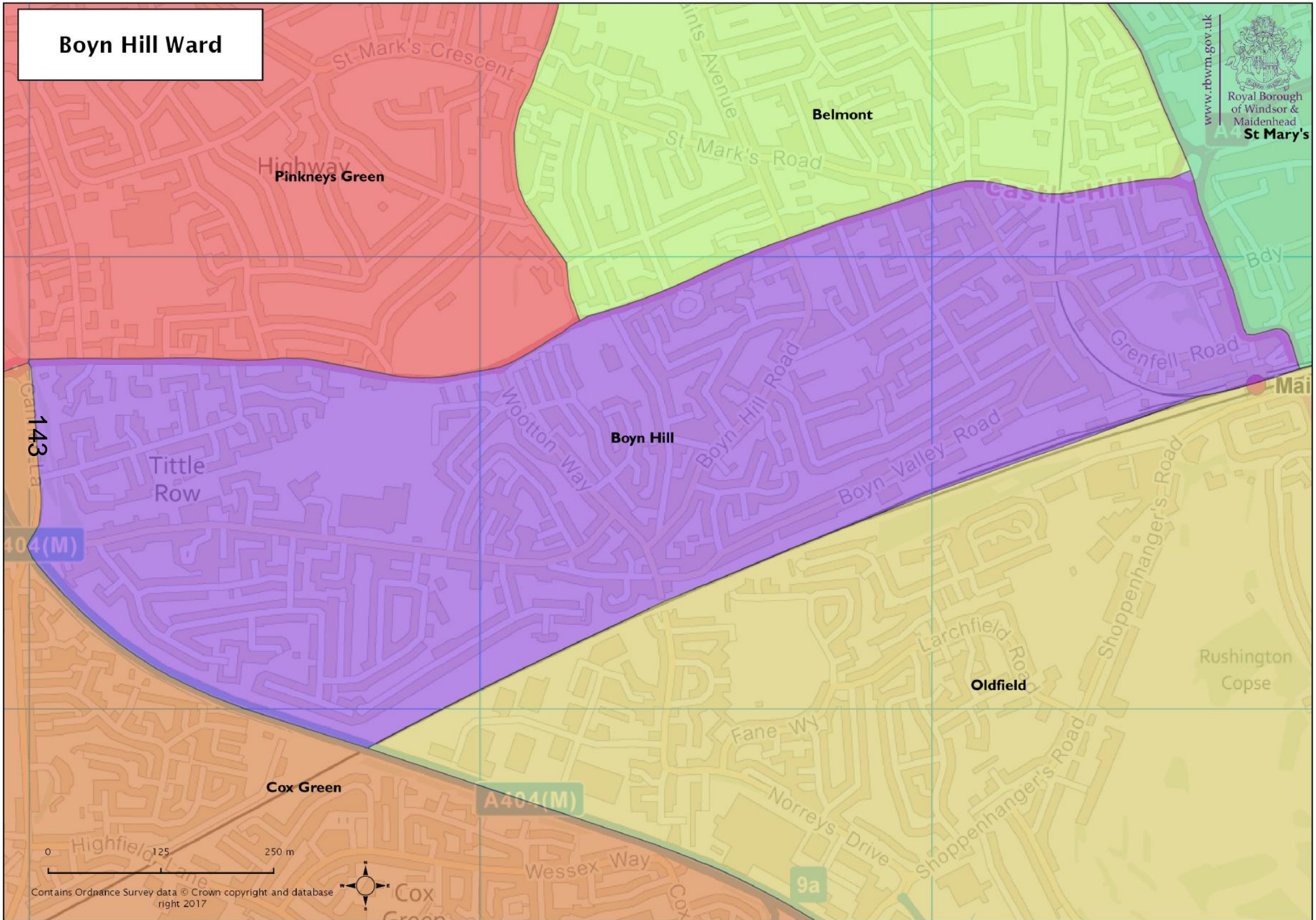


142

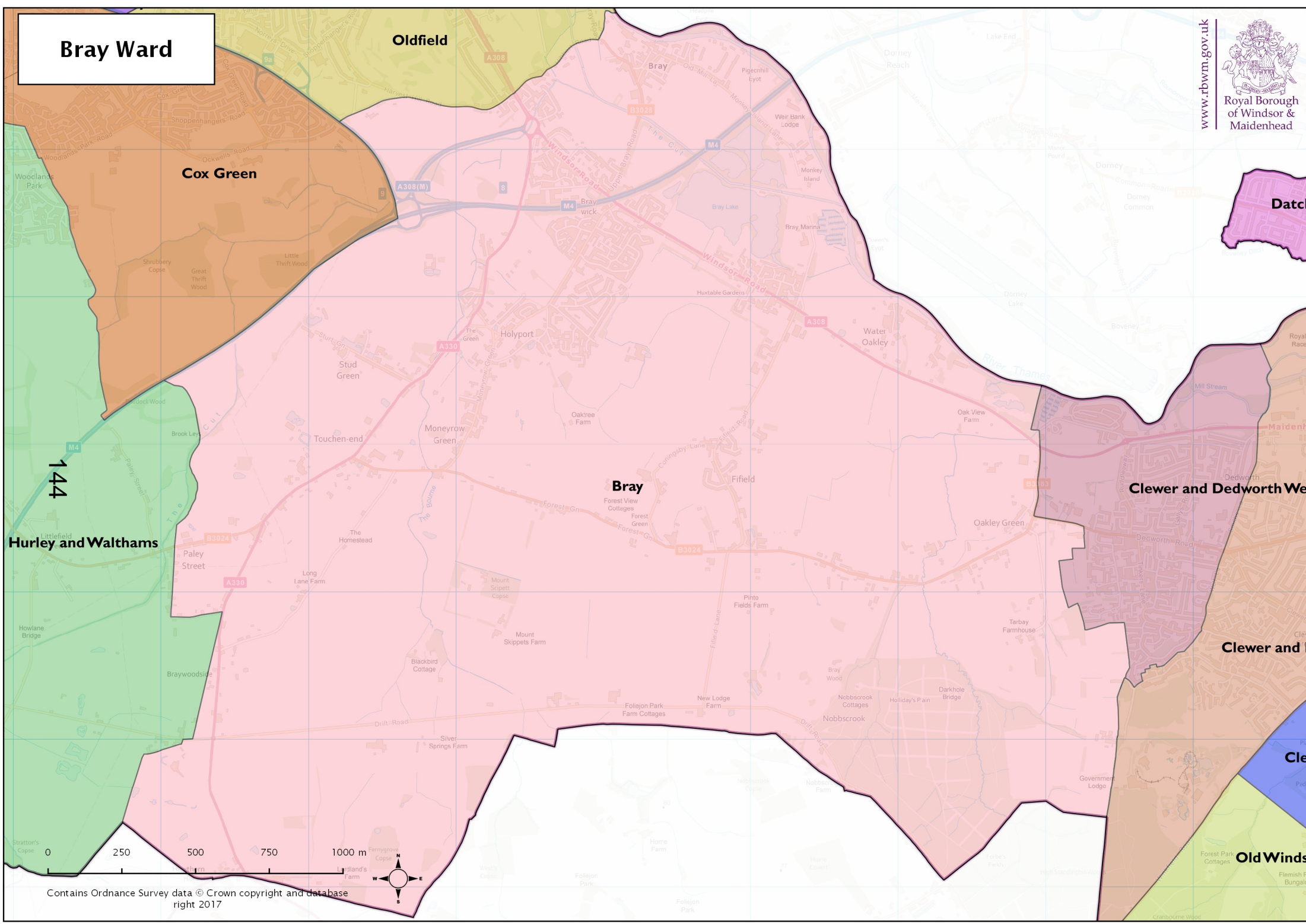
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# Boyn Hill Ward

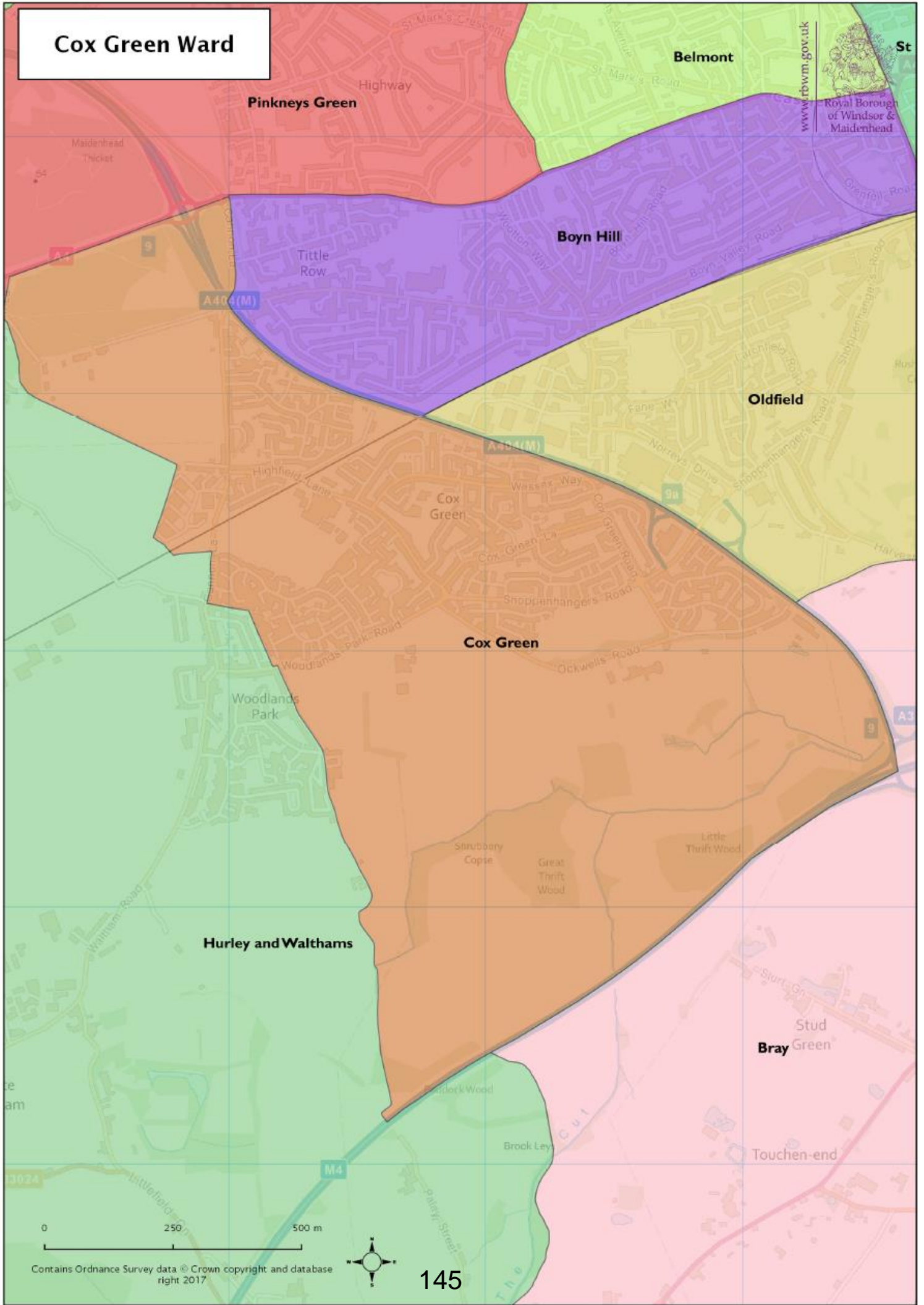


# Bray Ward

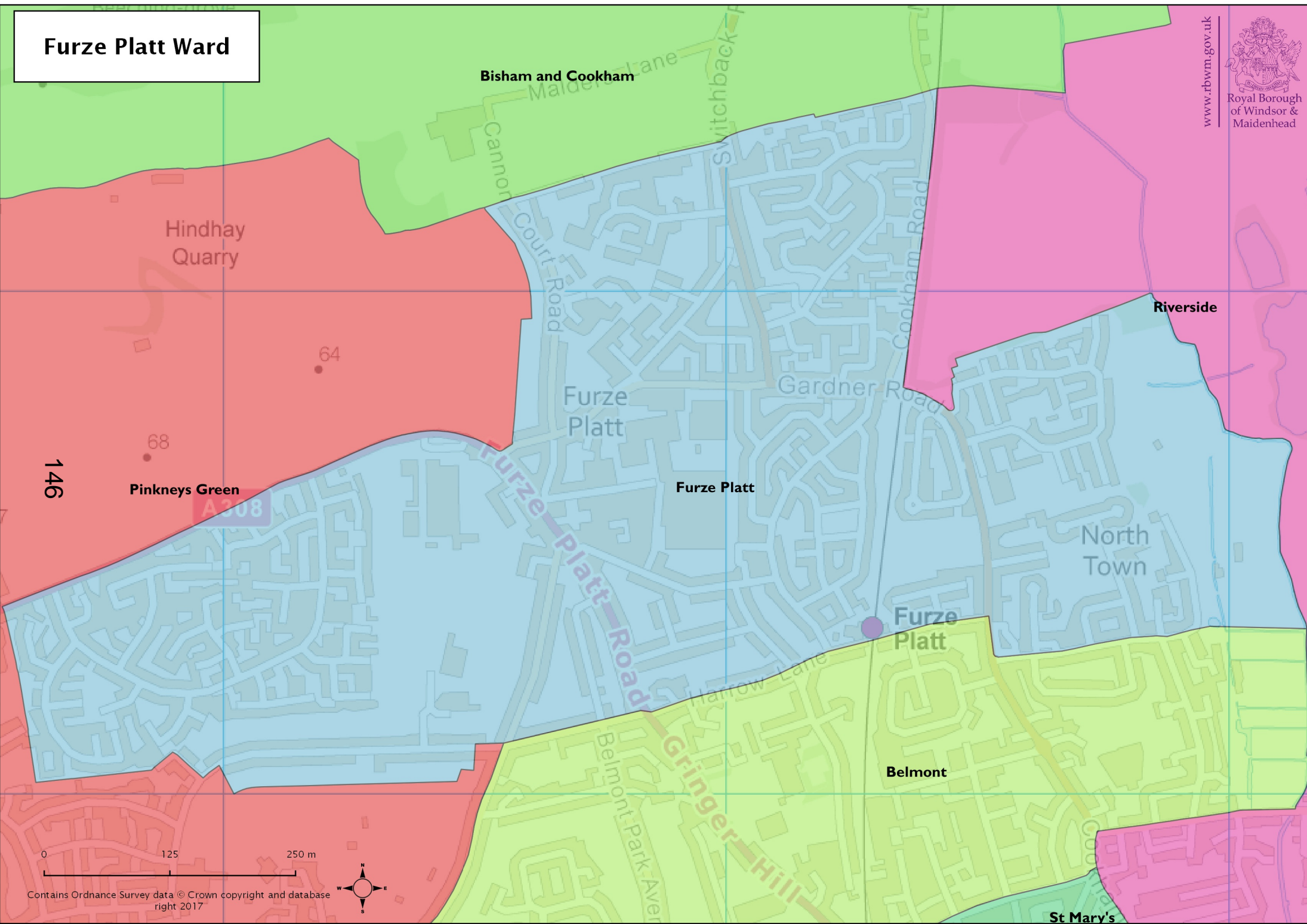




# Cox Green Ward



# Furze Platt Ward



146

Hindhay Quarry

64

68

Pinkneys Green

A308

Furze Platt

Furze Platt

Furze Platt

North Town

Riverside

Belmont

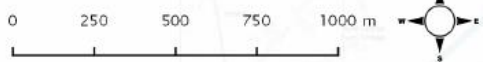
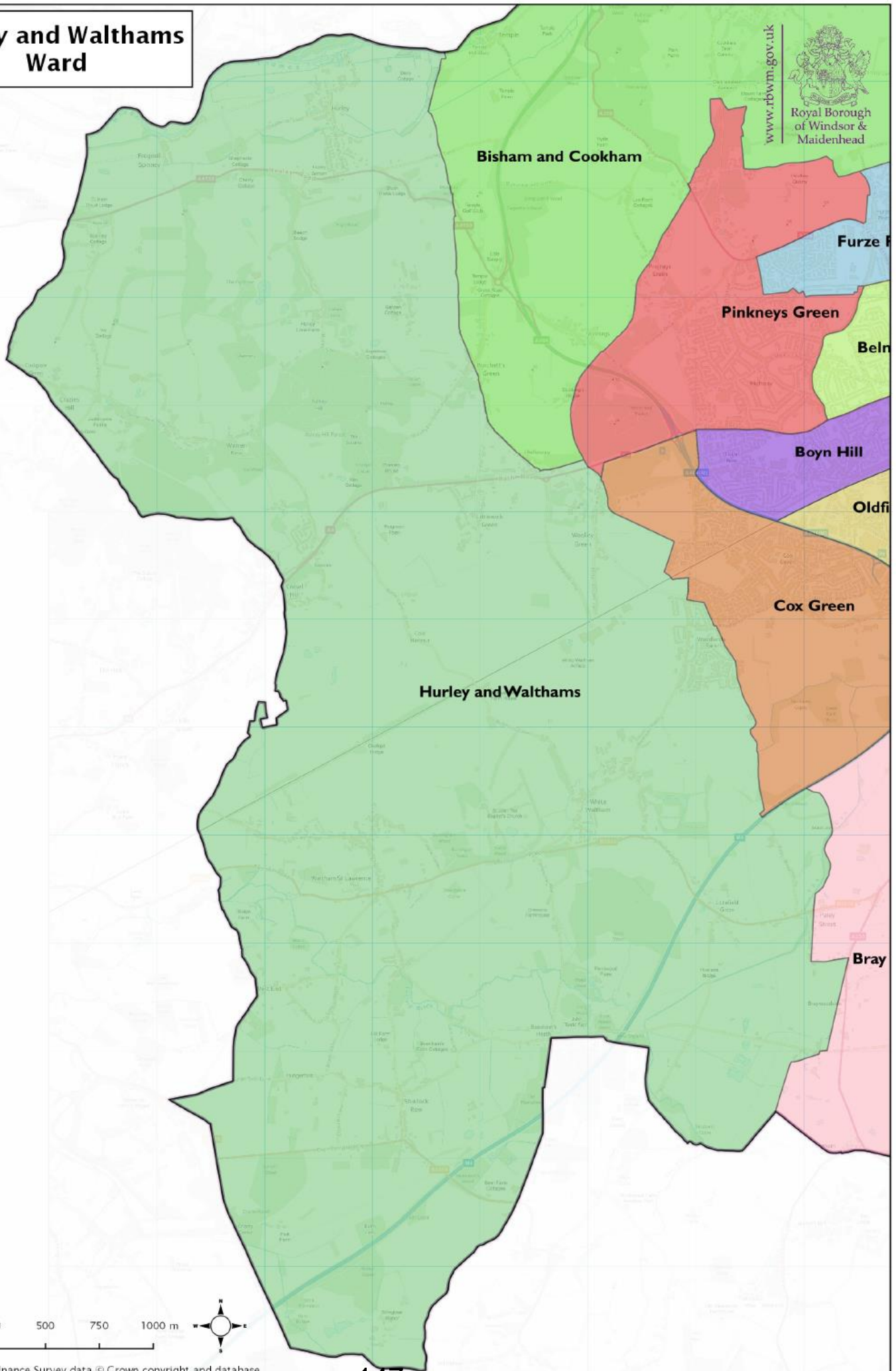
St Mary's

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# Hurley and Walthams Ward

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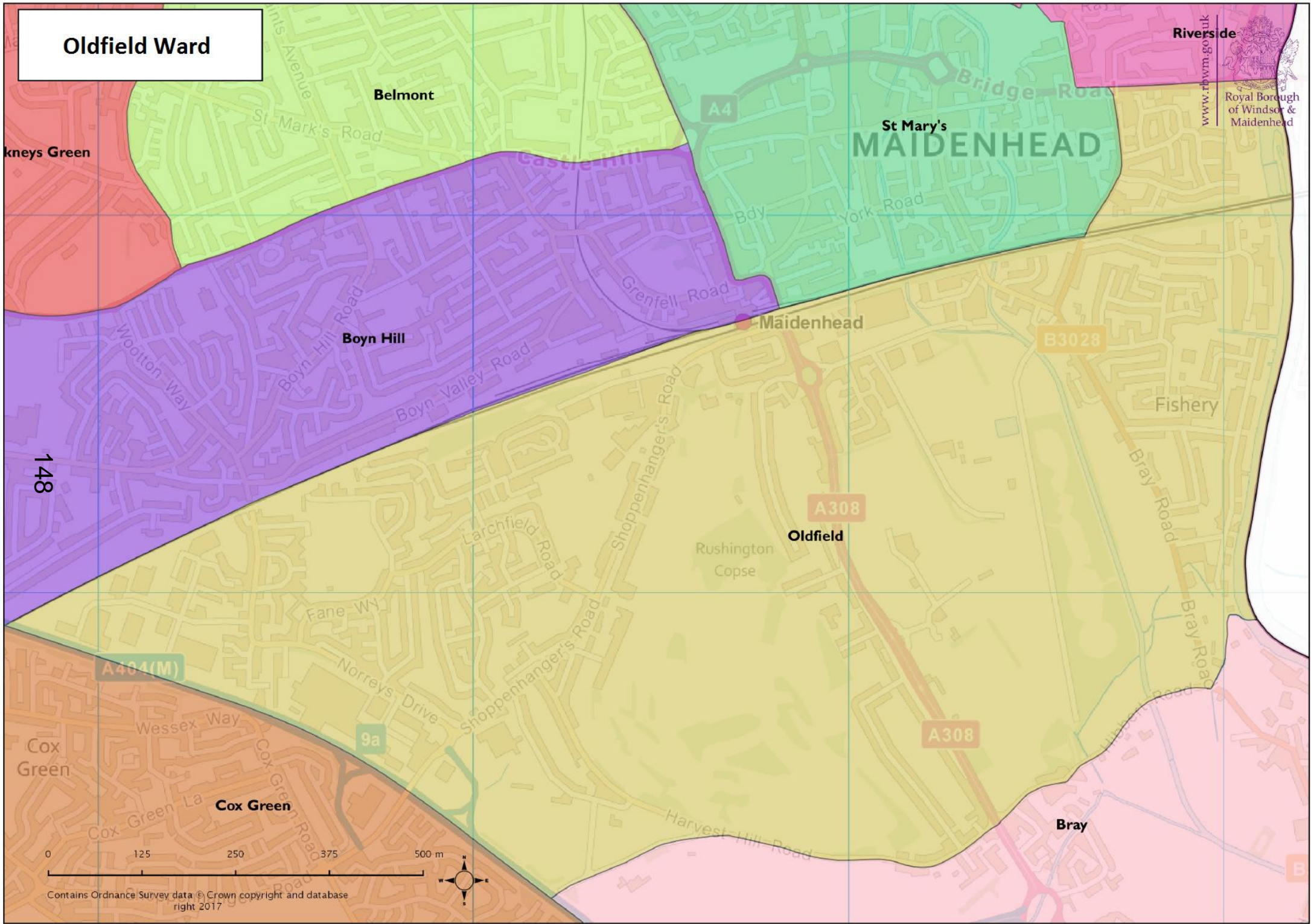
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# Oldfield Ward

Riverside

Royal Borough  
of Windsor &  
Maidenhead

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knays Green

Belmont

St Mary's  
**MAIDENHEAD**

Boyn Hill

Maidenhead

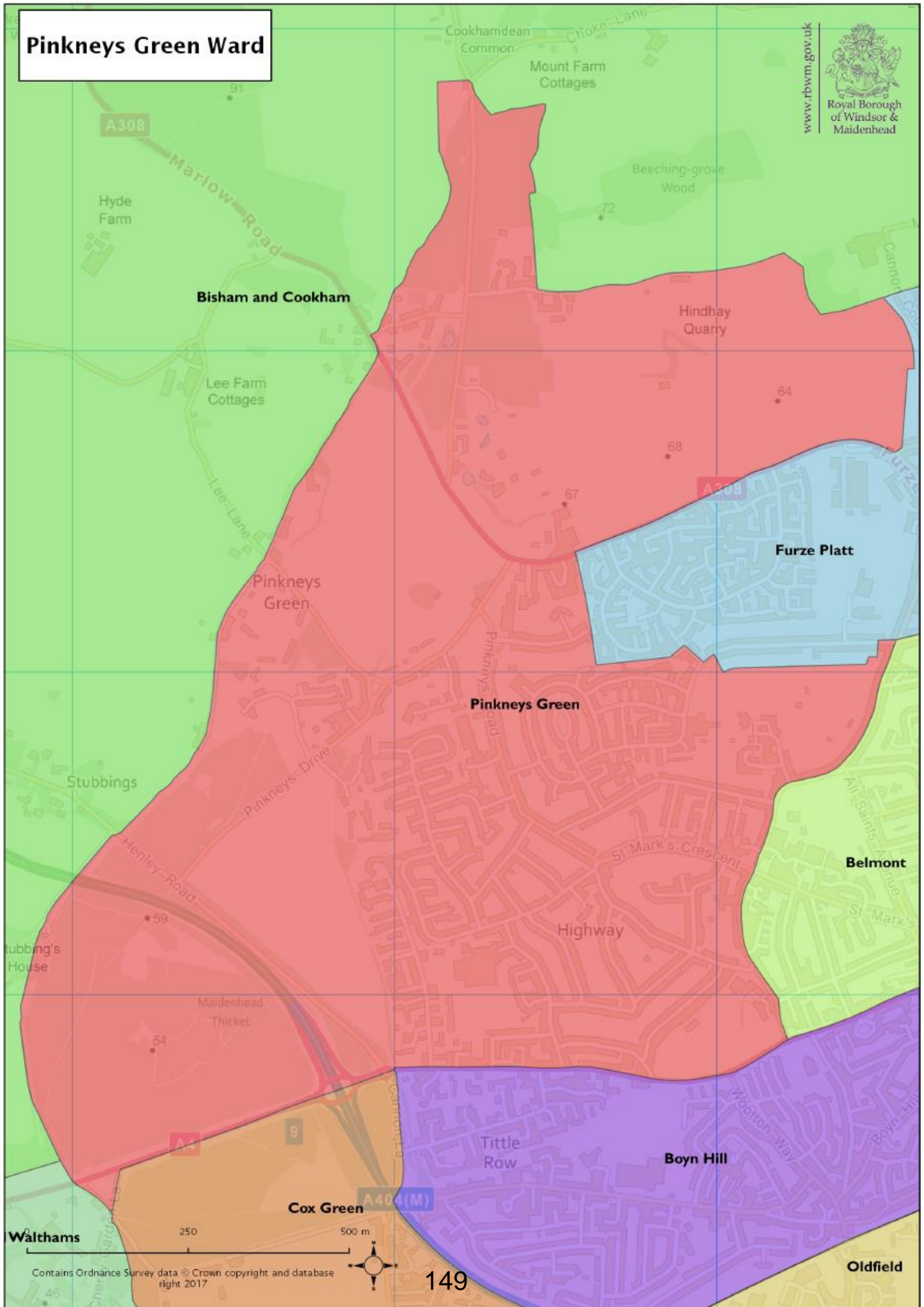
Fishery

Oldfield

Bray

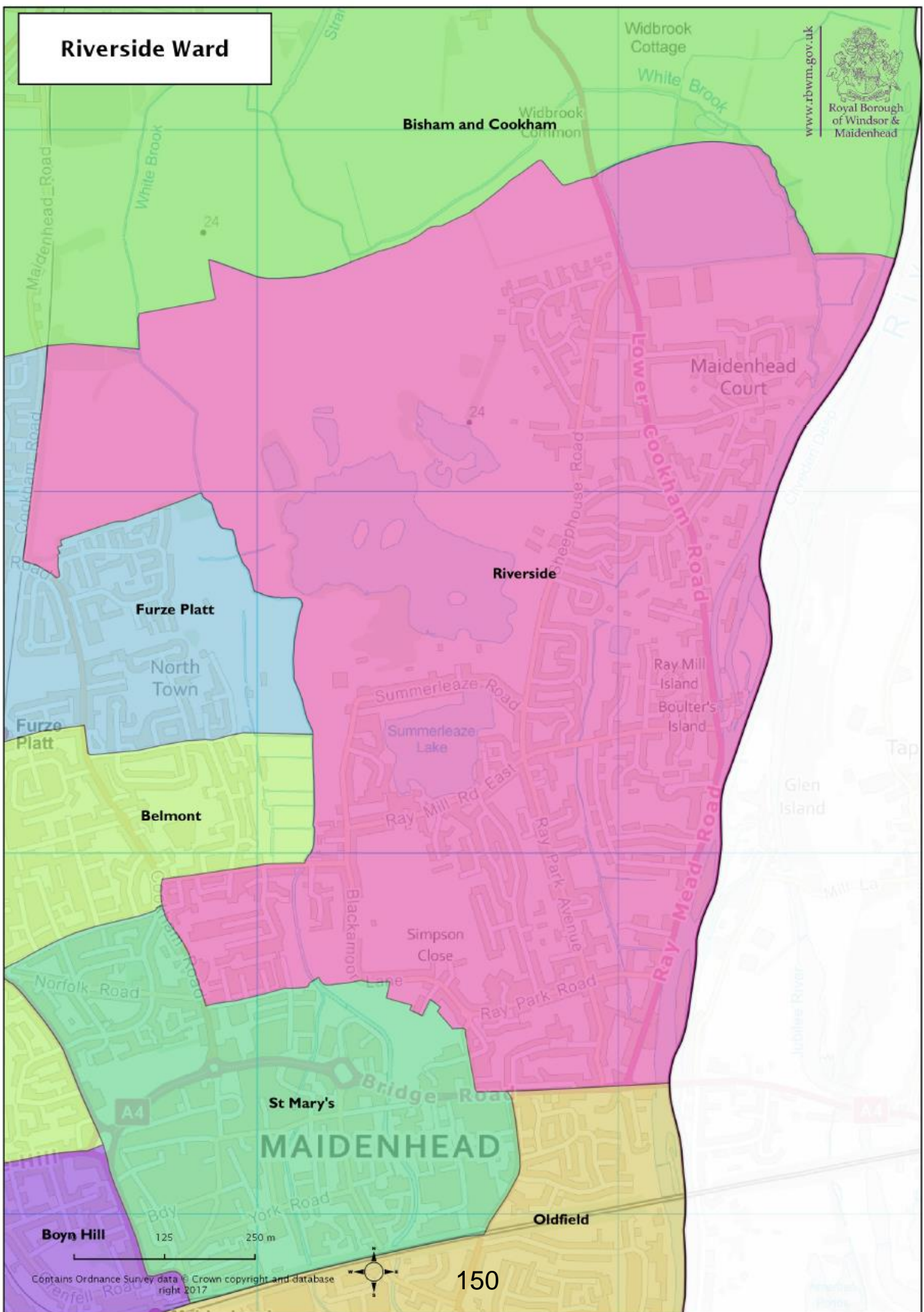
# Pinkneys Green Ward

www.rbwm.gov.uk



# Riverside Ward

www.rbwm.gov.uk



Bisham and Cookham

Riverside

Furze Platt

North Town

Furze Platt

Belmont

St Mary's

MAIDENHEAD

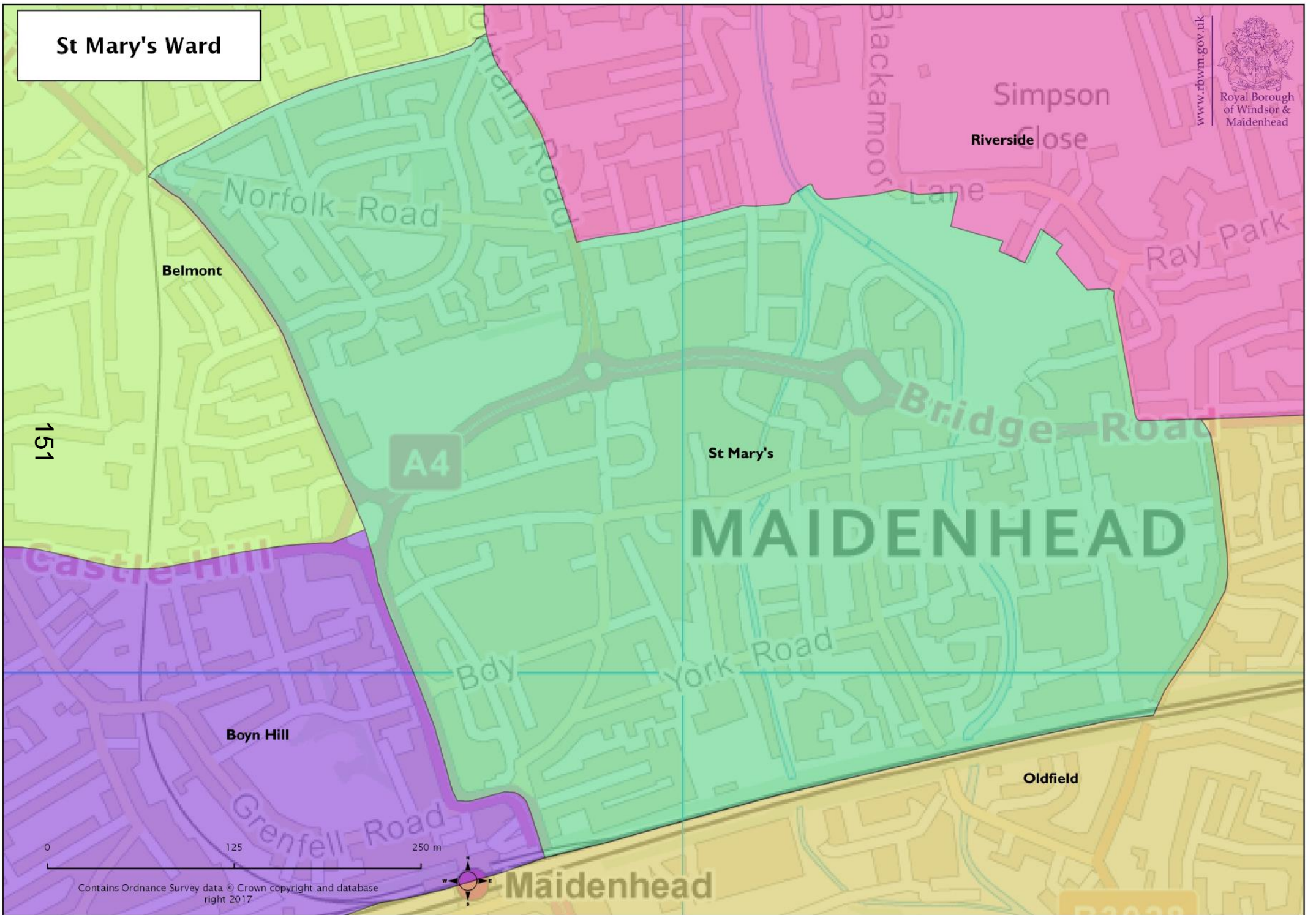
Boyn Hill

Oldfield

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150

St Mary's Ward



151

Belmont

A4

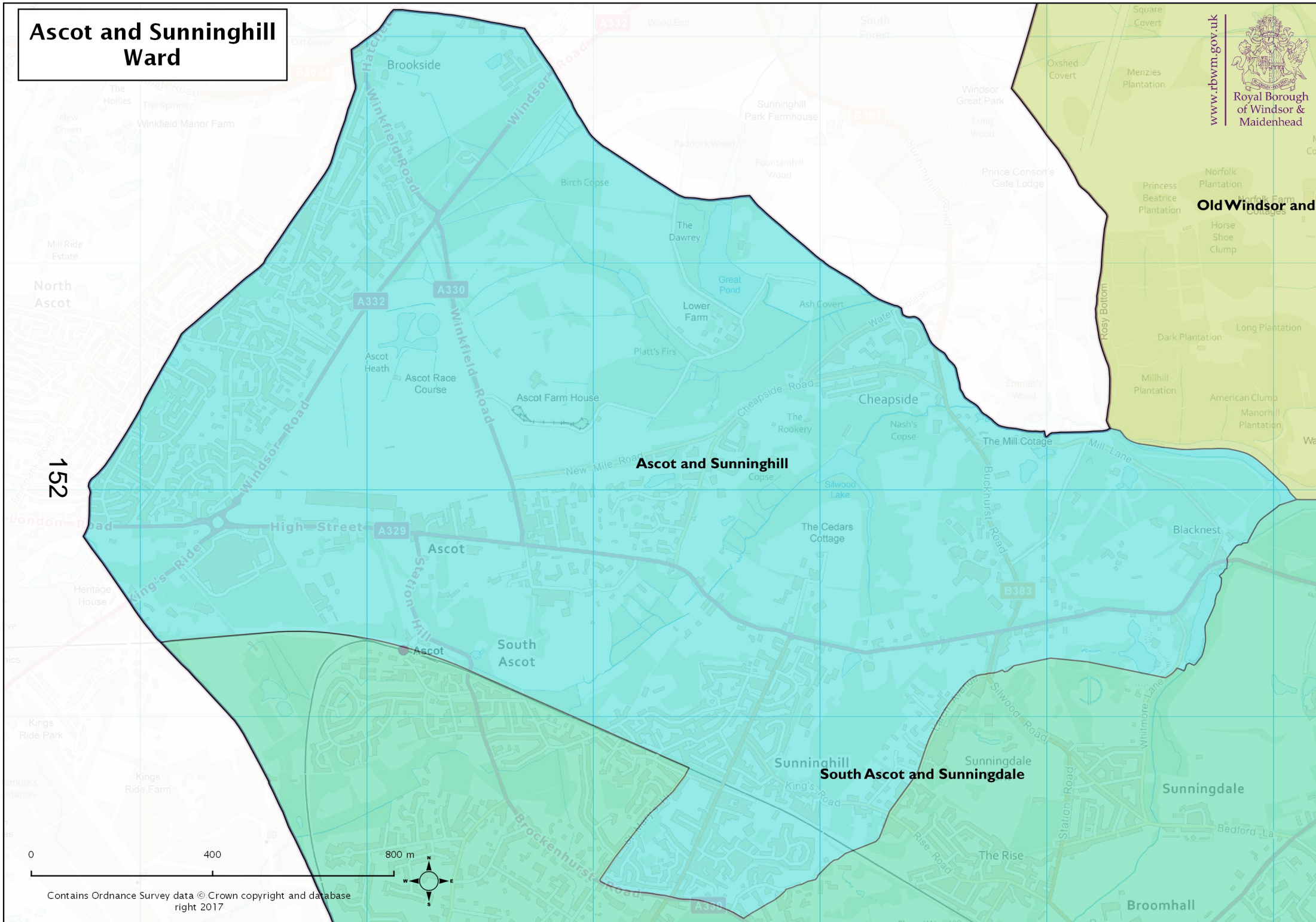
St Mary's

MAIDENHEAD

Boyn Hill

Oldfield

# Ascot and Sunninghill Ward



152

Ascot and Sunninghill

South Ascot and Sunningdale

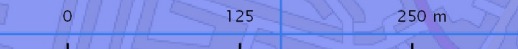
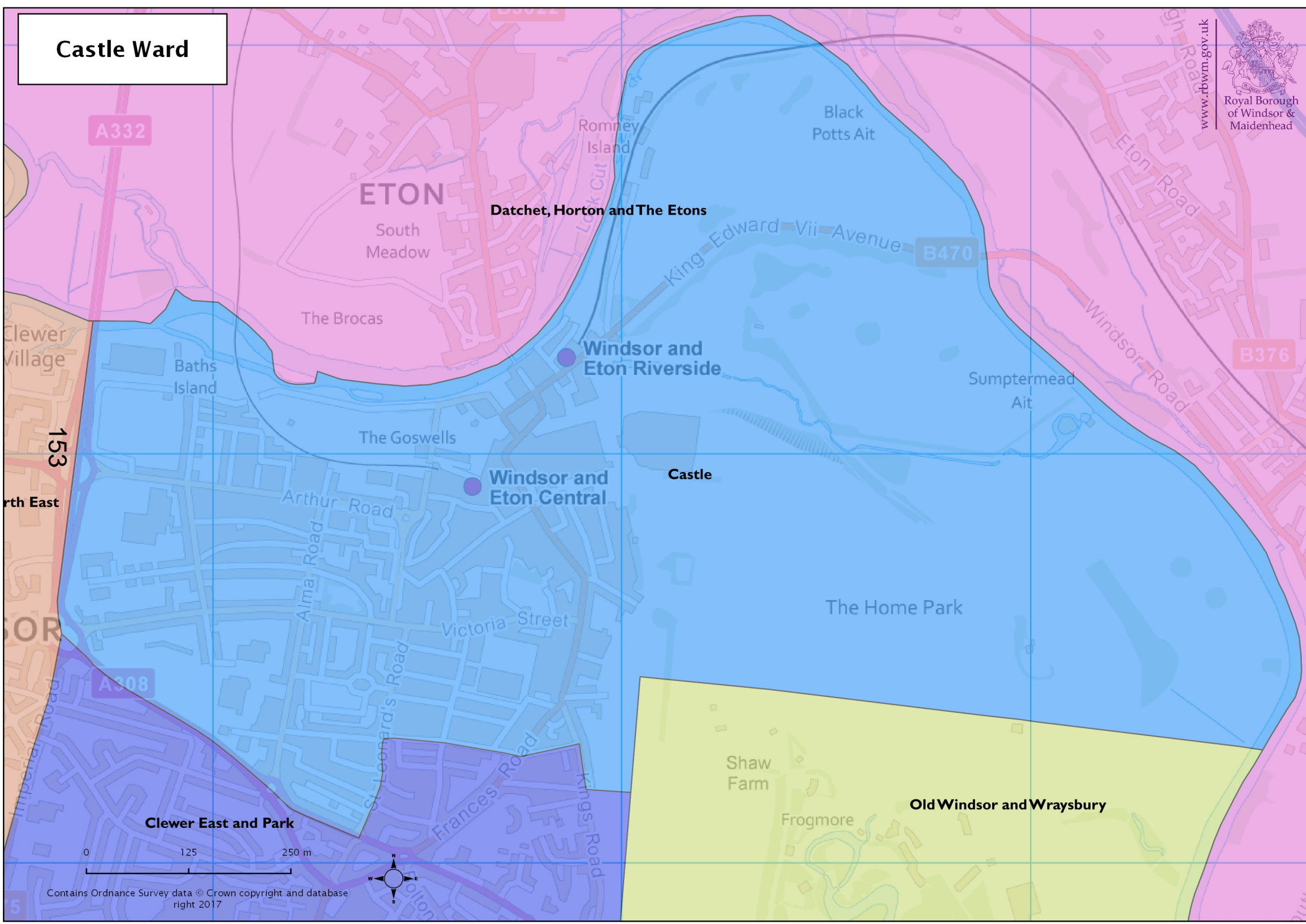
Old Windsor and Maidenhead



# Castle Ward

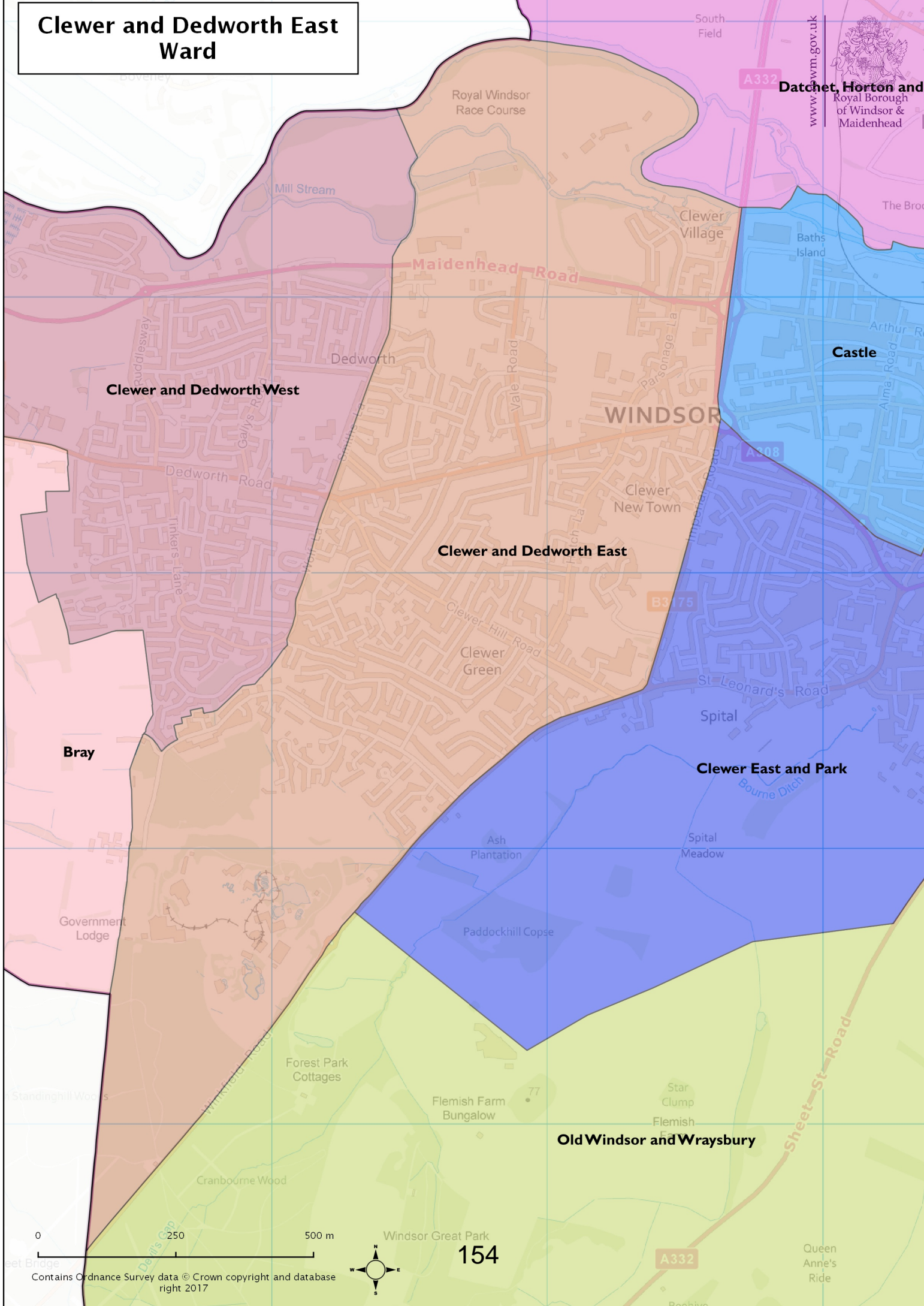


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# Clewer and Dedworth East Ward



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154

# Clewer and Dedworth West Ward

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Thames

Mill Stream

B3383

Clewer and Dedworth West

Dedworth

Ruddlesway

Gallys Road

Smiths La

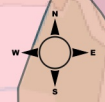
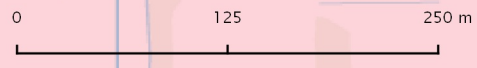
Dedworth Road

Tinkers Lane

Bray

Clewer and Dedworth

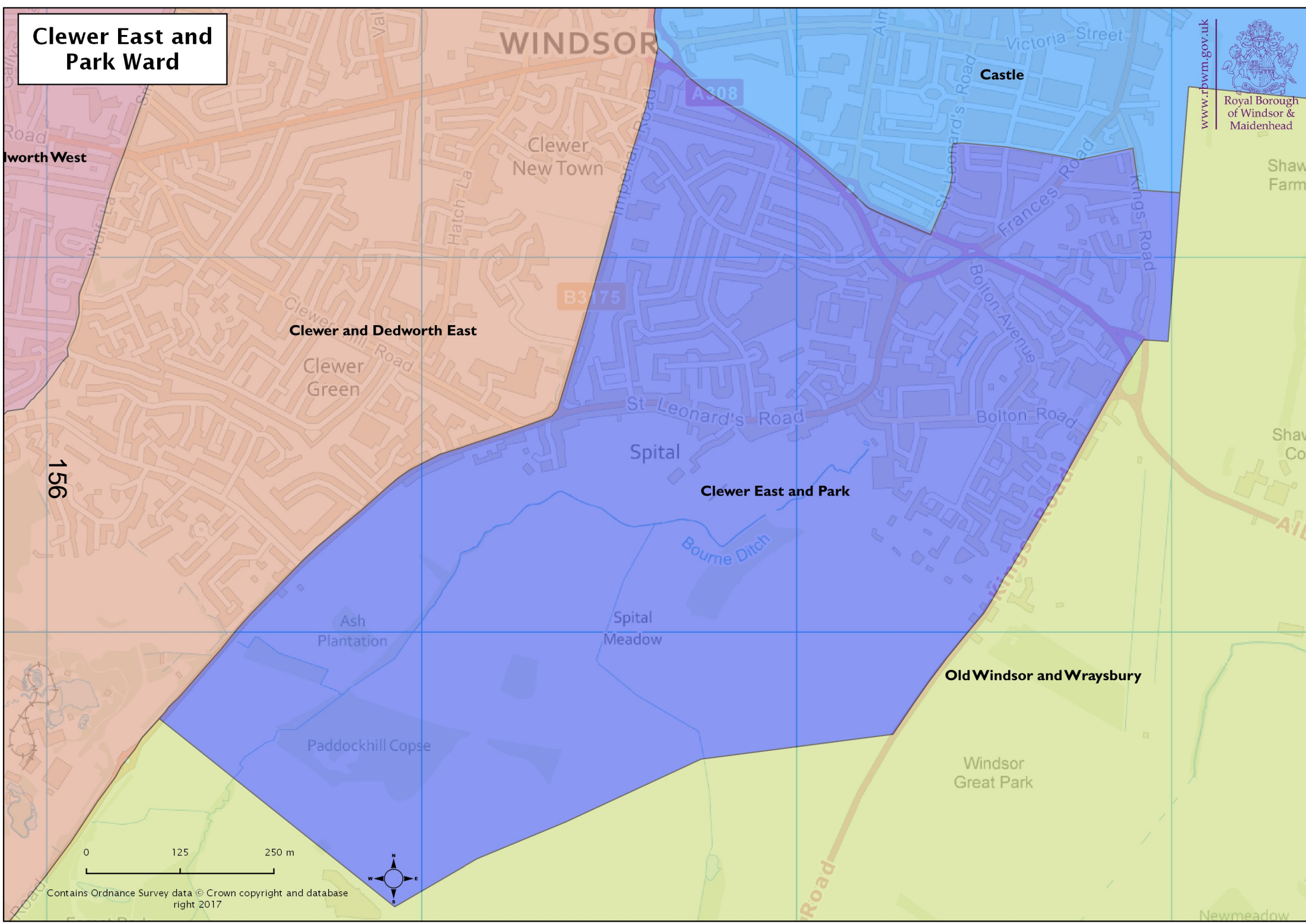
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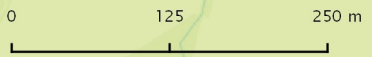
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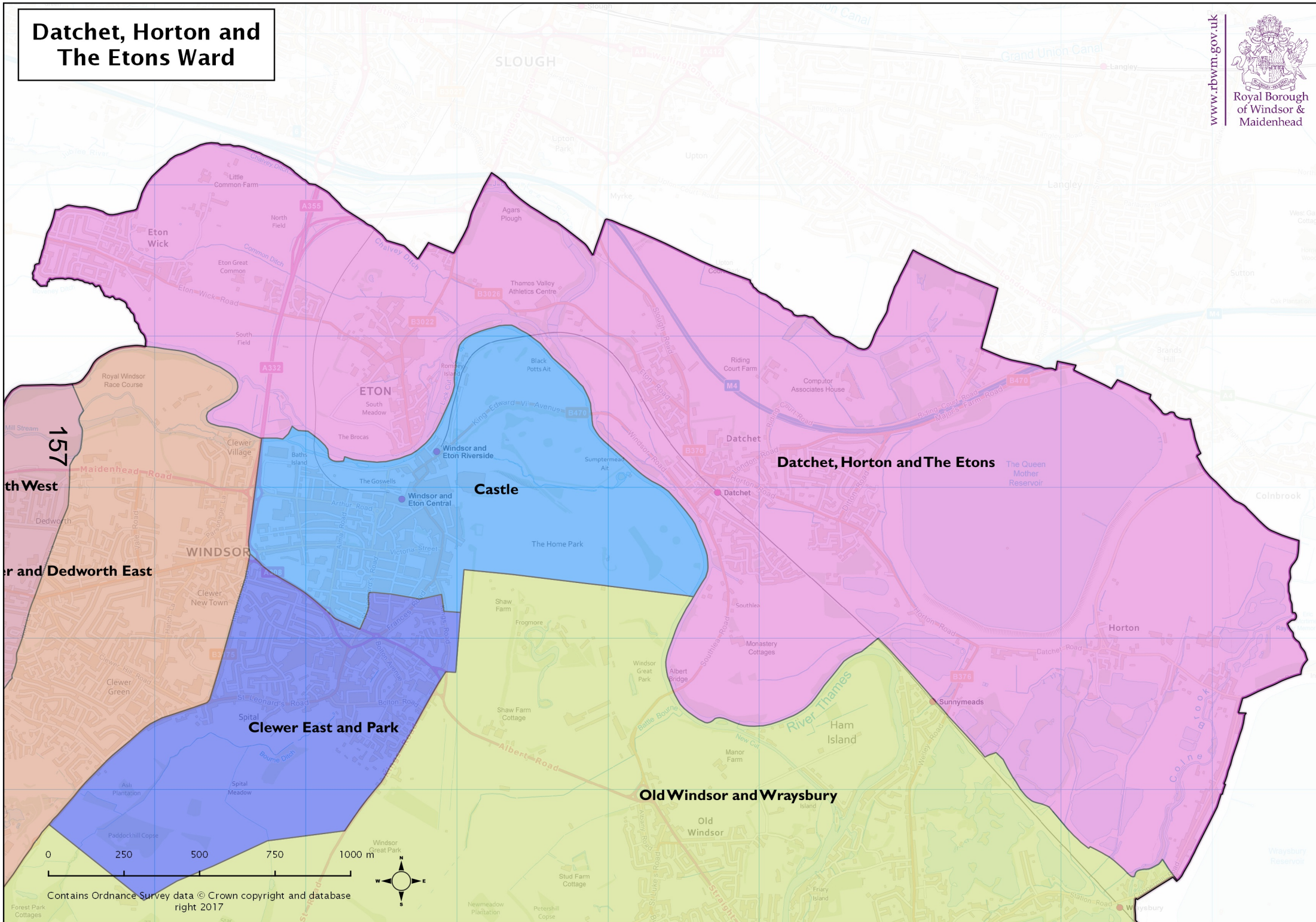
# Clewer East and Park Ward



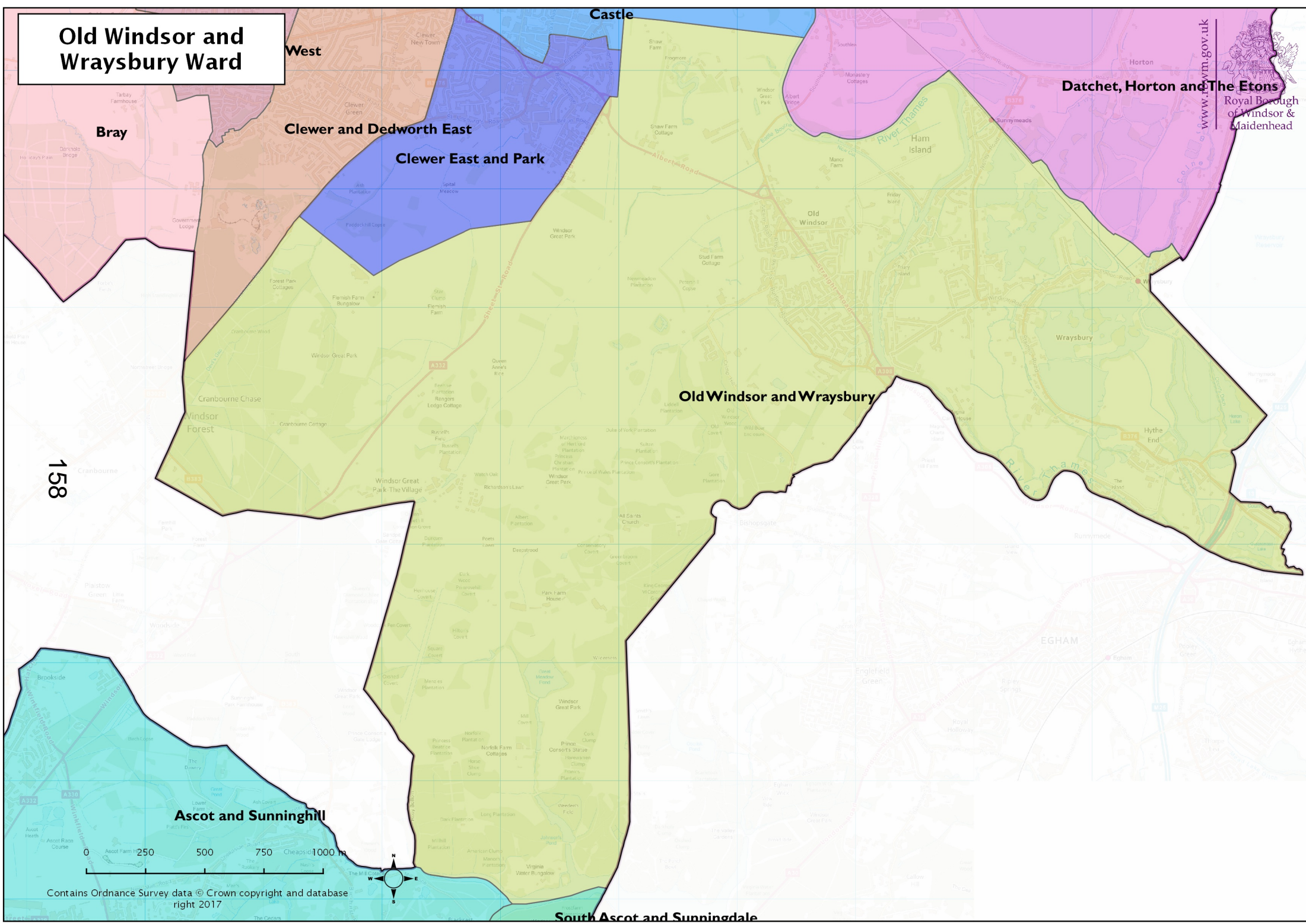
156



# Datchet, Horton and The Etons Ward



# Old Windsor and Wraysbury Ward



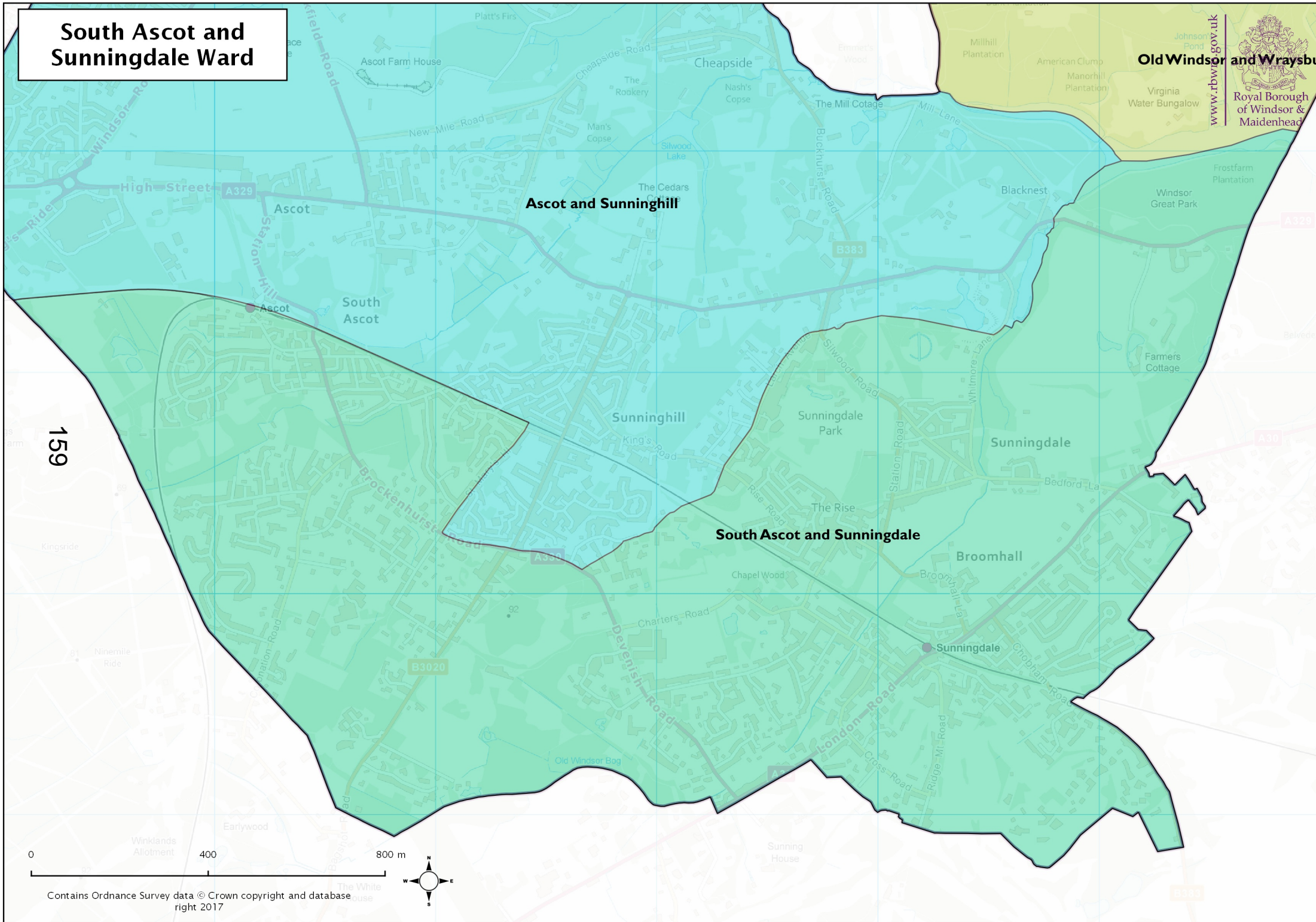
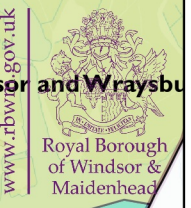
158



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South Ascot and Sunningdale

# South Ascot and Sunningdale Ward



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Report Title:	Berkshire Business Rates Pilot Application
Contains Confidential or Exempt Information?	NO - Part I
Member reporting:	Cllr Saunders, Lead Member, Finance
Meeting and Date:	Council – 12 December 2017
Responsible Officer(s):	Russell O’Keefe – Executive Director and Rob Stubbs – Deputy Director and Head of Finance
Wards affected:	All

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## REPORT SUMMARY

- 1 The six Berkshire unitary authorities are submitting a proposal in response to the invitation to all local authorities in England to apply to be a 100% business rates pilot in 2018-19, having previously written to the Secretary of State on this matter earlier in the year, and been encouraged by his response to submit a proposal. The lead authority will be Bracknell Forest Borough Council.
- 2 Inclusion in the pilot could potentially unlock approximately £25 million of investment for the Thames Valley Local Enterprise Partnership (LEP) into local transport corridors with further potential to increase transport capacity.
- 3 The pilot would also provide additional funding to the Berkshire unitary authorities forecast to be approximately £10 million for the 2018/19 financial year.
- 4 Central government requested applications to become a business rate pilot for the financial year 2018/19 only. If accepted the proposal will provide additional funding for the pilot area. The application will be assessed based on proposals being formed across functional economic areas, promotion of financial sustainability and evidence how any pooled income form growth will be spent.
- 5 The proposed membership of the pilot is the six unitary authorities. The case for investment is based on 70% of any financial gain being invested through the LEP into local transport corridors, this is estimated to be around £25 million.
- 6 The remaining 30% will be allocated across the local authorities with a minimum funding level of £1 million planned for each authority to be used to deal with potential emerging pressures.

## 1 DETAILS OF RECOMMENDATION

**RECOMMENDATION:** That Council notes the report and:

- i) **Support the application set out in appendix A.**

## 2 REASON(S) FOR RECOMMENDATION(S) AND OPTIONS CONSIDERED

- 2.1 This proposal has the support of the Leaders of all the Berkshire Unitary Authorities and has been developed by their Chief Executives and Chief Financial Officers.

- 2.2 A 100% business rates pilot will give the Berkshire unitaries the financial incentives to pool their business rates gain in a more strategic and integrated way than in the current 50% regime.

### **3 KEY IMPLICATIONS**

- 3.1 If selected the additional funding will be used for strategic investment by the LEP and also provide a financial contribution to local services.
- 3.2 The pilot will be for one year only, 2018/19.
- 3.3 The outcome of the proposal is awaited and further announcement is expected around budget time with more detail around the local government financial settlement announcements.

### **4 FINANCIAL DETAILS / VALUE FOR MONEY**

- 4.1 If approved the pilot will generate approximately £35 million across Berkshire. The intention is for 70% to be placed with the LEP with the remaining 30% shared with the six unitary Councils.

### **5 LEGAL IMPLICATIONS**

- 5.1 If approved the pilot will come with guidance from the Department for communities and local government. Governance of any pilot will be approved by Leaders, Chief Executives and Chief Finance Officers.

### **6 RISK MANAGEMENT**

- 6.1 The inclusion of a no-detriment clause makes this a low level risk in terms of the pooling opportunity and governance arrangements outline the role of leaders, chief executives and chief financial officers through the pilot period.

### **7 POTENTIAL IMPACTS**

- 7.1 If successful this could add in excess of £1 million to the Council's resources to be used to deal with potential future pressures.

### **8 TIMETABLE FOR IMPLEMENTATION**

- 8.1 The outcome of the bid is awaited and if successful will be in place for the 2018/19 financial year.

### **9 APPENDICES**

- 9.1 Appendix A – Bid submission

## 10 CONSULTATION (MANDATORY)

<b>Name of consultee</b>	<b>Post held</b>	<b>Date sent</b>	<b>Commented &amp; returned</b>
Cllr Saunders	Lead Member	4/12/17	4/12/17
Alison Alexander	Managing Director	4/12/17	4/12/17
Russell O'Keefe	Executive Director	4/12/17	
Andy Jeffs	Executive Director	4/12/17	4/12/17
Terry Baldwin	Head of HR	4/12/17	4/12/17
Mary Kilner	Head of Law and Governance	4/12/17	
Louisa Dean	Communications and Marketing Manager	4/12/17	4/12/17

### REPORT HISTORY

<b>Decision type:</b> For information	<b>Urgency item?</b> No
Report Author: Rob Stubbs, Deputy Director and Head of Finance, 01628 796222	

## **Berkshire Unitary Authorities**

### **Application for 100% Business Rate Pilots 2018-19**

#### **Introduction**

The six Berkshire unitary authorities are submitting this proposal in response to the invitation to all local authorities in England to apply to be a 100% business rates pilot in 2018-19, having previously written to the Secretary of State on this matter earlier in the year, and been encouraged by his response to submit a proposal. The lead authority will be Bracknell Forest Council.

Collectively, the Berkshire authorities represent a coherent economic area with a strong track-record of working together. With the Thames Valley Berkshire LEP, the Berkshire unitary authorities have already invested in a wide range of strategic programmes and developed ambitious plans for further investment. Planned investment will support the LEP's goal of a net Gross Value Added (GVA) uplift of well over £700m by 2021 and will help to sustain the area's status as one of the most productive sub-regions in the UK. Delivering growth at this scale will translate into an average growth rate for the sub-region – in real terms – of around 3% per annum.

In this submission, the Berkshire authorities are collectively building on this success, and are bringing forward clear and focussed investment proposals that would significantly benefit the sub-regional economy. Berkshire's 100% pilot will invest around £25m in strategic infrastructure, delivering plans that are already well developed, and thereby unlocking wider economic development and further housing growth.

They already have buy-in from the key partners across the county, including the Thames Valley Berkshire LEP, which has played a key role in developing the proposal.

#### **Proposed membership**

The proposal for a 100% pilot includes all six of the unitary authorities in Berkshire:

- Bracknell Forest Council
- Reading Borough Council
- Slough Borough Council
- West Berkshire Council
- Royal Borough of Windsor & Maidenhead
- Wokingham Borough Council

The county's LEP covers the area of the six unitary authorities and will be responsible for delivering the infrastructure investment.

#### **Nature of the Pilot Area**

Berkshire has a strong tradition of working together, and it has retained many of the close links and integrated working that were inherited following the creation of unitary authorities in the county nearly 20 years ago. A variety of shared service arrangements are in place between different groups of authorities, including for Public Health, Waste Disposal and Childcare Lawyers. A collaborative approach to developing and implementing integrated transport solutions across the County has been instrumental in securing the successful economic and housing growth that has been seen in recent years.

Within Berkshire there is the diversity and variety in the tax base that DCLG is looking for in the next phase of pilots. The county covers both rural and urban areas, each with distinctive characteristics. It has very high-growth areas and provides access to and resources for Greater London and Heathrow airport, both of which are on the eastern boundary of the County. At the other end of the County, much of West Berkshire sits within the North Wessex Downs Area of Natural Beauty. This mix of characteristics is different from the current 100% pilots, which are almost entirely authorities within a large urban conurbation.

The range of businesses within the area is equally diverse. Berkshire has the highest proportion of foreign-owned companies among the 38 LEP areas. Slough has many businesses that support the operation of the adjacent Heathrow Airport as well as Europe's largest trading estate under single ownership, the home of Mars and the iconic Horlicks factory. The County is also home to many national headquarters, such as Microsoft UK and Oracle UK in Wokingham Borough, Waitrose HQ in Bracknell and Vodafone in Newbury. However, it is also recognised that in parts of the County, especially further to the west, there are many rural businesses which face economic challenges of a very different nature.

### **Economic case for the Berkshire Pilot**

A 100% business rates pilot will give the Berkshire unitaries the financial incentives to pool their business rates gains in a more strategic and integrated way than in the current 50% regime.

Thames Valley Berkshire is one of the most productive sub-regions in the UK, and strong economic growth across the County has translated into growth in the business rate taxbase. We are proposing to invest 70% of the additional gain from being a pilot area through a strategic fund, managed by the LEP. Based on latest income assumptions, this will provide £25m for infrastructure investment.

Our plans for investment from the 100% pilot have therefore been developed using evidence about the strategic needs of the County. The plans will make a strategic impact on the sub-regional economy rather than simply re-distributing money to the six unitary authorities. The investment identified in our programme will deliver some of the infrastructure that is required to maintain and enhance current growth in a sub-region that, given the nature of its business ownership, is arguably more exposed than any other to the possible medium-term impact of Brexit. It is growth that is important locally and also to the health and confidence of the wider UK economy.

The Thames Valley Berkshire LEP has supported the development of this bid and identified that the greatest leverage in both housing (regeneration) and infrastructure can be achieved by investing in local transport corridors. Transport corridors can offer priority to public transport and recent research by Professor David Begg indicates that not only do bus priority measures tackle congestion, they can generate up to £7 of net economic benefit for every £1 invested (KPMG, 2015). Where investment has been made in such corridors, this has resulted in a significant impact on wider Housing Market Areas, e.g. 10,000 new homes across four Strategic Development Locations in Wokingham and 2,200 new houses at Warfield, Bracknell.

Specifically, we will invest around £25m in the Slough Transit Network and Reading Mass Rapid Transit Network. These are essential investments to improve the wider transport corridors in the Central Berkshire Functional Economic Market Area (FEMA) and Eastern Berkshire FEMA. Initial estimates are that these two schemes will realise a significant increase in the County's GVA, of up to £100m over a 60-year appraisal period.

Importantly, these are schemes for which plans are already in place. They can realistically be delivered within a short timescale. Investment will be phased, with the first instalments released during the 2018-19 financial year, as the benefit of actual business rates growth is secured. Funding from the pilot will be delegated to the Thames Valley Berkshire LEP, who will have full authority to determine how it is allocated, within the objectives of this submission. Local authority representatives on the LEP will help ensure that the funding is released quickly in order to accelerate the economic gains to the sub region.

Other strategic interventions have also been considered and will be brought-forward either in 2018-19 (if funds allow) or in later years (if the pilot were to be extended). These are part of the Strategic Economic Plan for Berkshire, against which the LEP has already secured £142m of Local Growth Funds. A significant proportion of this - £58.5m – has been invested directly into infrastructure that will unlock housing growth and £5m has been invested directly into regeneration schemes, alongside a further £4.6m in Growing Places Fund loans.

### **Financial arrangements**

Each Berkshire unitary would increase its rate-retention share from 49% in the current system to 99% in the 100% pilot. Royal Berkshire Fire & Rescue Service would continue with its current 1% share.

Baseline Funding Levels (BFL) for each unitary would be increased by the transfer of Revenue Support Grant (RSG). None of the Berkshire authorities are in receipt of Rural Services Delivery Grant (RSDG).

Collectively the Berkshire authorities have reviewed the financial arrangements and risk associated with the 100% pilot. Arrangements have been designed to accommodate both the most-likely and worst-case scenarios. Common assumptions have been made for appeals and risk, and assumptions for potential growth have been shared.

Based on our modelling, we have agreed that the proposed safety net (at 97% of BFL) is sufficient to cover risk within the pilot. Therefore, the Berkshire authorities are able and willing to proceed without the support of a “no detriment” provision.

Recognising that such an approach is only possible with a clear approach to sharing risk and reward, the Berkshire unitaries have agreed the following rules for the use of the additional resources generated by the pilot, subject to sufficient resources being available overall:

- *No authority can gain from being a pilot until all authorities have at least the level of resources that would have been received under the 50% scheme;*
- *Of the additional gains from the business rate pilot, 70% would be allocated to a strategic investment fund (estimated at £25m), with contributions pro rata to each authority's gains; and*
- *Any remaining gains would be distributed pro rata to individual authority gains, subject to a minimum gain for any individual authority being £1m (to be funded if necessary pro rata to each other authority's gains, subject to there being sufficient gain overall, with all authorities taking the same cash gain if not).*

Our proposal offers effectively a local “no detriment” arrangement, minimising the financial risk for individual authorities by sharing risk across the pilot area. After this, we have prioritised strategic economic investment, which will be the first call on gains after any individual losses have been managed. The vast majority of any gains will be invested strategically. Finally, the pilot members are keen to ensure that there is still an incentive for individual authorities to grow their own business rate tax base.

## **Governance**

This proposal has the support of the Leaders of all the Berkshire unitary Authorities and has been developed by their Chief Executives and Chief Financial Officers.

Given the tight timescale to develop and submit proposals, each of the Berkshire authorities will make their own arrangements for approving the decision to apply for 100% pilot status in 2018-19 as soon as practicable.

Decisions about the strategic investment fund will be made by the LEP, subject to the conditions agreed as part of this submission.

Thereafter, the governance structure will consist of three levels:

- Leaders – Strategic direction and oversight, ensuring focus on collectively agreed outcomes.
- Chief Executives – Strategic management and resource allocation in accordance with governance arrangements which will include agreeing key decisions with Leaders.
- Chief Finance Officers – Advise Chief Executives in line with strategic duties, as well as managing the day-to-day running of the pilot.

Leaders and Chief Executives will meet at least every quarter, more frequently if necessary. The pilot will operate on the basis of one-member, one-vote.

Pooled funds will only include monies distributed through the Business Rate Retention System, and will not include RSG, other grants or council tax.

Governance arrangements will remain in place until the pilot is fully dissolved.

The pilot will be formed for a single financial year (2018-19) and the arrangements will be renewed if the pilot is allowed to continue to operate into 2019-20. Each authority will be able to leave the pilot at that point.

On completion of the pilot, any residual receipts directed into the LEP-driven Strategic Investment Fund will remain available for allocation by the LEP. Any further residual benefits or liabilities will be allocated pro rata to individual authority gains during the pilot.



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