

Royal Borough of Windsor & Maidenhead

Schedule of Main Proposed Changes to the Borough Local Plan Submission version (2017) CD_001

October 2019

This document sets out the Main Proposed Changes to the Borough Local Plan Submission version (2017) CD_001

Text proposed to be removed shown as ~~Deletions~~

Text proposed to be inserted shown as Additions

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
1.	27	Spatial Strategy/ Spatial Strategy for the Royal Borough of Windsor and Maidenhead	SP1 / 5.2	<p>Amend the wording in Policy SP1 as follows:</p> <p><u>5.2 Policy SP1 Spatial Strategy for the Royal Borough of Windsor and Maidenhead</u></p> <p>Policy SP-1</p> <p>Spatial Strategy for the Royal Borough of Windsor and Maidenhead</p> <p>1. The Council's overarching spatial strategy for the Borough is to focus the majority of development in three strategic growth areas (Maidenhead, Windsor and Ascot) to make best use of infrastructure and services, in addition to providing a sustainable approach to growth.</p> <p><u>Maidenhead</u></p> <p>4.2. Within Maidenhead new development will largely be focussed on the strategic growth location which is comprised of Maidenhead Town Centre and South West Maidenhead. Higher intensity development will be encouraged in the strategic growth location, particularly within the town centre and near to the Maidenhead railway station to take advantage of the Elizabeth Line connections. New development will largely be focused on the strategic growth location of Maidenhead. Maidenhead town centre will be a major focus of sustainable growth to support its important role within the wider Thames Valley. Higher intensity development will be encouraged within</p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector's questions/requests set out in ID09v2

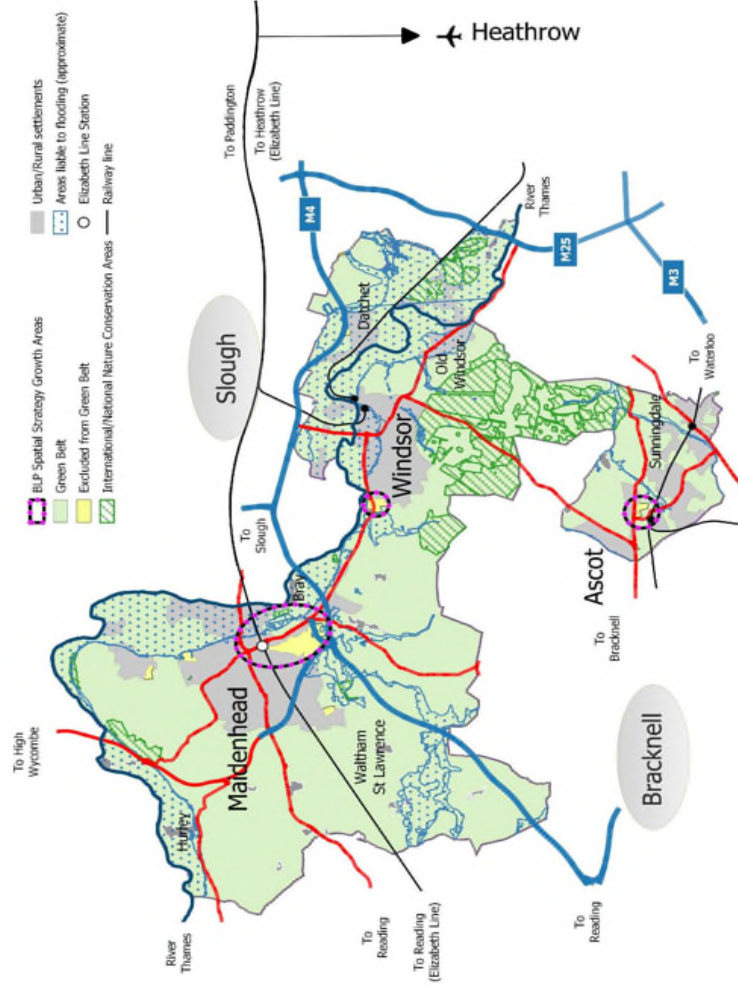
Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>and near to Maidenhead town centre to make the most of the town's transport links, and to take advantage of the Elizabeth Line connections.</p> <p><u>3. Maidenhead town centre will be a major focus of sustainable growth to support its important role within the wider Thames Valley. Regeneration and new housing, employment, retail and leisure development will help provide a high quality, highly connected and vibrant place.</u>A large proportion of the Borough's new housing development is to be built as an extension of the town with approximately 2,500 homes focused on a cluster of sites near to Maidenhead railway station (Maidenhead Golf Course, Land south of Harvest Hill Road and Land south of Manor Lane). Growth in Maidenhead will be focused on existing urban sites wherever possible, with some limited release of Green Belt.</p> <p><u>4. South West Maidenhead will provide a sustainable extension to Maidenhead. This new place will accommodate a large proportion of the Borough's required new housing and employment, as well as providing for leisure and recreation needs.</u></p> <p><u>5. Development in Maidenhead outside of the strategic growth location will be focussed on existing urban sites wherever possible, with some limited release of Green Belt.</u></p> <p><u>Windsor</u></p> <p><u>6. Windsor is identified as a growth area</u>accommodating limited growth in the town centre and on its western edge. Windsor town centre has national and international significance as a</p>	

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				<p>major focus of visitor and tourist activity based on Windsor Castle and the River Thames. The conservation of existing heritage assets is particularly important, meaning limited development will only be permitted where it seeks to enhance the quality of the built environment and does not compromise its character and appearance. <u>A growth area has been identified the western edge of the Windsor urban area where limited Green Belt release will accommodate additional housing growth</u>Limited Green Belt release will accommodate additional housing growth on the western edge of the urban area.</p> <p><u>Ascot</u></p> <p>2.7. Development in the Ascot growth location will be largely based on Ascot Centre. The coordinated development of several sites related to Ascot High Street will provide the opportunity to strengthen its role as a significant centre in the Borough providing a wide range of uses and activities, and include the provision of public open space. This will be achieved through the redevelopment of existing sites as well as limited Green Belt release.</p> <p><u>Villages and Greenbelt</u></p> <p>3.8. The villages excluded from the Green Belt will continue in their roles as local centres as well as providing limited opportunity to accommodate new development. This will largely be achieved through the redevelopment of existing brownfield sites within the villages alongside limited Green Belt release.</p> <p>4. Employment needs will largely be met in existing settlements.</p>	

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				<p>5.9.The Green Belt will be protected from inappropriate development in line with Government policy</p>	
2.	28	Spatial Strategy/ Spatial Strategy for the Royal Borough of Windsor and Maidenhead	SP1 / 5.2	Delete figure "5.3 Key Diagram" and Insert new Key Diagram as follows:	Clearer diagram

Spatial Strategy

5.3 Key Diagram



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3.	28	Spatial Strategy	SP2	<p>Policy SP2 inserted in Spatial Strategy section and re named Climate Change with new policy as follows:</p> <p><u>Policy SP2</u></p> <p><u>Climate Change</u></p> <p>1) <u>All developments will demonstrate how they have been designed to incorporate measures to adapt to and mitigate climate change. The following measures shall be incorporated into development:</u></p> <p>a) <u>Wherever possible, new buildings shall be orientated to maximise the opportunities for both natural heating and ventilation and reducing exposure to wind and other elements;</u></p> <p>b) <u>Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change for example by including measures such as solar shading, thermal mass, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, green walls, etc;</u></p> <p>c) <u>Use of trees and other planting, where appropriate as part of green and blue infrastructure schemes, to provide shading of amenity areas, buildings and streets and to help to connect habitat, designed with native plants that are carefully selected,</u></p>	<ul style="list-style-type: none"> • To incorporate 2019 placemaking work • To respond to Member commitments and changing policies • To respond to changing national priorities

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				<p><u>managed and adaptable to meet the predicted changed climatic conditions; and</u></p> <p>d) <u>All development shall minimise the impact of surface water runoff from the development in the design of the drainage system, and where possible incorporate mitigation and resilience measures for any increases in river flooding levels as a result of climate change</u></p> <p>2) <u>Adaptation is about making sure future communities can live, work, rest and play in a comfortable and secure environment in the face of inevitable climate change. Taking action now to help successfully achieve adaptation measures would help to reduce vulnerability for people, businesses, services and infrastructure to climate change. Adaptation measures need to be built into all new developments to ensure the sustainable development of housing, businesses and the economy of the Royal Borough.</u></p> <p>3) <u>Applicants should refer to the adopted Sustainable Design and Construction SPD, forthcoming Borough Wide Design Guide SPD or successor documents for further guidance</u></p>	
4.	31	Quality of Place/ Sustainability and Placemaking	SP2/ 6.3	<p>Policy SP2 renumbered with new Policy QP1 shown as follows:</p> <p>Policy SP2QP1 Sustainability and Placemaking</p> <p>1) All new developments should positively contribute to the places in which they are located.</p> <p>2) Larger developments⁽¹⁾ in particular will be expected to:</p>	<ul style="list-style-type: none"> • To incorporate 2019 placemaking work • Response to Reg 20 reps • Address Inspector's requests set out in ID09v2

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				<p>a. Provide a harmonious, integrated mix of uses, where appropriate, that foster a sense of community, vibrancy and activity,</p> <p>b. Contribute to the provision of social, natural, transport and utility infrastructure to support communities,</p> <p>c. Be designed to facilitate and promote community interaction through the provision of:</p> <p>i) walkable neighbourhoods; and</p> <p>ii) attractive public spaces and facilities and routes which encourage walking and cycling;</p> <p>d. Create places that foster active healthy lifestyles</p> <p>e. Be of high quality design that fosters a sense of place and contributes to a positive place identity.</p> <p>f. <u>Foster biodiversity and enhancement of green infrastructure;</u></p> <p>g. <u>Conserve and enhance the importance of the existing blue character of the Borough (including the River Thames and other watercourses)</u></p> <p>h. <u>Conserve and enhance the borough's rich historic environment</u></p> <p>3) <u>Proposals for sites bringing forward developments of 100+ net new dwellings, or 5,000 sq m of employment or mixed use floorspace, will be expected to be in conformity with the adopted stakeholder masterplan for the site.</u></p>	
5.	31		SP2 /	Insert new Policy QP1a and new paragraph number 6.5 as follows:	<ul style="list-style-type: none"> To incorporate 2019 placemaking work

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
		Quality of Place/ Sustainability and Placemaking		<p><u>6.5 QP1a Maidenhead Town Centre strategic placemaking area</u></p> <p><u>Policy QP1a</u></p> <p><u>Maidenhead Town Centre strategic placemaking area</u></p> <p><u>1. Maidenhead Town Centre will be renewed and enhanced through a combination of new developments, proactive management of change and support for community-led initiatives. This will deliver a modern, high quality, vibrant, accessible and adaptable centre.</u></p> <p><u>2. This will be achieved through making sure that development and change contains a mix of uses that contribute towards the creation of a high quality, successful and sustainable place, and promoting sustainable ways of living, working and overall activity.</u></p> <p><u>3. Development will be guided by a Town Centre Placemaking Supplementary Planning Document focused around the concept of the three distinct areas defined as the Town Centre Core, the Town Centre ring and the Town Centre Fringe.</u></p> <p><u>4. Within each of the se 3 distinct areas all new development will need to:</u></p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector's requests set out in ID09v2

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				<p>a) <u>Capitalise on and strengthen the centre's important role within the wider Thames Valley as a centre for shopping, leisure and employment whilst also being a growing and sustainable community in its own right.</u></p> <p>b) <u>Help to achieve character and distinctiveness across the town centre, including ensuring that individual developments are appropriate to their settings and contribute towards creating a clear sense of place where they are located and for the town centre as a whole;</u></p> <p>c) <u>Deliver high quality architecture and urban design, improving legibility and creating distinct quarters which demonstrate their own individual character and distinctiveness.</u></p> <p>d) <u>Improve gateways, arrival points and key transport routes and facilitates easier movement in and around the Town Centre for all modes of transport, including reconnecting the Town Centre with its neighbouring areas.</u></p> <p>e) <u>Contribute towards establishing a strong green infrastructure network, including improved access to current open spaces, introducing new public spaces, and maximising opportunities to green the urban environment.</u></p>	

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				<p>f) <u>Contribute towards the improvement and better integration of the waterways.</u></p> <p>g) <u>Support the delivery of a coordinated programme of investment in the public realm and local infrastructure and structured environmental improvements, creating a safe accessible and attractive environment for the community and visitors alike.</u></p> <p>h) <u>Deliver proposals that are resilient and respond to the challenges of climate change</u></p> <p><u>Town Centre Core</u></p> <p>4.5. <u>The Town Centre Core (containing the Shopping Centre, as defined on the policies map) will continue to maintain the main shopping, office, leisure and community functions of the town. The High Street will form the key focus for these activities with attractive connections to subsidiary activity nodes. Redevelopment of the Nicholsons Centre (as a retail led mixed use development will consolidate and re-inforce the retail centre of the town. Increased levels of residential accommodation, principally at upper floor levels, will be provided throughout the Core area to help support the other town centre functions.</u></p> <p><u>6. The following allocated sites contribute to the function of the Town Centre Core:</u></p>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change						
				<p>2.7. <u>Within the Core proposals will need to demonstrate how they contribute to the maintenance of the vitality and viability, reconnection of the town with its hinterland, reversal of the negative effects of the dominance of the car and reprioritization of pedestrian and cycle movement into and out of the town. Proposals for built form and public realm within the core area should seek to create a legible a connected structure to this area and help establish a generous and high quality green and blue infrastructure network across the core.</u></p> <p><u>Town Centre Ring</u></p> <p>8. <u>The Town Centre Ring consists of a series of roads and barriers that surround the Core Area. Proposals within the Town Centre Ring shall seek to reconnect the town with its hinterland, to reverse the negative effects of the dominance of the car and reprioritise pedestrian and cycle movement into and out of the town. The corridors surrounding the town offer many opportunities to green the environment, reinforcing the identity of Maidenhead as a leafy place and extending these qualities right into the heart of the town centre.</u></p> <p>9. <u>The following allocated sites contribute to the functions of the Ring area:</u></p> <table border="1" data-bbox="936 1150 1695 1372"> <thead> <tr> <th data-bbox="936 1150 1061 1225"><u>Ref</u></th> <th data-bbox="1061 1150 1442 1225"><u>Site</u></th> <th data-bbox="1442 1150 1695 1225"><u>Use</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="936 1225 1061 1372"><u>AL7</u></td> <td data-bbox="1061 1225 1442 1372"><u>Maidenhead Railway Station</u></td> <td data-bbox="1442 1225 1695 1372"><u>Employment, retail and residential</u></td> </tr> </tbody> </table>	<u>Ref</u>	<u>Site</u>	<u>Use</u>	<u>AL7</u>	<u>Maidenhead Railway Station</u>	<u>Employment, retail and residential</u>	
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				<table border="1" data-bbox="936 368 1697 596"> <tr> <td data-bbox="936 368 1061 443">AL8</td> <td data-bbox="1061 368 1442 443">St Cloud Gate, Maidenhead</td> <td data-bbox="1442 368 1697 443">Employment</td> </tr> <tr> <td data-bbox="936 443 1061 596">AL9</td> <td data-bbox="1061 443 1442 596">Saint-Cloud Way, Maidenhead</td> <td data-bbox="1442 443 1697 596">Residential, community & retail</td> </tr> </table> <p data-bbox="837 651 1093 683"><u>Town Centre Fringe</u></p> <p data-bbox="855 708 1675 868">10. <u>Within the Town Centre Fringe proposals shall bring about a widespread series of small improvements which cumulatively improve the sustainability of the area by improving legibility and reinforcing existing sense of place and by realising opportunities to integrate better with the town centre.</u></p> <p data-bbox="855 893 1675 957">11. <u>The following allocated sites contribute to the functions of the Fringe area</u></p> <table border="1" data-bbox="936 979 1697 1359"> <thead> <tr> <th data-bbox="936 979 1079 1059"><u>Ref</u></th> <th data-bbox="1079 979 1415 1059"><u>Site</u></th> <th data-bbox="1415 979 1697 1059"><u>Use</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="936 1059 1079 1225">AL10</td> <td data-bbox="1079 1059 1415 1225">Stafferton Way Retail Park, Maidenhead</td> <td data-bbox="1415 1059 1697 1225">Retail, employment and residential</td> </tr> <tr> <td data-bbox="936 1225 1079 1359">AL11</td> <td data-bbox="1079 1225 1415 1359">Crossrail West Outer Depot, Maidenhead</td> <td data-bbox="1415 1225 1697 1359">Employment</td> </tr> </tbody> </table>	AL8	St Cloud Gate, Maidenhead	Employment	AL9	Saint-Cloud Way, Maidenhead	Residential, community & retail	<u>Ref</u>	<u>Site</u>	<u>Use</u>	AL10	Stafferton Way Retail Park, Maidenhead	Retail, employment and residential	AL11	Crossrail West Outer Depot, Maidenhead	Employment	
AL8	St Cloud Gate, Maidenhead	Employment																		
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				<div data-bbox="936 368 1697 536" style="border: 1px solid black; padding: 5px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4b0082; color: white; padding: 5px; text-align: center;">AL12</td> <td style="padding: 5px; text-align: center;">Land to east of Braywick Gate, Braywick Road, Maidenhead</td> <td style="padding: 5px; text-align: center;">Residential</td> </tr> </table> </div> <p data-bbox="857 595 1671 687">12. The above site allocations are identified on the Policies Map. Site-specific requirements for each site are contained in Appendix C and form part of this policy.</p>	AL12	Land to east of Braywick Gate, Braywick Road, Maidenhead	Residential	
AL12	Land to east of Braywick Gate, Braywick Road, Maidenhead	Residential						
6.	31	Quality of Place/ Sustainability and Placemaking	SP2	<p data-bbox="837 810 1608 871">Insertion of new policy QP1b and paragraph number 6.7 as follows:</p> <p data-bbox="837 911 1496 981">6.7 QP1b South West Maidenhead strategic placemaking area</p> <p data-bbox="837 1021 1012 1053">Policy QP1b</p> <p data-bbox="857 1121 1653 1326">1. The South West Maidenhead Strategic Area (SWMSA), as defined on the Policies Map, is the focus for a significant proportion of the Borough’s housing, employment and leisure growth during the Plan period and should be delivered as a high quality, well-connected, sustainable development in accordance with the key principles and requirements set out</p>	<ul style="list-style-type: none"> <li data-bbox="1727 815 2029 922">• To incorporate 2019 placemaking work <li data-bbox="1727 935 2007 1002">• Response to Reg 20 reps <li data-bbox="1727 1015 2029 1161">• Address Inspector’s requests set out in ID09v2 			

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				<p><u>below and in accordance with other relevant policies in the Development Plan.</u></p> <p>2. <u>The SWMSA comprises the following allocated sites:</u></p> <table border="1" data-bbox="837 536 1653 1182"> <thead> <tr> <th data-bbox="837 536 981 647"><u>Ref</u></th> <th data-bbox="981 536 1281 647"><u>Site</u></th> <th data-bbox="1281 536 1653 647"><u>Use</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="837 647 981 884"><u>AL13</u></td> <td data-bbox="981 647 1281 884"><u>Desborough, Harvest Hill Road, South West Maidenhead</u></td> <td data-bbox="1281 647 1653 884"><u>Approximately 2600 homes plus new local centre</u></td> </tr> <tr> <td data-bbox="837 884 981 1182"><u>AL14</u></td> <td data-bbox="981 884 1281 1182"><u>The Triangle site (land south of the A308(M), west of Ascot Road and north of the M4)</u></td> <td data-bbox="1281 884 1653 1182"><u>Strategic employment site for new general industrial and warehousing floorspace</u></td> </tr> </tbody> </table>	<u>Ref</u>	<u>Site</u>	<u>Use</u>	<u>AL13</u>	<u>Desborough, Harvest Hill Road, South West Maidenhead</u>	<u>Approximately 2600 homes plus new local centre</u>	<u>AL14</u>	<u>The Triangle site (land south of the A308(M), west of Ascot Road and north of the M4)</u>	<u>Strategic employment site for new general industrial and warehousing floorspace</u>	
<u>Ref</u>	<u>Site</u>	<u>Use</u>												
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				<table border="1" data-bbox="840 368 1653 730"> <tr> <td data-bbox="840 368 981 730">AL15</td> <td data-bbox="981 368 1281 730">Braywick Park, Maidenhead</td> <td data-bbox="1281 368 1653 730">Mixed use strategic green infrastructure space accommodating indoor and outdoor sports facilities, public park, special needs school and wildlife zone</td> </tr> </table> <p data-bbox="931 770 1653 858">The above allocations are identified on the Policies Map. Detailed site specific requirements for each site are set out in Appendix C and form part of this policy.</p> <p data-bbox="855 895 1666 1169">2.3. To ensure that development in the SWMSA as a whole comes forward in a strategic and comprehensive manner, planning permission on the allocated sites will only be granted following the adoption by the Council of a comprehensive Development Framework Supplementary Planning Document (SPD), incorporating a masterplan and approach to the approval of design codes; phasing of development and infrastructure delivery for the SWMSA as a whole.</p> <p data-bbox="855 1209 1637 1310">3.4. The Development Framework SPD will be produced by the Council in partnership with the developers, landowners, key stakeholders and in consultation with the local community.</p>	AL15	Braywick Park, Maidenhead	Mixed use strategic green infrastructure space accommodating indoor and outdoor sports facilities, public park, special needs school and wildlife zone	
AL15	Braywick Park, Maidenhead	Mixed use strategic green infrastructure space accommodating indoor and outdoor sports facilities, public park, special needs school and wildlife zone						

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				<p><u>5. The design and delivery of development within the SWMSA should adhere to the following key principles and requirements:</u></p> <p><u>a. A coordinated and comprehensive approach to development of the Area to avoid piecemeal or ad-hoc development proposals;</u></p> <p><u>b. Creation of a distinctive, sustainable, high quality new development which provides a strong and identifiable gateway into Maidenhead from the south;</u></p> <p><u>c. Provision of the necessary social and physical infrastructure ahead of or in tandem with the development that it supports in order to address the impacts of the new development and to meet the needs of the new residents.</u></p> <p><u>d. Development that provides for a balanced and inclusive community and delivers a range of sizes, types and tenures, including affordable housing, in accordance with other policies in the Plan.</u></p> <p><u>e. Provision of measures to minimise the needs to travel and maximise non-car transport modes, including provision of a multi-functioning green link to create a continuous north-south corridor through the whole SWMSA.</u></p>	

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				<p><u>f. Enhancement of existing and provision of new vehicular and non-vehicular connections to and across the SWMSA,</u></p> <p><u>g. A strategic green infrastructure framework and network of green spaces to meet strategic and local requirements, including retention of existing green spaces and edges where possible and provision of new public open space in accordance with the Council's standards.</u></p> <p>a-h. <u>Delivery of a net gain in biodiversity across the area that reflects its existing nature conservation interest.</u></p> <p>b-i. <u>Measures to reduce climate change and environmental impacts including suitable approaches to sustainable energy, recycling and construction.</u></p>	
7.	31	Quality of Place/ Sustainability and Placemaking	SP2	<p>Insertion of new policy QP1c and paragraph number 6.6 as follows:</p> <p><u>6.7 QP1c Ascot Centre strategic placemaking area</u></p> <p><u>Policy QP1c</u> <u>Ascot Centre strategic placemaking area</u></p> <p><u>1. The centre of Ascot, as defined by the Policies Map, will be rejuvenated through a combination of new developments, proactive management of change and support for community-led</u></p>	<ul style="list-style-type: none"> • To incorporate 2019 placemaking work • Response to Reg 20 reps • Address Inspector's requests set out in ID09v2

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				<p>initiatives as a vibrant, multi-use green place that serves all parts of the Ascot community as well as being a retail focus for visitors to the Ascot racecourse. The existing community living in South Ascot will be better connected to the High Street and its facilities, so that the whole community is unified and cohesive.</p> <p>2. Development will be guided by a Centre of Ascot Placemaking Supplementary Planning Document produced by the Council in partnership with the local community, developers, landowners and other key stakeholders.</p> <p>3. The centre of Ascot encompasses the following allocated sites (identified on the Policies Map):</p> <table border="1" data-bbox="936 799 1697 1343"> <thead> <tr> <th data-bbox="936 799 1077 855">Ref</th> <th data-bbox="1077 799 1375 855">Site</th> <th data-bbox="1375 799 1697 855">Use</th> </tr> </thead> <tbody> <tr> <td data-bbox="936 855 1077 1002">AL16</td> <td data-bbox="1077 855 1375 1002">Ascot Centre, Ascot</td> <td data-bbox="1375 855 1697 1002">Residential, retail, employment, community uses, and public open space</td> </tr> <tr> <td data-bbox="936 1002 1077 1177">AL17</td> <td data-bbox="1077 1002 1375 1177">Shorts Waste Transfer Station and Recycling Facility, St Georges Lane, Ascot</td> <td data-bbox="1375 1002 1697 1177">Residential</td> </tr> <tr> <td data-bbox="936 1177 1077 1262">AL18</td> <td data-bbox="1077 1177 1375 1262">Ascot Station Car Park</td> <td data-bbox="1375 1177 1697 1262">Residential and public car parking</td> </tr> <tr> <td data-bbox="936 1262 1077 1343">AL19</td> <td data-bbox="1077 1262 1375 1343">Englemere Lodge, Ascot</td> <td data-bbox="1375 1262 1697 1343">Residential</td> </tr> </tbody> </table>	Ref	Site	Use	AL16	Ascot Centre, Ascot	Residential, retail, employment, community uses, and public open space	AL17	Shorts Waste Transfer Station and Recycling Facility, St Georges Lane, Ascot	Residential	AL18	Ascot Station Car Park	Residential and public car parking	AL19	Englemere Lodge, Ascot	Residential	
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AL16	Ascot Centre, Ascot	Residential, retail, employment, community uses, and public open space																		
AL17	Shorts Waste Transfer Station and Recycling Facility, St Georges Lane, Ascot	Residential																		
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AL19	Englemere Lodge, Ascot	Residential																		

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				<table border="1" data-bbox="936 368 1697 451"> <tr> <td data-bbox="936 368 1077 451">AL20</td> <td data-bbox="1077 368 1375 451">Heatherwood Hospital, Ascot</td> <td data-bbox="1375 368 1697 451">Residential and health uses</td> </tr> </table> <p data-bbox="891 528 1671 592"><u>Site specific requirements for each of the site allocations are contained in Appendix C and form part of this policy.</u></p> <p data-bbox="855 619 1671 683">4. <u>All new development in Ascot Centre will need to adhere to the following place making principles:</u></p> <p data-bbox="887 711 1671 807">a. <u>Improvements to the quality of the public realm, with the High Street improved through traffic calming to create a safer, more pedestrian and cyclist friendly environment.</u></p> <p data-bbox="887 847 1671 1054">b. <u>Improvements to the High Street to provide a high quality retail, cultural and leisure experience. This will include a village square on the southern side that will form a new heart to the centre and create a vibrant day and night time economy with primarily small independent shops, cafes/restaurants, community uses and civic buildings.</u></p> <p data-bbox="887 1094 1671 1334">c. <u>The delivery of holistic residential-led mixed use development on development sites close to the High Street that has a distinct and exemplar design, is sympathetic to local character and reflects the local architectural vernacular. To achieve this developers must work together to ensure that sites are not developed in isolation but instead are well integrated with each other and with surrounding uses</u></p>	AL20	Heatherwood Hospital, Ascot	Residential and health uses	
AL20	Heatherwood Hospital, Ascot	Residential and health uses						

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p><u>d. Improved connectivity within the area, including overcoming transport and physical barriers such as the railway line, so that the High Street heart is connected by footpaths, cycle ways and public transport to new and existing residential communities and Ascot railway station.</u></p> <p><u>e. Encouraging racecourse visitors to use sustainable means of transport to reach the venue and local communities to use their cars for fewer trips.</u></p> <p><u>f. Mitigation of the impact of residential development on the Thames Basin Heaths Special Protection Area through the provision of on-site Suitable Alternative Natural Greenspace (SANG) to the south of Heatherwood Hospital and potentially to the south of St George's School, or a contribution to existing SANG elsewhere.</u></p> <p><u>g. Improved connectivity to local and wider networks of green and blue infrastructure, including through the creation of new parks and 'urban greening' within development sites and enhanced biodiversity.</u></p> <p><u>h. New development that is built to high environmental standards and responds to the challenges of climate change.</u></p> <p><u>i. Provision of new employment opportunities on the Ascot Business Park and on the High Street to establish the centre</u></p>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p><u>of Ascot as a more significant business location, diversifying the economy and providing jobs.</u></p> <p><u>j. Enhancement of the role of Ascot as a tourist location, including the provision of a new hotel close to the High Street and the racecourse.</u></p>	
8.	116	Infrastructure/ Green and Blue Infrastructure	IF3/ 14.9	<p>Paragraph 14.9 and Policy IF3 moved to Policy Section Quality of Place and renamed of new policy QP2 Green and Blue Infrastructure shown as follows:</p> <p><u>14.96.9 IF3QP2 Green and Blue Infrastructure</u></p> <p><u>Policy IF-3QP2</u></p> <p><u>Green and Blue Infrastructure</u></p> <p><u>1. In order to secure multiple biodiversity, recreational, health and well-being and environmental benefits, development proposals will be required to contribute to the maintenance, enhancement, and, where possible, enlargement, of the Borough's existing green and blue infrastructure network, in terms of both quantity and quality. The level of provision of green and blue infrastructure on individual development sites will be expected</u></p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector's requests set out in ID09v2 • Incorporate 2019 Green & Blue Infrastructure work and study outcomes

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p><u>to conform to the standards set out in the Council's Green and Blue Infrastructure SPD, or a subsequent successor document.</u></p> <p>2. <u>Within intensifying urban areas, especially town centres, all forms of development will be expected to incorporate innovative, exemplar quality green and blue infrastructure at both groundfloor and upper levels.</u></p> <p>3. <u>Development proposals will be expected pay particular attention to the provision of blue infrastructure in their proposals. This could include (but is not limited to) improving and restoring the quality and quantity of existing natural water features, as well as introducing man-made features such as fountains, rills and SUDs.</u></p> <p>1. The Council will encourage improvements to the quality and quantity of the green and blue infrastructure network in the Borough.</p> <p>2. In the growth areas which are subject to high levels of intensification, developers will be expected to provide innovative and high quality green and blue infrastructure networks as part of their proposals. High intensity schemes that do not support development with high quality green and blue infrastructure in terms of quantity and quality will be resisted.</p>	
9.	33	Quality of Place/ Sustainability and Placemaking	SP3/ 6.5	<p>Policy SP3 renamed QP3 and new paragraph 6.11 with changes shown as follows:</p> <p>6.5-11 Policy SP3-QP3 Character and Design of New Development</p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector's

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p><u>Policy SP3 QP3</u></p> <p>Character and Design of New Development</p> <p>1. New development will be expected to contribute towards achieving sustainable high quality design in the Borough. A development proposal will be considered high quality design and acceptable where it achieves the following design principles:</p> <p><u>a.</u> <u>Is climate change resilient and incorporates sustainable design and construction which:</u></p> <ul style="list-style-type: none"> • <u>minimises energy demand and water use</u> • <u>maximises energy efficiency; and</u> • <u>minimises waste.</u> <p>a.<u>b.</u> <u>Respects and enhances the local, natural or historic character of the environment, paying particular regard to urban grain, layouts, rhythm, density, height, <u>skylines</u>, scale, bulk, massing, proportions, trees, <u>biodiversity</u>, water features, enclosure and materials</u></p> <p>b.<u>c.</u> <u>Provides layouts that are well connected, permeable and legible and which encourage walking and cycling</u></p> <p>c.<u>d.</u> <u>Delivers easy and safe access and movement for pedestrians, cyclists, cars and service vehicles, maximising the use of sustainable modes of transport where possible</u></p> <p>d.<u>e.</u> <u>Respects and retains <u>existing</u> high quality townscapes and landscapes and helps create attractive new skylines, townscapes and landscapes</u></p> <p>e.<u>f.</u> <u>Retains important local views of historic buildings or features and makes the most of opportunities to improve views</u></p>	<p>requests set out in ID09v2</p> <ul style="list-style-type: none"> • Incorporate the outcomes of the Tall buildings Study 2019

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>wherever possible (including views of key landmarks such as Windsor Castle, Eton College and the River Thames)</p> <p>f.g. Creates safe, accessible places <u>where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.</u> that discourage crime and disorder.</p> <p>Well connected, attractive, legible places with strong active frontages will be expected</p> <p>g.h. Incorporates interesting frontages and design details to provide visual interest, particularly at pedestrian level</p> <p>h.i. Designed to minimise the visual impact of traffic and parking</p> <p>i.j. Protects trees and vegetation worthy of retention and includes comprehensive green and blue infrastructure schemes that are integrated into proposals</p> <p>j.k. Provides high quality soft and hard landscaping where appropriate</p> <p>k.l. k. Provides sufficient levels of high quality private and public amenity space</p> <p>l.m. Has no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties in terms of privacy, light, disturbance, vibration, pollution, dust, smell and access to sunlight and daylight</p> <p>m.n. Is accessible to all and capable of adaption to meet future needs</p> <p>n.o. Provides adequate measures for the storage of waste, including recycling waste bins, in a manner that is integrated into the scheme to minimise visual impact</p> <p>o. Minimises energy demand and maximizes energy efficiency</p> <p>p. Fronts onto, rather than turns its back on waterways and other water bodies</p> <p>2. Within, and near to, Maidenhead town centre, greater flexibility on building heights will be permitted Tall buildings will be supported where they demonstrate exceptional high quality</p>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>design and do not cause unacceptable impacts. Advice provided by Historic England or similar bodies on tall buildings should inform development proposals.</p>	
10.	33	Quality of Place/ Sustainability and Placemaking	SP3	<p>Insertion of new policy QP3a and paragraph number 6.13 –Tall Buildings shown as follows:</p> <p><u>6.13 Policy QP3a Tall Buildings</u></p> <p><u>Policy QP3a</u></p> <p><u>Building height and Tall Buildings</u></p> <p>1. <u>Within established settlements new development will be expected to maintain contextual heights¹ to re-inforce and reflect the character of an area.</u></p> <p>2. <u>On large greenfield sites that lack an existing context height, an appropriate contextual height will be established through a masterplanning process, undertaken in conjunction with the local planning authority. Proposed context heights for such sites</u></p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector’s requests set out in ID09v2 • Incorporate the outcomes of the Tall buildings Study 2019

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p><u>should not normally constitute an increase to the surrounding context height by more than one storey.</u></p> <p><u>3. Increases in context height of up to two storeys will be considered acceptable in specific locations in central Maidenhead (as identified in the Tall Buildings SPD (and any successor document)) to facilitate intensification.</u></p> <p><u>4. Buildings of more than 1.5 times contextual height or a minimum of 2 additional storeys (whichever is the greater) of the surrounding area will be considered a tall building. Tall buildings are exceptional forms of development in the borough and will not be acceptable in areas identified as inappropriate for tall buildings in the Tall Buildings SPD (or any successor document).</u></p> <p><u>5. The maximum height of tall buildings should be no more than 2.5 times contextual height. At a few locations in Maidenhead town centre it may be possible to go higher as identified in the Tall Buildings SPD.</u></p> <p><u>6. Tall buildings will only be acceptable in town centres, at strategic nodes or gateways and on major development sites with their own character that have high levels of public transport. Appropriate locations have been identified in the Tall Buildings Study. Proposals for tall</u></p>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p><u>buildings will need to fully comply with Paragraph 7 of this policy.</u></p> <p><u>7. Tall buildings will need to be of exceptional quality and demonstrate how they meet the design requirements of Policy QP1, QP2 & QP3 in an exemplar manner, as well complying with the detailed criteria set out in the Tall Buildings SPD;</u></p>	
11.	35	Quality of Place/ River Thames Corridor	SP4/ 6.7	<p>Rename Policy SP4 to QP4 and new paragraph 6.15 shown in main heading and sub heading follows:</p> <p><u>6.7-15 Policy SP4-QP4 River Thames Corridor</u></p> <p>Policy <u>SP4-QP4</u></p> <p>River Thames Corridor</p>	<ul style="list-style-type: none"> To accommodate new policies and for clarity

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
12.	35	Quality of Place/ Development In the Greenbelt	SP5/ 6.9	<p>Rename Policy SP5 to QP5 and new paragraph 6.17 shown in the main heading and sub heading follows:</p> <p>6.9-17 Policy SP5 <u>QP5</u> Rural Development in the Green Belt</p> <p><u>Policy SP5QP5- Rural Development</u></p> <p>Development in the Green Belt</p> <ol style="list-style-type: none"> 1. The Metropolitan Green Belt will continue to be protected as designated on the Policies Map, against inappropriate development. Permission will not be given for inappropriate development (as defined by the NPPF), unless very special circumstances are demonstrated. 2. Certain forms of development are not considered inappropriate <u>within the Green Belt provided that they preserve its openness and do not conflict with the purposes of including land within it. Proposals will be considered appropriate where they are consistent with the exceptions listed in national planning policy.</u> Proposals will be permitted where they are consistent with the exceptions listed in national planning policy, are of high quality design and protect, conserve and, where feasible, enhance areas of ecological value. Where relevant, proposals should also meet the following criteria: 	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector's requests set out in ID09v2

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p><u>Specific Rural Uses</u></p> <p><i><u>Limited infilling</u></i></p> <p>3. <u>Limited infilling may be appropriate outside identified settlement boundaries where it can be demonstrated that the site can be considered as falling within the village envelope as assessed on the ground. In assessing the village envelope consideration will be given to the concentration, scale, massing, extent and density of built form on either side of the settlement boundary and the physical proximity of the proposal site to the defined settlement boundary</u></p> <p><i><u>Equestrian development</u></i></p> <p>4. <u>New equestrian development (including lighting and means of enclosure) should be unobtrusively located and designed so that it does not have a significant adverse effect on the character of the locality, residential amenity, highway safety and landscape quality</u></p> <p>5. <u>Proposals will need to ensure sufficient land is available for grazing and exercise, where necessary</u></p> <p>6. <u>A satisfactory scheme for the disposal of waste will need to be provided.</u></p> <p><i><u>Best and most versatile agricultural land</u></i></p>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p><u>7. Proposals should not result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a).</u></p> <p><i>Re-use of buildings</i></p> <p><u>8. Re-use of buildings will be acceptable where it is of permanent and substantial construction and its form is in keeping with its surroundings and would not require extensive reconstruction or a material change in size or scale</u></p> <p>3-9. <u>The reuse of a building for business and industrial uses should be appropriate in size and viability to agricultural units or buildings on the farm. Appropriateness should be tested against the context of the locality as justified in a farm management plan</u></p> <p><i>Facilities for outdoor sport, outdoor recreation or cemeteries</i></p> <p><u>10. The scale of development will be expected to be no more than is genuinely required for the proper functioning of the enterprise or the use of the land to which it is associated</u></p> <p><u>11. Buildings should be unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas</u></p> <p><u>12. The development (including lighting) should have no detrimental effect on landscape quality, biodiversity, residential amenity or highway safety</u></p> <p><u>New agricultural and forestry workers dwellings</u></p>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>a) There is a demonstrable essential and permanent need for the new dwelling based on the functional requirements of the enterprise it is intended to serve that cannot be met elsewhere.</p> <p>b) The dwelling is proportionate in scale and size to the needs of the holding it is intended to serve.</p> <p>Extensions or alterations</p> <p>e) The extension or alteration proposed would not result in a disproportionate addition over and above the size of the original building.</p> <p>d) The building is of permanent and substantial construction and would not require extensive reconstruction.</p> <p>Replacement buildings</p> <p>The replacement building would be:</p> <p>e) In the same use</p> <p>f) Not materially larger than the one it replaces; and</p> <p>g) Is sited on or close to the position of the existing building.</p> <p>Limited infilling</p> <p>Limited infilling within the identified village settlement boundaries as designated on the Policies Map.</p>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>h) Limited infilling may also be appropriate outside these identified settlement boundaries where it can be demonstrated that the site can be considered as falling within the village envelope as assessed on the ground. In assessing the village envelope consideration will be given to the concentration, scale, massing, extent and density of built form on either side of the settlement boundary and the physical proximity of the proposal site to the defined settlement boundary.</p> <p>Equestrian development</p> <p>i) New equestrian development (including lighting and means of enclosure) is unobtrusively located and designed so that it does not have a significant adverse effect on the character of the locality, residential amenity, highway safety and landscape quality.</p> <p>j) Proposals do not result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a) or it can be demonstrated to the satisfaction of the local planning authority that there are no suitable alternative sites on lower grade land.</p> <p>k) Existing buildings are re-used where appropriate and any new buildings should be located in or adjacent to an existing group of buildings and have minimal visual impact within the landscape.</p> <p>l) Sufficient land is available for grazing and exercise where necessary.</p> <p>m) Proposals include a satisfactory scheme for the disposal of waste.</p>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>Re-use of buildings</p> <p>n) The building is of permanent and substantial construction and its form is in keeping with its surroundings and would not require extensive reconstruction or a material change in size or scale.</p> <p>o) The proposed use would not have a materially greater impact than the present or last approved lawful use on the openness of the Green Belt and the purposes of including land in it.</p> <p>p) The reuse of a building for business and industrial uses should be appropriate in size and viability to agricultural units or buildings on the farm. Appropriateness should be tested against the context of the locality as justified in a farm management plan.</p> <p>Facilities for Outdoor sport, outdoor recreation or cemeteries</p> <p>q) The scale of the building is no more than is genuinely required for the proper functioning of the enterprise or the use of the land to which it is associated.</p> <p>r) Buildings are unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas.</p> <p>s) There is no detrimental effect on landscape quality, residential amenity or highway safety.</p>	
13.	42	Quality of Place/ Local Green Space	SP6/ 6.11	Remove paragraph 6.11 and Policy SP6 and renamed, renumbered and relocated to paragraph 14.9 and Policy number IF3 as follows:	<ul style="list-style-type: none"> • Policy better located in

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>6.11<u>14.9</u> Policy SP6 <u>IF3</u> Local Green Space</p> <p>Policy SP6<u>IF3</u></p>	<p>infrastructure chapter</p>
14.	47	Housing/ Housing Development Sites	HO1/ 7.4	<p>Policy HO1 amended as follows:</p> <p>Policy HO1</p> <p>Housing Development Sites</p> <ol style="list-style-type: none"> 1. The Borough Local Plan will provide for at least 14,240 new dwellings in the plan period up to 2033. The Spatial Strategy sets out that development will be focussed on existing urban areas, primarily Maidenhead, but also Windsor and Ascot. 2. <u>The sites allocated for housing development are identified below and are also defined on the Policies Map.</u> 3. <u>Site specific requirements and considerations for each of the allocated housing sites are set out in individual site proformas which are located in Appendix C. The proformas form part of this policy and will be expected to help guide the design, decision making and delivery of the sites as they come forward for development.</u> <p>The following sites are allocated for housing development and defined on the Policies Map. Further information on the site</p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector’s requests set out in ID09v2 • Incorporate updated site selection work following updating of HELAA and re-running of sequential test and sustainability assessment. • Incorporate changed status of a number of sites in development pipeline.

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				<p>allocations is presented on the site proformas. The proformas indicate the key requirements and considerations that need to be taken into account as sites come forward for development.⁽⁷⁾</p> <table border="1" data-bbox="936 491 1666 1377"> <thead> <tr> <th data-bbox="936 491 1066 676">Site reference</th> <th data-bbox="1066 491 1487 676">Site</th> <th data-bbox="1487 491 1666 676">Estimated Number of Residential Units (Net)</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="936 676 1666 746" style="text-align: center;"><u>Maidenhead</u></td> </tr> <tr> <td colspan="3" data-bbox="936 746 1666 817" style="text-align: center;"><u>Maidenhead Town Centre</u></td> </tr> <tr> <td data-bbox="936 817 1066 900">AL1*</td> <td data-bbox="1066 817 1487 900"><u>Nicholsons Centre, Maidenhead</u></td> <td data-bbox="1487 817 1666 900" style="text-align: center;">500</td> </tr> <tr> <td data-bbox="936 900 1066 1046">AL2*</td> <td data-bbox="1066 900 1487 1046"><u>Land between High Street and West Street, Maidenhead</u></td> <td data-bbox="1487 900 1666 1046" style="text-align: center;">278 (22 in commitments)</td> </tr> <tr> <td data-bbox="936 1046 1066 1123">AL3*</td> <td data-bbox="1066 1046 1487 1123"><u>St Mary's Walk, Maidenhead</u></td> <td data-bbox="1487 1046 1666 1123" style="text-align: center;">120</td> </tr> <tr> <td data-bbox="936 1123 1066 1270">AL4*</td> <td data-bbox="1066 1123 1487 1270"><u>York Road, Maidenhead</u></td> <td data-bbox="1487 1123 1666 1270" style="text-align: center;">67 (383 in commitments)</td> </tr> <tr> <td data-bbox="936 1270 1066 1377">AL5*</td> <td data-bbox="1066 1270 1487 1377"><u>West Street Opportunity Area, Maidenhead</u></td> <td data-bbox="1487 1270 1666 1377" style="text-align: center;">240</td> </tr> </tbody> </table>	Site reference	Site	Estimated Number of Residential Units (Net)	<u>Maidenhead</u>			<u>Maidenhead Town Centre</u>			AL1*	<u>Nicholsons Centre, Maidenhead</u>	500	AL2*	<u>Land between High Street and West Street, Maidenhead</u>	278 (22 in commitments)	AL3*	<u>St Mary's Walk, Maidenhead</u>	120	AL4*	<u>York Road, Maidenhead</u>	67 (383 in commitments)	AL5*	<u>West Street Opportunity Area, Maidenhead</u>	240	
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				<u>Site reference</u>	<u>Site</u>	<u>Estimated Number of Residential Units (Net)</u>	
				<u>Other Maidenhead</u>			
				<u>AL23</u>	<u>St. Mark's Hospital , Maidenhead</u>	<u>54</u>	
				<u>AL24</u>	<u>Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead</u>	<u>300</u>	
				<u>AL25</u>	<u>Land known as Spencer's Farm, north of Lutman Lane, Maidenhead</u>	<u>330</u>	
				<u>AL26</u>	<u>Land between Windsor Road and Bray Lake, south of Maidenhead</u>	<u>100</u>	
				<u>Windsor</u>			
				<u>West of Windsor</u>			
				<u>AL21</u>	<u>Land west of Windsor, north and south of A308, Windsor</u>	<u>450</u>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				AL22 Squires Garden Centre Maidenhead Road Windsor 39 Other Windsor AL29* Minton Place, Victoria Street, Windsor 100 AL30 Windsor and Eton Riverside Station Car Park 30 AL31 King Edward VII Hospital, Windsor 47 Ascot Ascot Town Centre AL16* Ascot Centre 300 AL17 Shorts waste transfer station and recycling facility, St Georges Lane, Ascot 131 AL18* Ascot Station Car Park, Ascot 50 AL19 Englemere Lodge, London Road, Ascot 10 AL20* Heatherwood Hospital, Ascot 250	

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				<p style="text-align: center;"><u>Other Ascot</u></p> <p><u>AL32</u> <u>Sandridge House, London Road, Ascot</u> <u>25</u></p> <p style="text-align: center;"><u>Other places</u></p> <p><u>AL33</u> <u>Broomhall Car Park, Sunningdale</u> <u>30</u></p> <p><u>AL34</u> <u>White House, London Road, Sunningdale</u> <u>10</u></p> <p><u>AL35</u> <u>Sunningdale Park, Sunningdale</u> <u>230</u></p> <p><u>AL36</u> <u>Cookham Gas holder, Whyteladyes Lane, Cookham</u> <u>50</u></p> <p><u>AL37</u> <u>Land north of Lower Mount Farm, Long Lane, Cookham</u> <u>200</u></p> <p><u>AL38</u> <u>Land east of Strande Park, Cookham</u> <u>20</u></p> <p><u>AL39</u> <u>Land at Riding Court Road and London Road, Datchet</u> <u>80</u></p> <p><u>AL40</u> <u>Land east of Queen Mother Reservoir, Horton</u> <u>100</u></p>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change																														
				<table border="1"> <tr> <td>-</td> <td><u>TOTAL</u></td> <td><u>7,891</u></td> </tr> <tr> <td colspan="3">Sites marked with an asterisk (*) are allocated for mixed use development.</td> </tr> </table> <table border="1"> <thead> <tr> <th>Site reference</th> <th>Site</th> <th>Estimated Capacity (Net)</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>Growth locations</td> <td>-</td> </tr> <tr> <td>-</td> <td>Maidenhead town centre</td> <td>-</td> </tr> <tr> <td>HA1*</td> <td>Maidenhead Railway Station</td> <td>150</td> </tr> <tr> <td>HA2*</td> <td>Reform Road</td> <td>150</td> </tr> <tr> <td>HA3</td> <td>Saint-Cloud Way</td> <td>600</td> </tr> <tr> <td>HA4*</td> <td>West Street</td> <td>240</td> </tr> <tr> <td>HA5*</td> <td>York Road</td> <td>320</td> </tr> </tbody> </table>	-	<u>TOTAL</u>	<u>7,891</u>	Sites marked with an asterisk (*) are allocated for mixed use development.			Site reference	Site	Estimated Capacity (Net)	-	Growth locations	-	-	Maidenhead town centre	-	HA1*	Maidenhead Railway Station	150	HA2*	Reform Road	150	HA3	Saint-Cloud Way	600	HA4*	West Street	240	HA5*	York Road	320	
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				HA12	Boyn Valley Industrial Estate, Maidenhead	240	
				HA13	Exclusive House, Oldfield Road, Maidenhead	40	
				HA14	Land south of Ray Mill Road East, Maidenhead	60	
				HA15	Middlehurst, 90-103 Boyn Valley Road, Maidenhead	45	
				HA16	Osbornes Garage, 55 St Marks Road, Maidenhead	20	
				HA17	Tectonic Place, Holyport Road, Maidenhead	25	
				HA18	Land between Windsor Road and Bray Lake, south of Maidenhead	100	
				HA19	Whitebrook Park, including land east of Whitebrook Park, Lower Cookham Road, Maidenhead	175	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change			Reason for the change
				HA20	Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead	300	
				HA21	Land known as Spencer's Farm, north of Lutman Lane, Maidenhead	300	
				HA22	Land north of Breadcroft Lane and south of the railway line, Maidenhead	100	
				HA23	Land west of Monkey Island Lane, Maidenhead	100	
				HA24	Summerleaze, Summerleaze Road, Maidenhead	130	
				-	Windsor	-	
				HA25*	Minton Place, Victoria Street, Windsor	100	
				HA26*	Shirley Avenue (Vale Road Industrial Estate), Windsor	80	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change			Reason for the change
				HA28	Windsor and Eton Riverside Station Car Park	30	
				HA29	Windsor Police Station, Alma Road, Windsor	35	
				-	Ascot, Sunninghill and Sunningdale	-	
				HA30	Ascot Station Car Park	35	
				HA31	Englemere Lodge, London Road, Ascot	40	
				HA32	Heatherwood Hospital, Ascot	250	
				HA33	Silwood Park, Sunningdale	75	
				HA34	Sunningdale Park, Sunningdale	230	
				HA35	Gas holder site, Bridge Road, Sunninghill	53	
				HA36	Broomhall Car Park, Sunningdale	28	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change			Reason for the change
				HA37	White House, London Road, Ascot	10	
				-	Other Areas	-	
				HA38	Cookham Gas holder, Whyteladyes Lane, Cookham	40	
				HA39	Land east of Strande Park, Cookham	20	
				HA40	Land north of Lower Mount Farm, Long Lane, Cookham	200	
				HA41*	Land north and east of Churchmead Secondary School, Priory Road, Datchet	175	
				HA42	Land at Slough Road/Riding Court Road, Datchet	150	
				HA43	Land north of Eton Road adjacent to St Augustine's Church, Datchet	35	
				HA44	Land east of Queen Mother Reservoir, Horton	100	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change																					
				<table border="1"> <tr> <td data-bbox="927 368 1057 475">HA45</td> <td data-bbox="1057 368 1491 475">Land adjacent to Coppermill Road, Horton</td> <td data-bbox="1491 368 1675 475">27</td> </tr> <tr> <td data-bbox="927 475 1057 552">HA46</td> <td data-bbox="1057 475 1491 552">Straight Works, Old Windsor</td> <td data-bbox="1491 475 1675 552">20</td> </tr> <tr> <td data-bbox="927 552 1057 628">HA47</td> <td data-bbox="1057 552 1491 628">95 Straight Road, Old Windsor</td> <td data-bbox="1491 552 1675 628">11</td> </tr> <tr> <td data-bbox="927 628 1057 735">HA48</td> <td data-bbox="1057 628 1491 735">Tithe Farm, Tithe Lane, Wraysbury</td> <td data-bbox="1491 628 1675 735">30</td> </tr> <tr> <td data-bbox="927 735 1057 842">HA49*</td> <td data-bbox="1057 735 1491 842">DTC Research, Belmont Road, Maidenhead</td> <td data-bbox="1491 735 1675 842">31</td> </tr> <tr> <td data-bbox="927 842 1057 949">HA50*</td> <td data-bbox="1057 842 1491 949">Grove Business Park, White Waltham</td> <td data-bbox="1491 842 1675 949">66</td> </tr> <tr> <td data-bbox="927 949 1057 1026">-</td> <td data-bbox="1057 949 1491 1026">TOTAL</td> <td data-bbox="1491 949 1675 1026">8,286</td> </tr> </table> <p data-bbox="927 1026 1675 1145">Sites marked with an asterisk (*) are allocated for mixed use development.</p>	HA45	Land adjacent to Coppermill Road, Horton	27	HA46	Straight Works, Old Windsor	20	HA47	95 Straight Road, Old Windsor	11	HA48	Tithe Farm, Tithe Lane, Wraysbury	30	HA49*	DTC Research, Belmont Road, Maidenhead	31	HA50*	Grove Business Park, White Waltham	66	-	TOTAL	8,286	
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15.	51	Housing/ Housing Mix and Type	HO2/ 7.6	<p data-bbox="837 1182 1435 1214">Change the wording in Policy HO2 as follows:</p> <p data-bbox="869 1246 1048 1278">Policy HO 2</p> <p data-bbox="869 1310 1151 1342">Housing Mix and Type</p>	<ul data-bbox="1727 1190 2007 1337" style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector's 																					

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>1. The provision of new homes should contribute to meeting the needs of current and projected households by having regard to the following principles:</p> <ol style="list-style-type: none"> a. provide an appropriate mix of dwelling types and sizes, reflecting the most up to date evidence as set out in the Berkshire SHMA 2016, or successor documents. <u>Where evidence of local circumstances/market conditions demonstrates an alternative housing mix be more appropriate, this will be taken into account.</u> b. be adaptable to changing life circumstances c. for proposals of 20 or more dwellings, 5% of the dwellings should be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2) unless evidence can be provided to demonstrate that the impact on project viability, or of physical or environmental impact would make such provision unsuitable. <p>2. <u>The provision of purpose built and/or specialist accommodation with care for older people will be supported in settlement locations, subject to compliance with other policy requirements.</u> Development proposals for residential care will be permitted only where they meet local commissioning priorities or a demonstrable local community need has been established.</p>	<p>requests set out in ID09v2</p> <ul style="list-style-type: none"> • Incorporate updated information and strengthening of self build requirements • Take account of changes to site allocations – only site identified in BLPSV for self build has been deleted as an allocation

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>3. Development proposals should demonstrate that housing type and mix have been taken into account and demonstrate how dwellings have been designed to be adaptable.</p> <p>4. <u>Proposals that include 20 or more housing units (excluding houses provided as affordable homes) are required to include 5% of the proposed dwelling numbers as fully serviced plots for custom and self-build. Self build plots will generally be expected to be provided in clusters. Where developers are required to provide custom and self-build plots, these plots must be made available and appropriately marketed for 12 months. Marketing should be agreed with the council before it is commenced. If the plots have not been sold in the 12 month period, these plots may be reverted back to the developer to build. All self build plots will need to be provided with a plot passport.</u>Proposals for custom or self build housing on appropriate sites will be supported. Where the site proformas (Appendix D) identify a need for custom or self build plots on an allocated housing site, the Council will expect these to be delivered and serviced at the earliest stage possible in the development and respond to the size needs identified in the Council's Self Build Register.</p> <p>5. <u>Community-led housing approaches (such as co-housing, community land trusts and co-operatives) will be encouraged in sustainable settlement locations and on allocated sites.</u></p>	
16.	54	Housing/ Affordable Housing	HO3/ 7.8	Change the wording in Policy HO3 as follows:	<ul style="list-style-type: none"> Response to Reg 20 reps,

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>Policy HO3</p> <p>Affordable Housing</p> <p>1. <u>The Council will require all developments for 10 dwellings gross, or more than 1,000 sqm of residential floorspace, to provide on-site affordable housing in accordance with the following:</u></p> <p style="padding-left: 40px;">a) <u>On greenfield sites (or sites last used for Class B business use or a similar sui generis employment-generating use) providing up to 500 dwellings gross - 40% of the total number of units proposed on the site;</u></p> <p style="padding-left: 40px;">b) <u>On all other sites, (including those over 500 dwellings) – 30% of the total number of units.</u></p> <p>2. <u>Within designated rural areas, the Council will require 40% affordable housing from all developments of between 5 and 9 dwellings.</u></p> <p>3. <u>Where a development falls below the size thresholds in 1 or 2 but is demonstrably part of a potentially larger developable area above those thresholds, the Council will require affordable housing on a pro rata basis.</u></p> <p>4. <u>The required affordable housing size and tenure mix shall be provided in accordance with the Berkshire Strategic Housing Market Assessment 2016, or subsequent affordable housing</u></p>	<p>especially Slough Borough Council</p> <ul style="list-style-type: none"> • Address Inspector's requests set out in ID09v2 • Incorporate Duty to co-operate work with Slough Borough Council

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p><u>needs evidence. This currently suggests a split of 45% social rent, 35% affordable rent and 20% intermediate tenure overall.</u></p> <p>5. <u>The delivery of affordable housing will be provided in accordance with the following order of priority:</u></p> <p>a. <u>On-site as part of the development and distributed across the development to create a sustainable, balanced community</u></p> <p>b. <u>On an alternative site, only if provision would result in a more effective use of available resources or would meet an identified housing need, such as providing a better social mix and wider housing choice</u></p> <p>4-6. <u>Financial payment to be utilised in providing affordable housing on an alternative site. Only in exceptional circumstances to the satisfaction of the Council. Financial Contributions should however be used for any fractions of Affordable Housing units required on site, there should Planning obligations will be used to ensure that the affordable housing will remain at an affordable price for future eligible households, or for the subsidy to be recycled to alternative affordable housing provision.</u></p> <p>Rural exception sites</p> <p>7. Development proposals for limited affordable housing within the Green Belt, to meet local needs only, will be</p>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>permitted as an exception where all of the following criteria are met:</p> <ul style="list-style-type: none"> a) a demonstrable local community need for affordable housing has been established; b) the number, size and tenure of the dwellings are suitable to meet the identified need; c) the site and the development proposal are well related to an existing settlement and not located in the open countryside; d) the proposal is designed to respect the characteristics of the local area including the countryside setting, and e) schools with capacity, health, shops and other community facilities are within reasonable travelling distance. <p>Affordable Housing</p> <p>1. A minimum requirement of 30% affordable housing units will be sought on sites proposing over 10 net additional dwellings or which have a combined gross internal floor area over 1000m². The tenure, size and type will be negotiated on a site by site basis, having regard to housing needs, site specifics and the following factors:</p> <ul style="list-style-type: none"> a. development proposals that provide for a wide range of affordable housing products in line with government initiatives b. constraints on the development of the site imposed by other planning objectives 	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>c. the need to achieve a successful housing development in terms of the location and mix of affordable homes</p> <p>d. the costs relating to the development; in particular the financial viability of developing the site (using an approved viability model) in which instance the Council will consider off site contributions in lieu of on site provision.</p> <p>2. If a site allocated or identified for housing is sub-divided to create two or more separate development schemes, one or more of which falls below the threshold of 10 units or 1000m² floor area, the Council will seek an appropriate level of affordable housing to reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme for the allocated or identified site.</p> <p>3. The delivery of affordable housing will be provided in accordance with the following order of priority:</p> <p style="padding-left: 40px;">a. on site as part of the development and distributed across the development to create a sustainable, balanced community</p> <p style="padding-left: 40px;">b. on an alternative site, only if provision would result in a more effective use of available resources or would meet an identified housing need, such as providing a better social mix and wider housing choice.</p> <p>4. Planning obligations will be used to ensure that the affordable housing will remain at an affordable price for future eligible households, or for the subsidy to be recycled to alternative affordable housing provision.</p>	

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17.	55	Housing/ Gypsies and Travellers	HO4/ 7.10	<p>Change the wording in Policy HO4, paragraph 1 as follows:</p> <p>1. The need for Gypsy and Traveller Accommodation will be addressed through the proposed Gypsy and Traveller Local Plan.⁽¹¹⁾ The current Gypsy and Traveller Accommodation Assessment will identify<u>has identified a</u> need for transit and permanent pitches to meet needs in the area. Meanwhile applications for planning permission will be considered positively in the light of national planning policy and the criteria listed below.</p>	<ul style="list-style-type: none"> Acknowledge existence of GTAA evidence work
18.	56	Housing/ Housing Density	HO5/ 7.12	Delete paragraph 7.12 Policy HO5 Housing Density:	<ul style="list-style-type: none"> Required following deletion of HO5
19.	57	Housing/ Loss and Sub-division of Dwellings	HO6/ 7.14	<p>Change the Policy number to HO6 shown as follows:</p> <p>7.14 Policy HO6- Loss and Sub-division of Dwellings</p>	<ul style="list-style-type: none"> Required following

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>Policy HO6<u>HO5</u></p> <p><u>Loss and</u> Sub-division of Dwellings</p>	deletion of HO5
20.	63	Economy/ Economic Development	ED1/ 8.3	<p>Changes made to Policy ED1 shown as follows:</p> <p>Policy ED1</p> <p>Economic Development</p> <ol style="list-style-type: none"> 1) A range of different types and sizes of employment land and premises will be encouraged to maintain a portfolio of sites to meet the diverse needs of the local economy. Appropriate intensification, redevelopment and upgrading of existing sites and premises will be encouraged and supported to make their use more efficient and to help meet the forecast demand over the plan period and to respond to modern business needs. 2) The Royal Borough will seek to make provision for at least 11,200 net new jobs across a range of floorspaces including at least 130,700m² of B Class use floorspace comprising 81,300m² of B1 uses, 24,500m² of B2 uses and 24,900m² of B8 uses, in the period up to 2033. 3) It will do this by ensuring a flexible supply of high quality employment floorspace making some new allocations, utilising existing employment areas and promoting a more intensive use of 	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector's requests set out in ID09v2 • Incorporate 2019 employment updating work • Incorporate updated site selection work following updating of HELAA and re-running of sequential test and sustainability assessment

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change						
				<p>these sites through the recycling, refurbishment and regeneration of existing older or vacant stock and promotion of flexible working practices.</p> <p><u>Allocated sites to meet economic needs</u></p> <p>4) <u>To ensure that the Royal Borough delivers its employment needs in full, land will be allocated for economic needs in the following locations:</u></p> <p><u>Offices</u></p> <p>5) <u>New office space will be focussed within Maidenhead, Windsor and Ascot town centres. The Council will require that the recently permitted schemes at both Alma Road (Windsor) and The Landing (Maidenhead) will be delivered in accordance with the planning consent.</u></p> <p>6) <u>In addition the following sites and areas will be expected to meet the borough's office needs:</u></p> <p>a) <u>The following sites will be allocated to meet the borough's office needs:</u></p> <table border="1" data-bbox="936 1098 1697 1380"> <thead> <tr> <th data-bbox="936 1098 1048 1257"><u>Ref</u></th> <th data-bbox="1048 1098 1460 1257"><u>Site</u></th> <th data-bbox="1460 1098 1697 1257"><u>Estimated additional office space (sq m)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="936 1257 1048 1380"><u>AL1</u></td> <td data-bbox="1048 1257 1460 1380"><u>Nicholsons Centre, Maidenhead</u></td> <td data-bbox="1460 1257 1697 1380"><u>15,000 (net additional)</u></td> </tr> </tbody> </table>	<u>Ref</u>	<u>Site</u>	<u>Estimated additional office space (sq m)</u>	<u>AL1</u>	<u>Nicholsons Centre, Maidenhead</u>	<u>15,000 (net additional)</u>	
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				<table border="1" data-bbox="936 368 1697 592"> <tr> <td data-bbox="936 368 1048 459">AL7</td> <td data-bbox="1048 368 1462 459">Maidenhead Railway Station</td> <td data-bbox="1462 368 1697 459">8,500 (gross)</td> </tr> <tr> <td data-bbox="936 459 1048 592">AL8</td> <td data-bbox="1048 459 1462 592">St Cloud's Gate</td> <td data-bbox="1462 459 1697 592">3,500 (net additional)</td> </tr> </table> <p data-bbox="887 635 1697 794">b) Redevelopment of the Nicholsons centre is a major opportunity to deliver net additional employment floorspace within Maidenhead town centre. The council will work with the site promoter to ensure that this redevelopment makes a positive contribution to the borough's office supply.</p> <p data-bbox="887 802 1697 930">c) Where other sites within town centres come forward for redevelopment developers will be required to demonstrate that have maximised the office component of their scheme in line with market evidence at the time.</p> <p data-bbox="887 938 1697 994">d) A strong presumption against net loss of floorspace will apply where sites are redeveloped within the town centres.</p> <p data-bbox="837 1023 1272 1050">Industrial and warehousing space</p> <p data-bbox="837 1118 1697 1230">7) New industrial and warehousing space (B1c, B2, B8 and associated sui generis employment uses) will be provided at the following locations around Maidenhead:</p> <table border="1" data-bbox="936 1278 1697 1369"> <thead> <tr> <th data-bbox="936 1278 1048 1369">Ref</th> <th data-bbox="1048 1278 1574 1369">Site</th> <th data-bbox="1574 1278 1697 1369">Ha</th> </tr> </thead> </table>			AL7	Maidenhead Railway Station	8,500 (gross)	AL8	St Cloud's Gate	3,500 (net additional)	Ref	Site	Ha	
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				<table border="1" data-bbox="936 370 1697 622"> <tr> <td data-bbox="936 370 1052 523">AL14</td> <td data-bbox="1052 370 1572 523">The 'Triangle Site' (land south of the A308(M) west of Ascot Road and north of the M4, Maidenhead)</td> <td data-bbox="1572 370 1697 523">25.7</td> </tr> <tr> <td data-bbox="936 523 1052 622">AL11</td> <td data-bbox="1052 523 1572 622">Crossrail West Outer Depot</td> <td data-bbox="1572 523 1697 622">1.2</td> </tr> </table> <p data-bbox="837 673 1697 1321"> <u>8) Given the shortage of industrial space in the borough and limited scope to allocate new sites as a result of constraints, priority should be to deliver units that meet the needs of the borough's firms. This is likely to take the form of smaller 'flexible' units for small and medium sized firms who may otherwise be required to look for space outside the borough focussing on <1,000 sq m units with a some slightly larger (<2,000 sq m).</u> <u>9) Where possible property should be provided in a format that may allow mezzanine floors and consideration should be given to providing office space above industrial units to make the most efficient use of limited land.</u> <u>10) At the Triangle site, larger units (for example B8 distribution units) should only be permitted where they are required to secure the delivery of a mix of units as part of a comprehensive scheme and ensure that the allocation is delivered to a high standard reflecting the 'gateway' nature of the site to Maidenhead. The site should also be subject to a phased masterplan to deliver new units to the local market over the first 10 years of the plan.</u> <u>11) The above employment site allocations are identified on the Policies Map. Site specific requirements for each of the employment sites are contained in Appendix C and form part of this policy.</u> </p>	AL14	The 'Triangle Site' (land south of the A308(M) west of Ascot Road and north of the M4, Maidenhead)	25.7	AL11	Crossrail West Outer Depot	1.2	
AL14	The 'Triangle Site' (land south of the A308(M) west of Ascot Road and north of the M4, Maidenhead)	25.7									
AL11	Crossrail West Outer Depot	1.2									

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21.	65	Economy/ Employment Sites	ED2/ 8.8	<p>Amend the heading and text in Policy ED2 shown as follows:</p> <p>8.8 Policy ED2 <u>Protected</u> Employment Sites</p> <p>Policy ED2</p> <p><u>Protected</u> Employment Sites</p> <p>1) The BLP will retain sites for economic use and employment as defined on the Policies Map.</p> <p>2) <u>Office stock within the town centres of Maidenhead, Windsor and Ascot will be protected and, in line with ED1(b), where redeveloped the Council will look to secure net additional office space where possible.</u></p> <p>3) <u>Outside the above town centres the Employment sites listed below are defined on the Policies Map as Business Areas:</u></p> <p>a) <u>Vanwall Business Park, Maidenhead</u> b) <u>Norreys Drive, Maidenhead</u> c) <u>Foundation Park, Cox Green</u> d) <u>Windsor Dials, Windsor</u> e) <u>Centrica, Millstream Windsor</u> f) <u>Alma Road, Windsor</u> a)g) <u>Stafferton Way, Maidenhead</u> b)h) <u>Whitebrook Park, Maidenhead</u></p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector's requests set out in ID09v2 • Incorporate 2019 employment updating work • Incorporate updated site selection work following updating of HELAA and re-running of sequential test and sustainability assessment.

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>e) i) <u>Tectonic Place, Maidenhead</u></p> <p>The following sites, forming part of the strategic growth location in Maidenhead and the growth location in Ascot as identified in 5.2 'Policy SP1 Spatial Strategy', are allocated for mixed uses:</p> <p>a. Maidenhead town centre:</p> <ol style="list-style-type: none"> 1) — Railway station 2) — Reform Road, Maidenhead 3) — West Street, Maidenhead 4) — York Road, Maidenhead 5) — Broadway, Maidenhead 6) — High St/York Stream, Maidenhead <p>b. Ascot Centre</p> <p>4) Employment sites listed below are defined on the Policies Map as Business-Industrial Areas:</p> <ol style="list-style-type: none"> a) <u>Furze Platt Industrial Area, Maidenhead</u> b) <u>Woodlands Business Park, Maidenhead</u> c) <u>Cordwallis Industrial Area, Maidenhead</u> d) <u>Howarth Road, Off Stafferton Way, Maidenhead</u> e) <u>Prior's Way Industrial Estate, Maidenhead</u> f) <u>Vansittart Road Industrial Area, Windsor</u> g) <u>Fairacres Industrial Area, Windsor</u> h) <u>Ascot Business Park, Ascot</u> i) <u>Queens Road Industrial Estate</u> j) <u>Manor House Lane Employment Estate, Datchet</u> k) <u>Baltic Wharf, Maidenhead</u> a)l) <u>Boyn Valley Industrial Estate, Maidenhead</u> b)m) <u>Reform Road, Maidenhead</u> <p>5) Employment The sites listed below are defined on the Policies Map as Industrial-Mixed Use Areas:</p> <ol style="list-style-type: none"> 4) — <u>Prior's Way Industrial Estate, Maidenhead</u> 5) — <u>Vansittart Road Industrial Area, Windsor</u> 	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p> 6) Fairacres Industrial Area, Windsor 7) Ascot Business Park, Ascot 8) Queens Road Industrial Estate, Sunninghill 9) Manor House Lane Employment Estate, Datchet 10) Baltic Wharf, Maidenhead 5. The sites listed below are defined on the Policies Map as Mixed Use Areas: 2) Land north and east of Churchmead Secondary School, Priory Road, Datchet 3)a) DTC Research, Belmont Road, Maidenhead 4)b) Shirley Avenue (Vale Road Industrial Estate), Windsor 6) <u>The sites below are defined on the Proposals Map as</u> Established Employment sites in the Green Belt </p> <p> a) Maidenhead Office Park, For B1 and industrial Uses b) Ashurst Manor, Sunninghill, For B1 use c) Lower Mount Farm, Cookham, for Industrial Uses d) Ditton Park, Riding Court Lane, for B1 uses e) Horizon Building, Honey Lane, Maidenhead, for B1 Uses f) Grove Park, Business Park, White Waltham, Mixed Uses g) Silwood Park, Sunningdale, Technology Park Uses </p> <p> 7) Within industrial areas (as defined on the policies map) there will be a strong presumption in favour of retaining premises suitable for industrial, warehousing and similar types of uses, (including premises, suitable for medium, smaller and start-up businesses). Proposals for new premises suitable for these types of uses will be supported. Other uses will only be permitted if they are ancillary to industrial or warehousing uses, do not result in the loss of industrial or warehousing premises or demonstrate a sufficient benefit for the economy of the Borough. </p>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>8) Within business areas and mixed use areas, intensification of employment activity will be encouraged subject to the provision of appropriate infrastructure and safe access. An element of residential development may also be acceptable in mixed use areas but it must ensure that the overall quantum of employment floorspace within the mixed use area as a whole is not reduced, except where identified in the proforma in this plan.</p> <p>9) Within industrial, business and mixed use areas, development proposals that improve and upgrade the facilities available to support businesses will be supported.</p> <p>10) <u>For all sites a 'nil net loss' of commercial floorspace principle will apply.</u></p> <p>11) <u>In exceptional cases, where redevelopment does not provide full replacement space the Council will require market evidence to justify this loss, using policy ED3 and Appendix D as a guide. This should consider both the reuse of the buildings on site and feasibility / viability of replacement space offered freehold or leasehold. Justification should also be provided as to why the release is needed in advance of the plan review of the allocation in question.</u></p> <p>Protected Site</p> <p>12) Land south of the A308(M), west of Ascot Road and North of the M4 (known as the Triangle Site), while still remaining in the Green Belt, is protected for potential future long term Employment Uses</p>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
22.	68	Economy/ Other Sites and Loss of Employment Floorspace	ED3/ 8.10	<p>Amend paragraph 4. Last sentence as follows: “See Appendix E<u>D</u> for marketing evidence details which will be used to assess the acceptability, or otherwise, of the information submitted and the marketing undertaken.”</p> <p>Add new sentence at the end of the policy as follows:</p> <p><u>Marketing evidence will need to address the demand from both the freehold and leasehold markets – reflecting the fact that the dynamics of the two markets may differ.</u></p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector’s requests set out in ID09v2 • Incorporate 2019 employment updating work
23.	73	Town Centres and Retail/ Hierachy of Centres	TR1/ 9.3	<p>Amend the text in paragraph 4. shown as follows:</p> <p>“Development proposals for main town centre uses including retail development, leisure, entertainment facilities, offices, and<u>hotels</u>, arts, cultural and tourism development will be supported in accordance with the hierarchy, provided they they are appropriate in terms of their scale, <u>character</u> and design, and are well-related to the centre.”</p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector’s requests set out in ID09v2
24.	75	Town Centres and Retail/ Windsor Town Centre	TR2/ 9.7	<p>Amend the text in paragraph 7. shown as follows:</p> <p>“An allocation for a mixed use development comprising <u>predominantly retail units on the ground floor with residential units above</u>ground floor retail units with residential units is identified on the Policies Map at Minton Place.”</p>	<ul style="list-style-type: none"> • Response to Reg 20 reps, including Historic England • Address Inspector’s

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
					<p>requests set out in ID09v2</p> <ul style="list-style-type: none"> • Consistency with proforma for Minton Place (HA25)
25.	76	Town Centres and Retail/ Maidenhead Town Centre	TR3/ 9.9	<p>Amend the text in heading and Policy TR3 as follows:</p> <p>9.9 Policy TR3 Maidenhead Town<u>Retail</u> Centre</p> <p>Policy TR 3</p> <p>Maidenhead Town<u>Retail</u> Centre</p> <ol style="list-style-type: none"> 1. Development proposals should promote and enhance the role of Maidenhead town centre and its vitality and viability. The retail role of Maidenhead will be supported and development proposals for the regeneration of sites for town centre uses and those that protect, enhance or diversify retail activity, within the primary shopping area will be supported. 2. Reference should be made to the adopted Maidenhead Town Centre Action Area Plan with regard to the most appropriate locations and requirements for town centre uses and activities. Subsequent revisions of retail floor space projections should be taken into account in development proposals. 3. Primary frontages, defined on the Policies Map, should include a high proportion of retail uses. Development proposals for 	<ul style="list-style-type: none"> • Incorporate placemaking work • Response to Reg 20 reps

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>non-retail uses within primary frontages will be permitted where they would enhance vitality and viability, be appropriate to the character and function of the area and retain prominent shop units within the primary frontage.</p> <p><u>4.</u> Development proposals in secondary frontages will be supported where they contribute to the existing character, function and vitality of the street or surrounding environment. In particular, proposals to expand the cultural, entertainment and food offer of Maidenhead will be encouraged.</p> <p><u>4.5.</u> <u>Outside the primary and secondary frontages, new retail development will only be permitted where it would not compromise the vitality, viability and attractiveness of the town centre.</u></p> <p>5. Proposals that make more efficient use of sites through intensification, higher densities or innovative design will be encouraged, provided that it is of exemplar design, supported by adequate infrastructure and transport and environmental impacts are appropriately addressed.</p> <p>6. Within the town centre, development for tall buildings which are of exemplar design will be encouraged providing they do not compromise the character and appearance of the centre and that of nearby Conservation Areas.</p> <p>7. Development proposals for residential use on upper floors throughout Maidenhead town centre, and proposals that would enhance the town's waterways, will be encouraged.</p>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
26.	78	Town Centres and Retail/ District Centres	TR4/ 9.11	<p>Add the following text to paragraph 5. As follows:</p> <p>“Development proposals for residential use on upper floors in district and local centres will be supported. Where there is a considerable proportion of vacant property in a centre, residential or other uses at ground floor level will also be considered by the Borough <u>where they do not negatively impact the character, and</u> provided that they would not adversely affect the function of the centre within the retail hierarchy.”</p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector’s requests set out in ID09v2
27.	79	Town Centres and Retail/ Local Centres	TR5/ 9.13	<p>Add the following text to paragraph 4. As follows:</p> <p>“Special considerations will apply in situations of sustained high levels of vacancy, for example where more than 30% of the units in a centre have been vacant for more than a year. Where there is a sustained high level of vacancy, preference will be given to active town centre uses. Residential or other uses at ground floor level will also be considered by the Borough <u>where they do not negatively impact the character, and</u> provided <u>that</u> they would not adversely affect the function of the centre within the retail hierarchy.”</p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector’s requests set out in ID09v2
28.	79	Town Centres and Retail/ Strengthening the role of Centres	TR6/ 9.15	<p>Add the following text to paragraph 5. of Policy TR6 as follows:</p> <p>“Outside the defined centres, retail development (including subdivision of existing retail units or widening the range of goods allowed to be sold) will be resisted unless, <u>(a)</u> the proposal passes the sequential test outlined</p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector’s

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				above, or <u>(b)</u> is intended to meet a particular local need that occurs only in a specific location.”	requests set out in ID09v2
29.	82	Town Centres and Retail/ Markets	TR8/ 9.19	<p>Add the following text to paragraph 2. Of Policy TR8 as follows:</p> <p>“Development proposals should show how they are not creating an adverse impact on the residential amenity of nearby <u>residential and business</u> properties, especially with regard to noise.”</p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector’s requests set out in ID09v2
30.	89	Historic Environment/ Historic Environment	HE1/ 11.3	<p>Amend text in Policy HE1 as follows:</p> <p>Policy HE1</p> <p>Historic Environment</p> <ol style="list-style-type: none"> 1. The historic environment will be conserved and enhanced in a manner appropriate to its significance. Development proposals should seek to conserve and enhance the character, appearance and function of heritage assets <u>(whether designated or non-designated)</u> and their settings, and respect the significance of the historic environment. 2. Heritage assets are an irreplaceable resource and works which would cause harm to the significance of a heritage asset (whether designated or non-designated) or its setting, will not 	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector’s requests set out in ID09v2

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>be permitted without a clear justification <u>in accordance with legislation and national policy</u> to show that the public benefits of the proposal considerably outweigh any harm to the significance or special interest of the heritage asset in question.</p> <p><u>3. The loss of heritage assets will be resisted. Where this is proven not to be possible, recording in accordance with best practice will be required.</u></p> <p><u>4. Applications for works to heritage assets will only be considered if accompanied by a heritage statement which includes an assessment of significance, a heritage impact assessment and, where appropriate, information on marketing and viability.</u></p> <p><u>5. Applications for works within archaeologically sensitive areas will be required to include a desk-top archaeological assessment.</u></p> <p>3.A local register of heritage assets at risk will be maintained</p>	
31.	90	Heritage/ Local Heritage Assets	HE3/ 11.7	Delete Policy HE3	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector's requests set out in ID09v2

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
32.	94	Natural Resources/ Managing Flood Risk and Waterways	NR1/ 12.3	<p>Amend Policy NR1 as follows:</p> <p>Policy NR 1</p> <p>Managing Flood Risk and Waterways</p> <p>1) Flood zones are defined in the National Planning Practice Guidance and the Council's Strategic Flood Risk Assessment (Level 1). Within designated flood zones <u>2 and 3 (and also in Flood Zone 1 on sites of 1 hectare or more in size and in other circumstances as set out in the NPPF)</u> development proposals will only be supported where an appropriate flood risk assessment has been carried out and it has been demonstrated that development is located and designed to ensure that flood risk from all sources of flooding is acceptable in planning terms.</p> <p>2) In applying this test, development proposals should show how they have had regard to:</p> <p>1.a) the availability of suitable alternative sites in areas of lower flood risk (the sequential test)</p> <p>2.b) the vulnerability of the proposed use and the flood zone designation</p> <p>3.c) the present and future flood risk</p> <p>4.d) the scale of potential consequences</p> <p>5.e) site evacuation plan in the event of potential flooding.</p> <p>3) In all cases, development should not itself, or cumulatively with other development, materially</p> <p>6.a) impede the flow of flood water</p> <p>7.b) reduce the capacity of the floodplain to store water</p>	<ul style="list-style-type: none"> • Response to Reg 20 reps, particularly EA • Address Inspector's requests set out in ID09v2

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>8-c) increase the number of people, property or infrastructure at risk of flooding</p> <p>9-d) cause new or exacerbate existing flooding problems, either on the proposal site or elsewhere.</p> <p>10-e) _____ reduce the waterway's viability as an ecological network or habitat for notable species of flora or fauna</p> <p>4) Only water compatible uses and essential infrastructure development will be supported in the area defined as functional floodplain. The exception test will still apply.</p> <p>5) Development proposals should:</p> <p>11-a) _____ increase the storage capacity of the floodplain where possible</p> <p>12-b) _____ incorporate Sustainable Drainage Systems in order to restrict or reduce surface water run-off</p> <p>13-c) _____ reduce flood risk both within and beyond sites wherever practical</p> <p>14-d) _____ be constructed with adequate flood resilience and resistance measures suitable for the lifetime of the development</p> <p>15-e) _____ incorporate flood evacuation plans where appropriate</p> <p>2-6) _____ <u>Development proposals should include an assessment of the impact of climate change using appropriate climate change allowances over the lifetime of the development so that future flood risk is taken into account.</u></p> <p>6-7) _____ Development proposals will be required to incorporate appropriate comprehensive flood risk management measures as agreed with the Environment Agency or the Council as Local Lead Flood Authority</p>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>78) <u>Development proposals near rivers should retain or provide an undeveloped 8 metre buffer zone alongside river corridors. This buffer zone should be on both sides and measured from the top of the river bank at the point at which the bank meets the level of the surrounding land.</u></p> <p>89) Further development land associated with strategic flood relief measures will be safeguarded, including the proposed River Thames Scheme and the flood relief channel from Datchet to Wraysbury. Development should facilitate the improvement and integration of waterways in Maidenhead, including the completion of the Maidenhead Waterway Project.</p>	
33.	96	Natural Resources/ Trees , Woodlands and Hedgerows	NR2/ 12.5	<p>Change Policy number from NR2 to NR3 and heading shown as follows:</p> <p><u>12.57 Policy NR23</u> Trees, Woodlands and Hedgerows</p> <p><u>Policy NR23</u></p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector's requests set out in ID09v2
34.	98	Natural Resources/ Nature Conservation	NR3/ 12.7	<p>Change Policy number NR3 to NR2 and heading shown as follows:</p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector's

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p><u>12.75 Policy NR32 Nature Conservation & Biodiversity</u> <u>Policy NR32</u></p>	requests set out in ID09v2
35.	101	Natural Resources/ Thames Basin Heaths Special Protection Area	NR4/ 12.12	<p>Amend Policy NR4 as follows:</p> <p>Policy NR4</p> <p>Thames Basin Heaths Special Protection Area</p> <p>1) New residential development which is likely to have significant effects on its purpose and integrity will be required to demonstrate that adequate mitigation measures are put in place to avoid any potential adverse effects. The measures will have to be agreed with Natural England who will help take a strategic approach to the management of the Special Protection Area (SPA).</p> <p>2) A precautionary approach to the protection and conservation of the SPA will be taken and development will only be permitted where the Council is satisfied that this will not give rise to significant adverse effects upon the integrity of the SPA.</p> <ul style="list-style-type: none"> • 3. No sites will be allocated nor planning permission granted, for a net increase in residential development within the 400 metres exclusion zone of the Thames Basin Heath SPA because the impacts of such development on the SPA cannot be fully mitigated. • New residential development beyond 400 metres threshold but within five kilometres linear distance of the SPA boundary (the 	<ul style="list-style-type: none"> • Address Inspector's requests set out in ID09v2

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>SPA zone of influence) will be required to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).</p> <ul style="list-style-type: none"> • 4. Development proposals between five to seven kilometres linear distance from the SPA boundary, for 50 or more residential units, will be assessed on an individual basis to ascertain whether the proposal would have a significant adverse impact on the SPA. This assessment will involve a screening of the likely significant effects of the development and, where the screening suggests it is necessary, an Appropriate Assessment. Where a significant adverse impact is identified then mitigation measures will be required to be delivered prior to occupation and implemented in perpetuity. <p>5. Future levels of housing development expected in the area of influence of the SPA will require appropriate mitigation and it is likely that new strategic SANG land will need to be identified in the future. The Council will work with partner organisations to deliver an appropriate level of SANG mitigation to mitigate the impact of new development.</p> <p>3)6.The following sites are defined on the Policies Map and allocated as SANG:</p> <ol style="list-style-type: none"> a) land south of Allen's Field (extension to Allen's Field strategic SANG) b) land at Heatherwood Hospital and Sunningdale Park (bespoke SANGs which may also have a strategic role) <p>Future SANG provision</p>	

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p><u>4)</u> It is likely that new strategic SANG land will need to be identified in the future to provide appropriate mitigation in the area of influence of the SPA. The Council will continue to work with partner organisations to deliver an appropriate level of SANG mitigation to mitigate the impact of new development. If insufficient SANG is available for future developments requiring mitigation then planning permission will be refused.</p> <p>8.5) A minimum of eight hectares of SANG land (after discounting to account for current access and capacity) should be provided per 1,000 new occupants. SANG must be secured in perpetuity</p> <p>7.6) An applicant may wish to provide a bespoke SANG as part of development. Such bespoke SANG provision will usually be necessary only for larger developments of 50 or more dwellings. Where that is the case, all relevant standards including standards recommended by Natural England should be met and a contribution will have to be made towards SAMM. Access management measures will be provided strategically through cooperation between local authorities</p>	
36.	106	Environmental Protection/ Air Pollution	EP2/ 13.5	<p>Amend paragraph 2 of Policy EP2 as follows:</p> <p>“Development proposals which may result in significant increases in air pollution must contain appropriate mitigation measures, <u>(such as green infrastructure, sustainable travel, electric vehicle charging parking points, limited vehicle parking, awareness raising, and enabling</u></p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector’s requests set out in ID09v2

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>smarter travel choices) thus reducing the likelihood of health problems for residents.”</p>	<ul style="list-style-type: none"> To reflect evidence on air quality
37.	107	Environmental Protection/ Air Pollution	EP3/ 13.7	<p>Amend Policy EP3 as follows:</p> <p>Policy EP 3</p> <p>Artificial Light Pollution</p> <ol style="list-style-type: none"> Development proposals should seek to avoid generating artificial light pollution where possible and development proposals for new outdoor lighting schemes that are likely to have a detrimental impact on neighbouring residents, the rural character of an area or biodiversity, should provide effective mitigation measures. Development proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications. Development proposals should seek to replace any existing light installations in order to mitigate or reduce existing light pollution. The distinction between urban areas and the countryside should be maintained. To determine whether development proposals involving artificial lighting have a detrimental impact, they should be assessed in accordance with the zone in which they are located (E2, E3 or E4) on whether they have the 	<ul style="list-style-type: none"> Response to Reg 20 reps Address Inspector’s requests set out in ID09v2

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>potential to cause harm to the health or quality of life, or to affect biodiversity.</p> <p>4. <u>All artificial lighting must be directional and focussed with cowlings to reduce light spill into river corridors and other wildlife corridors.</u></p> <p>4.5. Development proposals should show how they have addressed the environmental zone in which the application is proposed and suggest mitigation measures and methodology accordingly and will also require where appropriate development proposals include landscaping measures to effectively screen lighting installations. The use of overly sensitive 'movement triggered' lighting will be resisted where it would impact on the amenity of the area.</p> <p>5.6. With particular reference to floodlighting schemes, development proposals should not have an adverse effect on adjacent areas and use suitable methods for data provision, such as an isolux diagram</p>	
38.	108	Environmental Protection/ Air Pollution	EP4/ 13.9	<p>Add sentence at the end of 4.(d as follows:</p> <p><u>"These noise standards will apply unless there are particular specific circumstances that justify some variation to be made in individual cases"</u></p>	<ul style="list-style-type: none"> • Response to Reg 20 reps
39.	115	Infrastructure/ Sustainable Transport	IF2/ 14.7	<p>Amend Policy IF2 as follows:</p> <p>Policy IF2</p> <p>Sustainable Transport</p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Address Inspector's

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>1) Development proposals should support the policies and objectives of the Transport Strategy as set out in the Local Transport Plan, <u>or any successor document</u>.</p> <p>2) The Council will develop and implement revised parking standards. Transport and parking proposals including any varied parking standards set out in Neighbourhood Plans that have been made will also be supported.</p> <p>3) 2) New development should be located close to offices and employment, shops and local services and facilities and provide safe, convenient and sustainable modes of transport. Development proposals that help to create a safe and comfortable environment for pedestrians and cyclists and improve access by public transport will be supported.</p> <p>4) 3) Development proposals should show how they have met the following criteria where appropriate:</p> <ul style="list-style-type: none"> be located to minimise the distance people travel and the number of vehicle trips generated; secure measures that minimise and manage demand for travel and parking; a) be designed to improve pedestrian and cyclist access to and through the Borough's centres, suburbs and rural hinterland; a) b) be designed to improve accessibility by public transport; b) a) be designed to improve pedestrian and cyclist access to and through the Borough's centres, suburbs and rural hinterland; c) facilitate better integration and interchange between transport modes particularly for Windsor, Maidenhead and Ascot town centres and railway stations; d) be located to minimise the distance people travel and the number of vehicle trips generated; 	<p>requests set out in ID09v2</p>

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>e) secure measures that minimise and manage demand for travel and parking;</p> <p>f) optimise traffic flows and circulation to minimise negative environmental impacts of travel including congestion, air pollution and noise;</p> <p>g) provide car and cycle and vehicle parking in accordance with the current Parking Strategy, including disabled parking spaces, motorcycle parking and cycle parking as well as provision of electric vehicle charging points where appropriate.</p> <p>4) Transport Assessments and Statements and Travel Plans will be required to be prepared and submitted alongside development proposals, including residential schemes, in accordance with Department for Transport guidance and local authority requirements. Appropriate provision for public transport services and infrastructure will also be required.</p> <p>5) The Council will develop and implement revised parking standards. Transport and parking proposals including any varied parking standards set out in Neighbourhood Plans that have been made will also be supported</p>	
40.	116	Infrastructure/ Green and Blue Infrastructure	IF3/ 14.9	<p>Paragraph 14.9 and Policy IF3 moved to section 6.9 Quality of Place and renamed of new policy QP2 Green and Blue Infrastructure shown as follows:</p> <p>14.96.9 IF3QP2 Green and Blue Infrastructure</p> <p>Policy IF3QP2</p>	<ul style="list-style-type: none"> • Policy better located in infrastructure chapter

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
41.	117	Infrastructure/ Open Space	IF4/ 14.11	<p>Amend Policy IF4 as follows:</p> <p>Policy IF 4</p> <p>Open Space</p> <p><u>Existing Facilities</u></p> <p>1) Existing open space in the Borough will, <u>where appropriate</u> be protected, maintained, and where possible, enhanced to increase capacity and make open space more usable, attractive and accessible. Improvements to the quality of open space will be encouraged and development proposals that create new open space will be supported.</p> <p><u>2) Development involving the loss of open space will only be granted permission where</u></p> <p>a) <u>There is clear evidence, for example from the latest published Open Space Study, that the existing facility is no longer required to meet current or projected needs, including for biodiversity improvements/off-setting; or</u></p> <p>b) <u>The existing facility would be replaced by equivalent or improved provision in terms of quality and quantity in a suitable location within walking distance of the existing facility, or</u></p> <p>c) <u>The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</u></p>	<ul style="list-style-type: none"> • Response to Reg 20 reps • Improve usability and flow • Some previous criteria unnecessary • Address Inspector's requests set out in ID09v2 • Incorporate 2019 Open Space work • Incorporate Green & blue infrastructure work

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change								
				<p><u>New facilities</u></p> <p>3) <u>The following sites are allocated as new or upgraded open space as part of the borough's Green Infrastructure network:</u></p> <table border="1" data-bbox="840 531 1695 917"> <thead> <tr> <th data-bbox="840 531 972 628"><u>Ref</u></th> <th data-bbox="972 531 1695 628"><u>Site</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="840 628 972 726"><u>AL15</u></td> <td data-bbox="972 628 1695 726"><u>Braywick Park, Maidenhead</u></td> </tr> <tr> <td data-bbox="840 726 972 823"><u>AL27</u></td> <td data-bbox="972 726 1695 823"><u>Land south of Ray Mill Road East, Maidenhead</u></td> </tr> <tr> <td data-bbox="840 823 972 917"><u>AL28</u></td> <td data-bbox="972 823 1695 917"><u>Land north of Lutman Lane, Spencer's Farm, Maidenhead</u></td> </tr> </tbody> </table> <p><u>These sites are identified on the policies map. Site specific requirements for these green infrastructure sites are set out in proformas in Appendix C. The proformas form part of this policy.</u></p> <p>4) <u>New open space and play facilities for children and young people will be required on sites allocated for new housing and housing-led mixed use developments as set out in the site allocation pro formas in Appendix C and in line with requirements contained in the most up to date Open Space Study.</u></p>	<u>Ref</u>	<u>Site</u>	<u>AL15</u>	<u>Braywick Park, Maidenhead</u>	<u>AL27</u>	<u>Land south of Ray Mill Road East, Maidenhead</u>	<u>AL28</u>	<u>Land north of Lutman Lane, Spencer's Farm, Maidenhead</u>	
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				<p>5) <u>Proposals for residential development on non allocated sites of ten dwellings and above should normally provide new open space and play facilities in accordance with the quantity standards set out in Appendix F, or those within a more up to date Open Space Study. However, where there is clear evidence that there is a quantitative surplus of one or more types of open space/play facilities in the local area, these standards will be applied flexibly in order to address any local deficits.</u></p> <p>2)6) <u>Whilst on-site provision is preferred, provision of new open space and play facilities on an alternative site within walking distance of the development site, as set out in Appendix F, would be acceptable if this meets the needs of the community and results in a greater range of functional uses. A financial contribution towards improving existing provision may be acceptable if there are qualitative open space deficiencies in the area.</u></p> <p>2. New open space will be required on housing sites as set out in the site pro forma and in line with the most up to date requirements contained in the Open Space Strategy.</p> <p>3. Development proposals to increase access to natural open space should be subject to evaluation of the impact of visitor numbers.</p> <p>4. Allotments within the Borough will be protected. There will be in principle support for new allotments, community gardens and orchards.</p> <p>5. Provision of an alternative open space is deemed appropriate as part of development proposals, in a 'close by' suitable location which is flexible in meeting the needs of community and lends itself to a greater range of functional uses required in that area. Open space will be</p>	

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				<p>required to be delivered in perpetuity. A "close by" location is defined in accordance with the accessibility criteria in Appendix G.</p> <p>6. The Council will encourage improvements to the quality and quantity of the Green Infrastructure Network in the Borough. The protection and enhancement of physical access, including Public Rights of Way, to open space is supported</p> <p>7. Ockwells Park and Nature Reserve, Cox Green, Maidenhead is allocated on the Policies Map to provide Open Space.</p>	
42.	119	Infrastructure/ New Sports and Leisure Development at Braywick Park	IF6/ 14.15	Deletion of Policy IF6	<ul style="list-style-type: none"> No longer required
43.	120	Infrastructure/ Community Facilities	IF7/ 14.17	<p>Change Policy number, paragraph number and amend heading as follows:</p> <p>14.17-16 Policy IF<u>6</u>7 Community Facilities</p> <p>Policy IF<u>7</u>6</p>	<ul style="list-style-type: none"> Take account of changes to number of policies in Infrastructure chapter Response to Reg 20 reps, particularly EA and Thames Water Address Inspector's

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
					<p>requests set out in ID09v2</p> <ul style="list-style-type: none"> To take account of 2019 Water quality assessment work
44.	123	Infrastructure/ Utilities	IF8/ 14.19	<p>Change Policy number IF8 to IF7, paragraph number, heading and amendment of text as follows:</p> <p>14.19-18 Policy IF8 <u>IF7</u> Utilities</p> <p>Policy IF8 <u>IF7</u></p> <p>Telecommunications</p> <p>1) Expansion of electronic communications networks and the provision of suitable infrastructure to achieve this are supported, subject to appropriate safeguards relating to the impact of the infrastructure. Development proposals that would result in improvements to telecommunications networks will be supported, provided environmental impacts are minimised.</p> <p>2) Development proposals for telecommunications equipment that require planning permission will be permitted provided that the following criteria are met:</p> <p>a) the siting and appearance of the proposed apparatus and associated structures should seek to minimise harm to the visual amenity, character and appearance of the surrounding area</p>	<ul style="list-style-type: none"> Policy renumbered

Change Reference	Page No.	Policy Section/Heading	Policy No.	Proposed Change	Reason for the change
				<p>b) proposed apparatus and associated structures on buildings should be sited and designed in order to seek to minimise harm to the external appearance of the host building</p> <p>c) proposals for new masts should demonstrate that the applicant has explored the possibility of erecting apparatus in existing locations in the following sequence:</p> <ol style="list-style-type: none"> i. sharing existing masts and other structures ii. on existing buildings iii. on sites currently used for telecommunications infrastructure <p>such evidence should accompany any planning application for new masts and should show clearly why sequentially preferable options have been discounted</p> <p>d) development proposals should not cause unacceptable harm to areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historical interest.</p> <p>Water Supply and Sewerage Infrastructure</p> <p><u>3)</u> Development proposals should demonstrate that adequate water supply and sewerage infrastructure capacity exists both on and off site to serve the development and that the development would not lead to problems for existing users. <u>Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate,</u></p>	

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				<p><u>apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of / in line with the occupation of the relevant phase of development.</u> Where such evidence is not available or the potential impacts are unclear, the Council will expect developers to carry out appropriate studies to ascertain whether the proposed development would lead to overloading of existing water and sewerage infrastructure.</p> <p>3)4) Where appropriate, planning permission for developments, which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.</p> <p>4) Specific development proposals may require further study into their particular impacts and if the study identifies that the water or sewerage network would be unable to support demand arising from a development proposal and if no improvements are programmed by the water or sewerage company, the developer will need to contact the company to agree what improvements are needed and how they will be funded prior to occupation of the development.</p>	