

Royal Borough of Windsor & Maidenhead

List of Council's Proposed Minor Changes to Borough Local Plan Submission version (2017) CD_001

October 2019

This document sets out proposed Minor 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 no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
1.		Front Page		Amend front new heading as follows: Borough Local Plan 2013 – 2033 Submission Version Incorporating proposed changes October 2019 Showing tracked changes Published 15 October 2019	To reflect document evolution
2.	All pages after Front Page			Amend Page Header as follows: Borough Local Plan Submission Version (2017) to BLPSV-PC – incorporating proposed changes October 2019	To reflect document evolution
3.	1.	Foreword		Page deleted	To reflect document evolution
4.	2.	Making Representations		Text in page amended as follows: The Borough Local Plan Proposed Submission Version Incorporating Proposed Changes Document represents the Council's chosen strategy for the Borough having considered other alternatives and all relevant matters. This new version of the BLP has been prepared during a pause in the examination to address issues raised by the Inspector after the hearing sessions held in June 2018. The proposed changes to the plan (shown underlined and in strike through) have arisen from the additional work that was carried out during this pause period and these need to be subject to consultation that is equivalent to that carried out at the previous (Regulation 19) stage in 2017. Should you wish to make representations on the legal compliance or soundness of this document you must do so within the eight - six week	To reflect new consultation

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				<p>consultation period which runs from Friday 30 June 2017 <u>1 November 2019</u> to 17:00 Friday 25 August 2017 <u>midnight on Sunday 15 December 2019</u>.</p> <p>Please submit your representations using the on-line forms which can be found on the Borough Local Plan pages at www3.rbwm.gov.uk/blp</p> <p>Alternatively completed representation forms can be emailed <u>to: blp@rbwm.gov.uk</u></p> <p>Or hard copies can be sent to: FREEPOST RBWM PLANNING POLICY</p> <p>Your representations will need to focus on the following:</p> <ul style="list-style-type: none"> • Whether or not the plan is legally compliant (including Duty to Cooperate); • Whether it has met the tests of soundness: <ul style="list-style-type: none"> ➤ Positively prepared - being based on a strategy that aims to meet objectively assessed needs for development and infrastructure ➤ Justified - being the most appropriate strategy ➤ Effective - being deliverable over the plan period based on effective joint working ➤ Consistent with national policy - enabling the delivery of sustainable development in accordance with the NPPF. <p>Representations should be supported by evidence if possible, and when making representations, please clearly indicate which policy, paragraph or page number you are referring to. <u>Respondents will not receive individual responses from the Council.</u></p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>The deadline for making representations is midnight on Sunday 15 December 2019.</u></p> <p>NO LATE REPRESENTATIONS WILL BE ACCEPTED.</p> <p>Following the consultation period any submitted representations will be collated and sent with the Proposed Submission Borough Local Plan and supporting evidence to the Planning Inspectorate for independent examination. Respondents will not receive individual responses from the Council.</p> <p>It is intended to submit the Plan to the Inspectorate in October 2017.</p>	
5.	3.	Contents		<p>Amend Contents Page as follows (see next page):</p> <p>1 Introduction to the Submission Borough Local Plan 115</p> <p>2 List of Policies 159</p> <p>3 Spatial Portrait 1912</p> <p>4 Spatial Vision and Objectives 2548</p> <p>5 Spatial Strategy 3325</p> <p>6 Quality of Place 4230</p> <p>7 Housing 8044</p> <p>8 Economy 10360</p> <p>9 Town Centres and Retail 11871</p> <p>10 Visitors and Tourism 13684</p>	Structure amendments

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				11 Historic Environment 140⁸⁸	
				12 Natural Resources 147⁹²	
				13 Environmental Protection 167⁴⁰⁵	
				14 Infrastructure 178⁴¹¹	
				15 Monitoring and Implementation 202⁴²⁵	
				16 Glossary 209⁴³²	
				Appendices	
				A Maidenhead Town Centre Area Action Plan Superseded Policies 136	
				B ^A Green Belt Boundary Amendments 216⁴³⁸	
				C ^B Housing Trajectory 237⁴⁵²	
				D ^C Housing Site Allocation Proformas 240⁴⁵⁴	
				E ^D Marketing and Viability Evidence 389²¹⁴	
				F ^E Local Centre Maps 392²¹⁷	
				G ^F Open Space Standards 400²²⁵	
				H Sports and Leisure Development Site Proforma 228	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
6.	5.	Introduction	1.2.3	<p>Insert the following amendments in the text:</p> <p>“This submission version document incorporating proposed changes October 2019 document follows a process of plan-making which commenced with the preparation of Issues and Options in 2009, 'Planning for the Future' in 2012, the publication of Preferred Options in 2014, and the Regulation 18 draft BLP in 2016 and a series of public consultations which”</p>	To reflect document evolution
7.	5.	Introduction	1.4.2	<p>Insert the following text in paragraph 1.4.2 as shown below:</p> <p>“The current statutory development plan for the Royal Borough comprises:</p> <ul style="list-style-type: none"> • Policy NRM6 of the partially revoked South East Plan which is concerned with the Thames Basin Heaths Special Protection Area • Saved policies of the Adopted Royal Borough of Windsor and Maidenhead Local Plan 1999 • Maidenhead Town Centre Area Action Plan 2011 • Replacement Minerals Local Plan (incorporating alterations adopted in December 1997 and May 2000) • Waste Local Plan December 1998 • Made Ascot, Sunninghill and Sunningdale Neighbourhood Plan 2014 • Made Hurley and the Walthams Neighbourhood Plan 2017 • Made Eton and Eton Wick Neighbourhood Plan 2018” 	To reflect progress in the preparation of neighbourhood plans
8.	6.	Introduction	1.4.3	<p>Delete the second sentence in paragraph 1.4.3 as follows:</p> <p>“Once adopted, the BLP will supersede the saved policies of the 1999 Local Plan and several policies in the Maidenhead Town Centre Area Action Plan.</p>	To reflect proposed superseding of MTC AAP

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				Appendix A sets out the policies which will be replaced by the policies of this document and will cease to have effect following the adoption of the BLP.	
9.	6.	Introduction	1.5.2	Amend paragraph 1.5.2 as follows: “Neighbourhood Plans must be consistent with national policies and the strategic policies of the Local Plan. The strategic policies in this BLP are clearly marked in the List of Policies in Section 2. In general, ‘strategic policies’ are those that have an impact across the Borough as a whole or that deal with the amount of development that the BLP is prescribing <u>set out an overarching direction or objective, shape the broad characteristics of development, operate at a borough-wide scale or set requirements essential to achieving the wider vision in the BLP.</u> It is these policies that will specifically guide the production of Neighbourhood Plans across the Borough.”	For clarity
10.	6.	Introduction	1.6.3	Insert the following word in the second sentence: “ <u>Council</u> ”	Errata
11.	6.	Introduction	1.6.5	Change the first sentence in paragraph 1.6.5 to read as follows: “A Duty to Cooperate Compliance Statement accompanies the pre-submission document and will be updated before it is <u>when it was</u> submitted to the Secretary of State with the BLP and other supporting documents.”	To reflect document evolution
12.	7.	Introduction	1.6	Delete paragraph number 1.6 and insert new paragraph number 1.7 and add heading as follows: 1.6 MONITORING to <u>1.7 MONITORING</u>	Structure amendments
13.	7.	Introduction	1.6.6	Delete paragraph number 1.6.6 and insert new paragraph number 1.7.1 Amend paragraph number as follows:	Structure amendments

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				1.6.6 and replace with 1.7.1																			
14.	7.	Introduction	1.6/ 1.6.7	Delete paragraph number 1.6.7 and insert new paragraph number 1.7.2. as follows: 1.6.7 and replace with 1.7.2	Structure amendments																		
15.	9.	Table 1 List of Policies		<p>The List of policies have been amended as follows (next page):</p> <table border="1"> <thead> <tr> <th>Policy</th> <th>Strategic?</th> </tr> </thead> <tbody> <tr> <td>SP1 Spatial Strategy for the Royal Borough of Windsor and Maidenhead</td> <td>Yes</td> </tr> <tr> <td>SP2 Climate Change</td> <td>Yes</td> </tr> <tr> <td>QP1 SP2 Sustainability and Pplacemaking</td> <td>Yes</td> </tr> <tr> <td>QP1a Maidenhead Town Centre Strategic Placemaking Area</td> <td>Yes</td> </tr> <tr> <td>QP1b South West Maidenhead Strategic Placemaking Area</td> <td>Yes</td> </tr> <tr> <td>QP1c Ascot Centre Strategic Placemaking Area</td> <td>Yes</td> </tr> <tr> <td>IF3QP2 Green and Blue Infrastructure</td> <td>Yes</td> </tr> <tr> <td>SP3QP3 Character and Design of new Development</td> <td>NoYes</td> </tr> </tbody> </table>	Policy	Strategic?	SP1 Spatial Strategy for the Royal Borough of Windsor and Maidenhead	Yes	SP2 Climate Change	Yes	QP1 SP2 Sustainability and P placemaking	Yes	QP1a Maidenhead Town Centre Strategic Placemaking Area	Yes	QP1b South West Maidenhead Strategic Placemaking Area	Yes	QP1c Ascot Centre Strategic Placemaking Area	Yes	IF3 QP2 Green and Blue Infrastructure	Yes	SP3 QP3 Character and D esign of new D evelopment	No Yes	Structure amendments and to reflect proposed changes
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				QP3a Building Height and Tall Buildings	Yes	
				SP4-QP4 River Thames Corridor	Yes	
				SP5-QP5 Rural Development in the Green Belt	Yes	
				SP6 Local Green Space	No	
				HO1 Housing Development Sites	Yes	
				HO2 Housing Mix and Type	Yes	
				HO3 Affordable Housing	Yes	
				HO4 Gypsies and Travellers	Yes	
				HO5 Housing Density	Yes	
				HO6-HO5 Loss and Sub-division of Dwellings	No	
				ED1 Economic Development	Yes	
				ED2 Protected Employment Sites	Yes	
				ED3 Other Sites and Loss of Employment Floorspace	Yes No	
				ED4 Farm Diversification	No	
				TR1 Hierarchy of Centres	Yes	
				TR2 Windsor Town Centre	Yes No	
				TR3 Maidenhead Town Retail Centre	Yes No	

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				TR4 District Centres	No	
				TR5 Local Centres	No	
				TR6 Strengthening the Role of Centres	No Yes	
				TR7 Shops and Parades Outside Defined Centres	No	
				TR8 Markets	No	
				VT1 Visitor Development	Yes	
				HE1 Historic Environment	No Yes	
				HE2 Windsor Castle and Great Park	No	
				HE3 Local Heritage Assets	No	
				NR1 Managing Flood Risk and Waterways	No Yes	
				NR3 NR2 Nature Conservation & Biodiversity	Yes	
				NR2 NR3 Trees, Woodlands and Hedgerows	No	
				NR3 Nature Conservation	Yes	
				NR4 Thames Basin Heaths Special Protection Area	Yes	
				NR5 Renewable Energy Generation Schemes	No	
				EP1 Environmental Protection	No	
				EP2 Air Pollution	No	

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IF8 <u>IF7</u> Utilities	No																												
16.	12.	Spatial Portrait	3.1.2	Amend the first sentence of paragraph 3.1.2 as follows: "The presence of good transport links including closeness to Heathrow Airport <u>and the Elizabeth line</u> "	To reflect most recent information																								

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17.	12.	Spatial Portrait	3.3.1	Amend the first sentence of paragraph 3.3.1 as follows: “Approximately 83% of the Borough's area is Metropolitan Green Belt. There are 27 Conservation Areas, over 950 Listed Buildings, 17 a number of Scheduled Monuments including Windsor Castle and 12 registered historic parks and gardens including six 6 which form part of the Royal Windsor Estate. Trees, woodlands and open space play an important role in defining the area as a ‘Green Borough’.”	To reflect most recent information
18.	12.	Spatial Portrait	3.3.4	Amend the word in second sentence of the paragraph 3.3.4 as follows: “Within the Borough there are a number of larger sites such as Windsor Great Park, Ashley Hill near Burchetts Green and other open space containing trees and woodlands which are important for nature conservation. The River Thames and its associated tree tree-lined and wooded banks also provide distinctive features and a wildlife corridor.”	Errata
19.	13.	Spatial Portrait	3.4.1	Amend the word in second sentence of paragraph 3.4.1 as follows: “The 2011 Census indicated that the Borough has 144,560 residents, an 8.2% increase in the last ten years since the 2001 Census, when the population was 133,626.”	Updating
20.	13.	Spatial Portrait	3.4.3	Amend the second sentence of paragraph 3.4.3 as follows: “The 2011 Census counted 58,349 households in the Borough. In 2008, 1.4% of the Borough’s dwelling stock comprised second homes; nationally 0.9%. In April 2011, the tenure of dwellings across the Borough was 86.7 85.5% private rented or owner-occupied, and 13.3 13% Registered Social Landlord (RSL); nationally 82% and 10% respectively. The 2011 Census	To reflect most recent information

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				counted 3,495 people living in communal establishments (for example, care homes, boarding schools) in the Borough.”	
21.	13.	Spatial Portrait	3.4.4	Amend paragraph 3.4.4 as follows: “In the last ten recent years, the dwelling stock of the Borough has remained relatively unchanged, seeing only a slight shift to smaller dwellings. For example, in 2001 Band C properties made up 14.4% of the dwelling stock, but by 2011 2018 this was 14.7%, and similarly B and G accounted for 15.4% in 2001, down to 14.9 15.0 % in 2011 2018.”	Updating
22.	13.	Spatial Portrait	3.4.5	Amend paragraph 3.4.5 as follows: “At April 2013 2019, the average property price in the Borough was £ 341,890 465,925 compared to £ 209,750 318,727 for the South East. This is more than double the national average and makes the Borough one of the most expensive places to live in the country outside London.”	To reflect most recent information
23.	14.	Spatial Portrait	3.4.7	Amend paragraph 3.4.7 as follows: “Modelling undertaken in October 2011–2015 suggests that 87 72% of households are within fifteen minutes of a GP surgery using public transport and walking (99% are within 30 minutes). For hospitals, 90 100% of households can access services by car within 30 minutes; although only 1% can access Wexham Park Hospital emergency services within this time (71% could access it within an hour). ”	To reflect most recent information
24.	14.	Spatial Portrait	3.4.8	Amend the first sentence of paragraph 3.4.8 as follows: “There are 66 state schools in the Borough; 3 nursery schools, 46 primary schools or first schools, 14 secondary, middle and upper schools, 2 special	To reflect most recent information

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				schools and 1 pupil referral unit and of these, 22-25 are currently academies.”	
25.	14.	Spatial Portrait	3.4.10	Amend paragraph 3.4.10 as follows: “The Borough manages and maintains 68-70 parks, open spaces and play areas, providing opportunities for sports activities, informal play, or gentle strolls in pleasant surroundings – covering a total area of around 237-295 hectares. Any intensification or infilling development in the urban area could result in access to open space for recreation becoming an increasingly important local issue. There are also several indoor and outdoor sports facilities, including leisure centres and sports pitches.”	To reflect most recent information
26.	14.	Spatial Portrait	3.4.11	Amend paragraph 3.4.11 as follows: “Both The Old Court Artspace the Firestation Centre for Arts and Culture in Windsor, and the Norden Farm Centre for Arts in Maidenhead provide events such as film, live music, theatre, comedy, workshops, dance and exhibitions. There is also the Theatre Royal in Windsor, the Sir Stanley Spencer museum in Cookham, a heritage centre in Maidenhead, a museum in Windsor and a number of community halls that host arts and cultural activities. <u>Windsor contemporary art fair brings over 160 curated artists and galleries together in one place over one weekend.</u> ”	To reflect most recent information
27.	14.	Spatial Portrait	3.5.1	Amend paragraph 3.5.1 as follows: “The Borough has a highly qualified workforce with 96% holding qualifications, and 48 <u>56</u> % qualified to degree level or higher. The <u>main industries for jobs include wholesale and retail trade; repair of motor vehicles and motorcycles (16.2%)</u> majority of employee jobs are in the service sector (88%) followed by <u>professional, scientific and technical</u>	To reflect most recent information

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				activities (12.5%), education (10%), information and communications (10%), accommodation and food service activities (8.8%), construction (7.5%) and human health and social work activities (7.5%) manufacturing (5%). The number of people who are self-employed has increased in the last decade to 11.512% in 2012-2018 from 10.5% in 2001 (nationally 8.3% in 2001, and 9.410.6% in 20122018).”	
28.	14.	Spatial Portrait	3.5.2	Amend paragraph 3.5.2 as follows: “The economically active workforce, aged between 16 and 64 years, is 8183.1% which is higher than the national average (76.978.5%). The unemployment rate is low compared to the national average (3.42.7% in 2016-2018 compared with 4.84.2% nationally).”	To reflect most recent information
29.	15.	Spatial Portrait	3.5.6	Amend paragraph 3.5.6 as follows: “An estimated 743600,000 staying trips were spent in the Borough in 20152017, of which around 7365% were made by domestic visitors and 2735% by overseas visitors. It is estimated that 5765% of overseas trips to Windsor and Maidenhead were holiday related, 2928% were business related and 1151% were primarily for visiting friends and relatives.”	To reflect most recent information
30.	15.	Spatial Portrait	3.5.7	Amend paragraph 3.5.6 as follows: “Whilst not offering the same variety of visitor attractions as Windsor, Maidenhead nevertheless saw 59% of all visitors indicate that the River Thames was the main reason they had chosen to visit Maidenhead. A high proportion of visitors to the town gave the reason that they were visiting friends or family, that is, not a holiday visit. Tourism-related expenditure is estimated to have supported 7,1576,483 full time equivalent jobs in the	To reflect most recent information

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				Borough; an actual total of 9,724 <u>8,816</u> if part time and seasonal work is accounted for (Economic Impact Study, 2015 <u>2017</u>).”	
31.	15.	Spatial Portrait	3.6.3	Amend paragraph 3.5.6 as follows: “The Borough actively encourages residents and businesses to recycle as much as possible, with recycling, reusing or composting accounting for over 40 <u>47.4</u> % of waste in 2010 <u>2016/17</u> . This is in line with the national -average for <u>the South East in</u> the same period.”	To reflect most recent information
32.	25.	Spatial Strategy	5.1.1	Amend paragraph 5.1.1 as follows: “The spatial strategy is outlined in Policy SP1, and the Key Diagram at the end of the chapter. It seeks to provide a sustainable spatial response which balances the need for growth in a constrained, high quality environment with the essential requirement to protect and enhance the Borough’s highly valued assets, character and identity.”	For clarity
33.	25.	Spatial Strategy	5.1.5	Amend paragraph 5.1.5 as follows: “ Providing <u>Placemaking and providing</u> high quality design and adequate supporting infrastructure (including green infrastructure) in all new development will be of major importance and part of the means of achieving a sustainable balance between delivering growth and protecting the Borough’s environment.”	To reflect greater focus on place making
34.	25.	Spatial Strategy	5.1.8	Amend paragraph 5.1.8 as follows: To take advantage of this major infrastructure facility, and its main service centre role, Maidenhead has been identified as <u>the key location in the borough to accommodate future a strategic growth location. A strategic growth location has been identified in Maidenhead encompassing both Maidenhead Town Centre and South West Maidenhead, an extensive area</u>	To reflect greater focus on place making

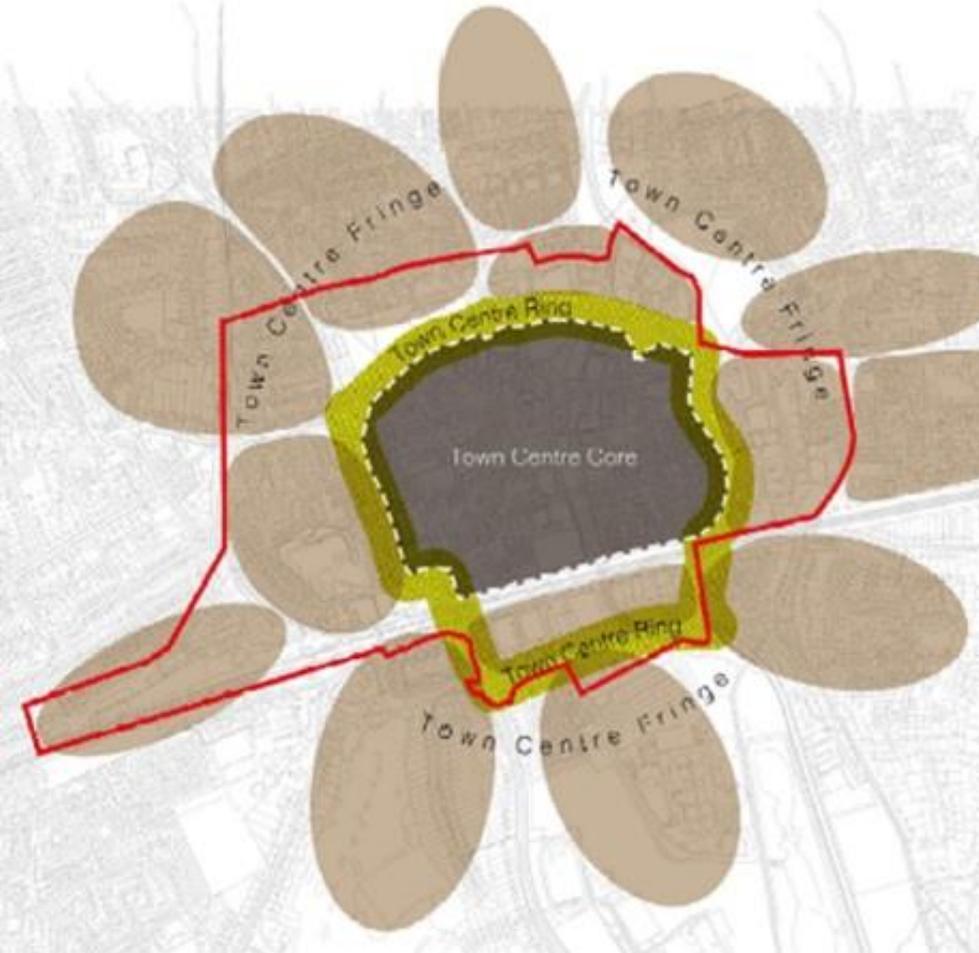
Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>south of Maidenhead Railway Station.</u> Over the plan period it is expected these places will to accommodate a large proportion of the Borough's future housing, employment and mix use growth within the town centre and on other sites in the wider Maidenhead locality. Higher intensities of development, including taller buildings, will be <u>considered</u> particularly encouraged within, and near to Maidenhead town centre, <u>to take advantage of sustainable transport links. Provision of green infrastructure, incorporating enhanced walking and cycling routes and public transport will</u> along with sustainable walking and cycling routes will strengthen to access <u>to</u> the station, and wider town centre environment, open space, recreational facilities and employment areas. A strategy for the rejuvenation of Maidenhead town centre is already in place which envisages new shops, homes and employment opportunities, alongside a raft of environmental improvements. Land adjacent to the southern built edge of Maidenhead (Maidenhead Golf course and associated sites). <u>Southwest Maidenhead</u> has good sustainable transport links to the town centre and rail station and is expected to provide for much of the Borough's future housing <u>and employment</u> growth <u>along with leisure and recreational</u> needs.</p>	
35.	26	Spatial Strategy	5.1.11	<p>Amend paragraph 5.1.11 as follows:</p> <p>Employment will continue to be focussed in the town centres and in existing employment areas although some expansion of employment space to meet future needs will be accommodated in <u>South West Maidenhead on the development site north of Churchmead school in Datchet.</u> The Triangle site (land bounded by the A380, M4 and west of Ascot Road) will be protected to accommodate potential employment needs in the latter part of the BLP period and, perhaps, beyond the end of the current plan period.</p>	To reflect greater focus on place making
36.	26	Spatial Strategy	5.1.12	<p>Amend paragraph 5.1.12 as follows:</p> <p>"The Borough entirely lies within the extent of the Metropolitan Green Belt. The vast majority is covered by the Green Belt designation with only the towns</p>	For clarity

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				<p>of Maidenhead, Windsor and Ascot, along with a number of smaller settlements (including Sunningdale, Sunninghill, Datchet and Cookham), being excluded from it. The Council is committed to protecting the Green Belt but the limited supply of suitable brownfield sites has led to a recognition that not all of the needed growth can be accommodated in settlement locations. A series of studies (including an Edge of Settlement Study undertaken by the Council in 2016), identified and assessed parcels of land around the Borough's towns and settlements in relation to the purposes of the Green Belt set out in the NPPF. The majority of the release is concentrated around the strategic growth location of Maidenhead, with smaller releases around the edges of Windsor, Ascot, Datchet, Cookham, Sunningdale, <u>Datchet</u> and Sunninghill<u>Horton</u>."</p>	
37.	27.	Spatial Strategy		<p>Insert new heading and explanatory text after the Key Diagram as follows:</p> <p><u>5.4 Climate Change</u></p> <p><u>5.4.1 Adaptation to climate change 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><u>5.4.2 The impacts of climate change are predicted to increase over time, with winters getting warmer and wetter, while summers become hotter and drier. It is expected that there will be more extreme weather leading to impacts including intense rainfall and floods, heatwaves, droughts and increased risk of subsidence. These impacts will affect people's lives,</u></p>	New explanatory text to support Policy

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p>homes and businesses as well as essential services and supplies such as transport, hospitals, water supply and energy. There will also be significant impacts on biodiversity and the natural environment.</p> <p>5.4.3 Given the anticipated level of growth of the Royal Borough over the coming years, it is imperative that this growth takes place in a sustainable manner incorporating climate change adaptation technologies. Buildings, services and infrastructure need to be able to easily cope with the impacts of climate change. Part of this ability to cope relates to ensuring that new development is designed to adapt to more intense rainfall, the possibility of flooding, plus heat waves and droughts. The design of developments therefore needs to more carefully consider matters such as shading, insulation and ventilation, surface water runoff and storage and the use of appropriate tree and other planting.</p>	
38.	30.	Quality of Place	6.2.6	<p>Amend paragraph 6.2.6 as follows:</p> <p>“As part of the placemaking process the Council will expect new growth to:</p> <ul style="list-style-type: none"> • Conform to the vision for the place (set out in the BLP or subsequent supporting documents, including Neighbourhood Plans) • Achieve high quality design • Contribute to the creation/maintenance of strong local distinctiveness • Deliver enhanced and supporting infrastructure • Provide for a mix of uses • Respond to climate change with adaptive and mitigating measures • Contribute to the green character of the Borough through delivery of generous green infrastructure • Develop and enhance the importance of the existing blue character of the Borough (including the River 	New explanatory text to support Policy

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<ul style="list-style-type: none"> • Thames and associated waterways) • Maintain the depth and richness of the heritage assets in the Borough • Support the delivery of vibrant and healthy communities • Provide sustainable environments • Provide human scale, walkable environments." 	
39.	31	Quality of Place		<p>Insert new heading, explanatory text and map for Policy QP1a follows:</p> <p>6.4 QP1a Maidenhead Town Centre strategic placemaking area</p> <p>6.4.1 Maidenhead has a compact town centre containing an evolving shopping, office, leisure and cultural offering. It is enclosed by major highways on its western and northern sides, the Great Western railway line to the south and on the eastern side its waterways. The presence of the railway station within the town centre, together with the major highways means that it is easily accessed (although this is not the case in respect of the provision of local pedestrian and cycle access). There are excellent green spaces just outside of the core retailing area and the waterways in the town centre also provide recreational opportunities.</p> <p>6.4.2 Maidenhead has been identified as the key focus in the borough for accommodating future development and the town centre area will play a major role in delivering the scale and mix of development types that the borough requires. Twelve of the plan's 40 allocated development sites lie in the town centre area delivering retail, employment, housing, leisure and community uses. The range of uses, scale of development, intensity of activity and large number of different sites makes it important that the future</p>	New explanatory text to support Policy

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>development of the town centre is considered holistically and compels the need for a bold vision of placemaking.</u></p> <p><u>6.4.3 The comprehensive placemaking approach to the town centre has expanded the concept of the town centre beyond the traditional central retail focus. The Maidenhead Town Centre Placemaking area (MTCPA) that this policy relates to encompass a Town Centre Core, the Town Centre Ring and the Town Centre Fringe (as shown on Map X.1). The MTCPA is encompassed within the Maidenhead strategic growth area (shown on the Key Diagram), and its full extent is included on the Policies Map. Improvements in each of the Core, Ring and Fringe areas must complement each other and into the wider surrounding areas of the Town, including the adjoining South West Maidenhead placemaking area. (see next page).</u></p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				 <p data-bbox="853 1310 1547 1342">Map 6.1: Maidenhead Town Centre placemaking map</p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>6.4.4 This policy seeks the delivery of the MTCPA as a high quality, sustainable and vibrant heart for the town that is accessible, attractive and enticing. It sets out a series of placemaking principles to ensure a comprehensive, positive and proactive approach to the development of the allocated sites. It seeks to ensure that sustainable, green and innovative design solutions come forward that meet the Council's transformation and regeneration ambitions for the town centre.</u></p> <p><u>6.4.5 Maidenhead town centre is often characterised by the historic form, centred around the conservation area. This gives the town a distinctive historic environment. The retention and enhancement of this historic core is a key consideration for future development. Good contemporary design can be integrated to utilise the character of the area and enhance the distinctiveness.</u></p> <p><u>6.4.6 All development in MTCPA will be required to provide high quality architectural and urban design. It will also be expected to extend, deepen and enhance the green and blue infrastructure networks across the town centre, linking into areas beyond.</u></p> <p><u>6.4.7 The scale of development and the compact physical form of the town centre provide enhancement opportunities for intensification and high-density development. This includes potential for raising context heights in specific locations as well as tall building development in appropriate identified locations, outlined in greater detail in the Tall Building Study (2019). Increases in height will be expected to provide meaningful enhancement to character and distinctiveness and enable green</u></p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p>infrastructure networks to extend upwards. The quality of Tall buildings will be required to be exemplar.</p> <p>6.4.8 Gateways into Maidenhead provide a main route into the town centre and are therefore important distinctive features. There is need to enhance these gateways and movement routes for all modes of transport to improve the overall permeability into the town centre. The historic gateway to the western end of the Historic Town Centre Core near the ring road is an example of a gateway that can be significantly enhanced whilst keeping the historic character.</p> <p>6.4.9 New public realm development with high quality design help create landmarks and destinations to create a key characteristic. Opportunities for new public spaces must incorporate urban greening methods that are implemented into the existing green infrastructure network. Additionally, existing public spaces should take the opportunity to enhance the green infrastructure of the place, to respond to the challenges of climate change. Integrating biodiversity gain across the town centre core with links and connections in free infrastructure into and around the town centre improves the ecological function of the area, but also underpins the town's identity as a green place, and its attractiveness as a place to enjoy. The waterways are also key contributors to biodiversity and place identity, which also provide recreational amenity. This will positively contribute to people's health and wellbeing.</p>	
40.	30	Quality of Place	6.6	Insert new heading, explanatory text and map for Policy QP1b- shown as follows:	New explanatory text to

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>6.6 QP1b South West Maidenhead strategic placemaking area</u></p> <p><u>6.6.1</u> <u>The South West Maidenhead Strategic Placemaking Area (SWMPA) is a large area of land to the south west of Maidenhead railway station, extending from the railway line southwards to the M4. The land has a range of topographies and is currently used for a mix of open space, leisure, residential and employment activities. A number of key local roads into Maidenhead town centre run through the area which is well located in relation to the A404(M), A308(M) and the M4. Maidenhead town centre lies to the north of area.</u></p> <p><u>6.6.2</u> <u>The area covered by the SWMPA is encompassed in the Maidenhead strategic growth area shown on the Key Diagram, and its full extent and component site allocations is included on the Policies Map.</u></p> <p><u>6.6.3</u> <u>The BLPSV-PC proposes accommodating some 2,600 new homes in the SWMPA, together with a large employment site with scope to accommodate a range of uses with a mix and quality that meets the Borough's needs and aspirations for commercial land. The BLPSV-PC also allocates Braywick Park as a mixed use strategic green infrastructure space, accommodating indoor and outdoor sports facilities, a public park, special needs school and wildlife site.</u></p> <p><u>6.6.4</u> <u>This policy seeks the delivery of the SWMPA as a high quality, sustainable development area for Maidenhead and sets out a series of placemaking principles to ensure a comprehensive approach to the</u></p>	support Policy

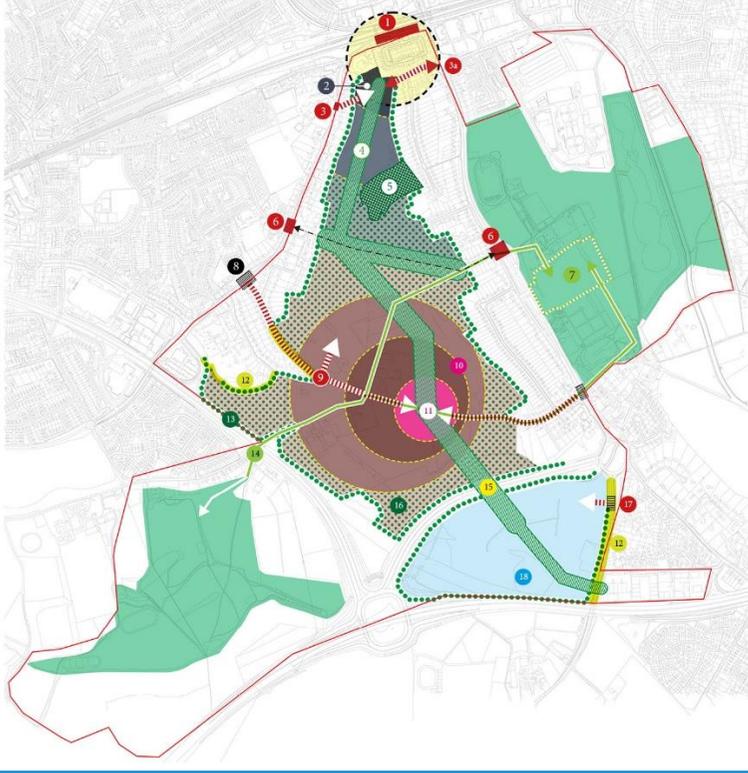
Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>development of the allocated sites. The scale of development compels the need for a bold vision of placemaking and this can only emerge through a structured framework to ensure the necessary infrastructure, community needs and design objectives are met.</u></p> <p><u>6.6.5 Given the importance and scale of the new development in the SWMPA, development proposals will be required to accord with a range of place-shaping principles. These principles will ensure that a comprehensive approach is taken to the development of the area as a whole which will bring together all of the component parts of a successful place.</u></p> <p><u>6.6.6 The scale of development in this area provides an opportunity to deliver a high quality, sustainable development with a distinct character and degree of self-containment supported by the provision of on-site services and facilities including primary and secondary schools, a local centre; new and enhanced open spaces, community and health facilities.</u></p> <p><u>6.6.7 Development in the SWMPA will need to address a number of issues including tackling congestion, improving connectivity both north-south and east-west through the area and into the surrounding town and local communities. The northern part of the SWMPA adjoins the Maidenhead town centre Air Quality Management Area (AQMA) and, as development in such close proximity to the AQMA may worsen emissions in the area, mitigation measures such as enhanced public transport routes, and opportunities for sustainable and active travel should be maximised to reduce negative impacts on air quality.</u></p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>6.6.8 North-South connections are currently provided by the existing road corridors of Shoppenhangers and Braywick Roads although these corridors are constrained and, in their current form, present limited opportunities for accommodating bus or cycle lanes. Further to the south, the Triangle strategic employment site is separated from the new Desborough housing allocation by the strategic road network, which, if not addressed, would perpetuate the dominance of the private car for journeys between Desborough and future employment opportunities there. A new, car free green spine, running north-south through the heart of the SWMPA provides the opportunity to create a new public transport corridor, fast cycle links, safe pedestrian connections and an attractive variety of open space.</u></p> <p><u>6.6.9 East-West connections from the SWMSA out to adjoining areas, especially Braywick Park and south-west to Ockwells are also currently limited, both for vehicular and non-vehicular modes as well as for wildlife and biodiversity. Measures to improve connectivity will therefore need to seek to increase opportunities for active travel and to enhance access to public transport.</u></p> <p><u>6.6.10 In addition to the transport challenges, the scale of development and the transformation of the open space poses challenges for the retention and enhancement of green infrastructure to serve the new community and for the delivery of net gains in biodiversity. Furthermore, the current approach to Maidenhead from the south is characterised by green, leafy corridors. The challenge for the development of the SWMPA is to provide sufficient green infrastructure and accessible open space for the benefit of existing and new communities. Whilst on-site provision of open space and green</u></p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>infrastructure is important, the improvement and provision of new connections to areas of formal and informal open space elsewhere in the SWMPA area for pedestrians, cyclists and nature will be key to creating a healthy, sustainable community.</u></p> <p><u>6.6.11 Areas in the southern half of the SWMPA fall within flood zones 2 and 3, including a small part of Desborough residential site and a large part of the Triangle strategic employment site. The majority of Ockwells open space either side of the channel of The Cut watercourse falls within Zone 3b and the Council will work with the Environment Agency to create backwaters in the river to enhance habitats for fish and other wildlife. The eastern part of Braywick Park lies within Zone 2.</u></p> <p><u>6.6.12 Building at scale presents a range of opportunities, for example for modal shift, whereby the development of the SWMPA can encourage a movement towards lower car-ownership in those parts of the area that are well-served by public transport and by delivering services and facilities within walking distance of a large proportion of residents. The scale of development here also presents the opportunity for innovation in building types, incorporating green buildings and exploiting opportunities for low carbon lifestyles.</u></p> <p><u>Vision</u></p> <p><u>6.6.13 SWMPA will be an area that fulfils a variety of roles for both the local area and Maidenhead as a whole. The provision of infrastructure and other</u></p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>functions will contribute in a number of ways to a more sustainable, more distinctive and more desirable part of town.</u></p> <p><u>6.6.14 A sense of place and distinctiveness will emerge in different ways across the SWMPA. Maidenhead is renowned for being a green town with leafy approaches benefitting from the rich landscape backdrop of the Thames valley to the east and north, the Chilterns margins to the north west and wider open countryside to the west and south. Retaining the existing trees and landscape buffers along the strategic road corridors at the southern end of the SWMPA will maintain the sense of leafy enclosure and new residents will benefit from improved access to and integration with the significant green spaces of Ockwells Park and Braywick Park as well as new and improved blue infrastructure. New and existing communities alike will live a greener existence among a flourishing network of green streets and spaces which will accommodate biodiversity and people harmoniously.</u></p> <p><u>6.6.15 In 2019 the Council committed the Royal Borough of Windsor and Maidenhead to become carbon neutral by 2050. This challenging commitment will require a pro-active approach by many parties, including the residents of Maidenhead. As new communities become established, more sustainable patterns of living will become enshrined to enable new residents to instinctively choose to reduce their environmental impact. The choice to live in South West Maidenhead will be a choice to live more sustainably and with this will come the opportunity to live better, more sociable, more connected and healthier lives.</u></p> <p><u>Framework Plan</u></p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>6.6.16</u> New development within the area should come forward in accordance with the South West Maidenhead Placemaking Area Framework Plan, which provides a high level planning context to guide and enable a comprehensive approach to be taken to the future change and evolution of the area in a subsequent Supplementary Planning Document and planning applications.</p> <p><u>6.6.17</u> The Framework Plan illustrates key guiding principles and broad land use distributions across the area and assists in articulating and interpreting some of the key elements of the policy, including:</p> <ul style="list-style-type: none"> • <u>key access points, particularly where they interact with existing strategic routes</u> • <u>the broad disposition of the main land uses,</u> • <u>significant transport/movements routes through the site;</u> • <u>key nodes such as local centres and prominent gateways and</u> • <u>significant areas of green infrastructure.</u> 	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				 <p data-bbox="853 1150 1805 1257">Map 1: South West Maidenhead Strategic Placemaking Area: Framework Plan (NB: see next page for key to map)</p>	

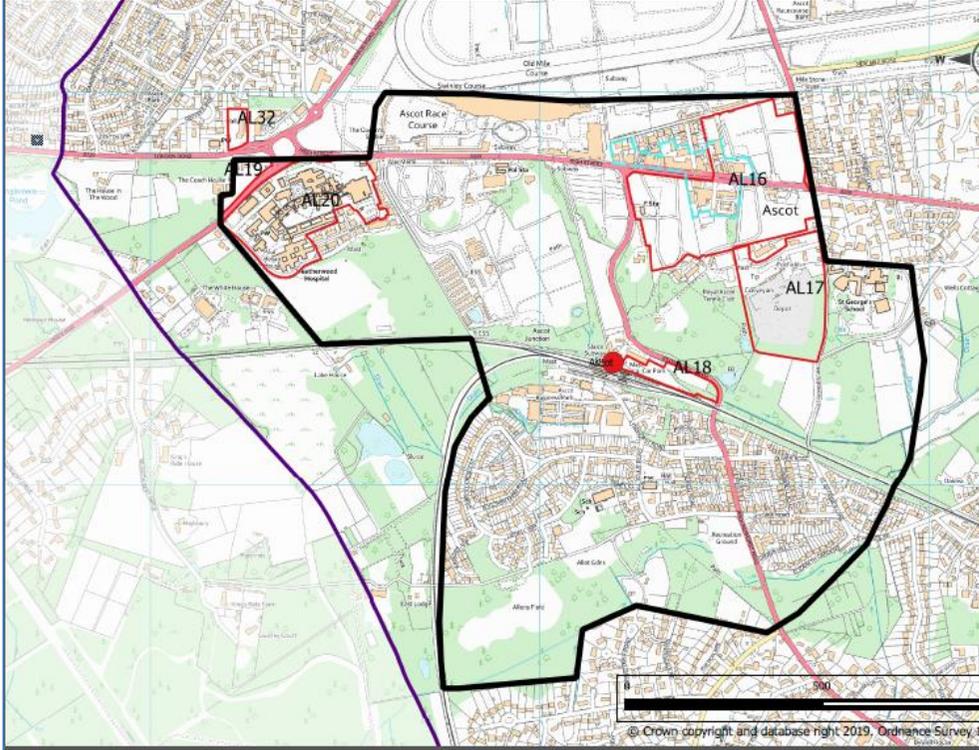
South West Maidenhead Development Framework Plan Key

1. There is the opportunity to make significant improvements to the south access to the railway station and the public realm surrounding it. Development form and traffic management should work to improve the legibility and accessibility of the station. Any opportunities to create direct links from the Golf Course to the south of the station should be explored.
2. Development to the north of the area should make the most of the proximity to the town centre with activity orientated towards the town centre and the majority of facilities being accessed there. Building heights and typologies reflect the proximity to the town centre as a sustainable locations and promote patterns of living which reduce the reliance on the car.
3. Vehicular access into the development area is via the existing golf course access.
- 3a. Additional access should be explored to create a link across the site to the Braywick roundabout. This could alleviate traffic along the stretch of Shoppenhangers Road adjacent to the station entrance and allow for changes in priorities and public realm improvements at the station forecourt.
4. The north-south Green Spine provides the continuity of cycle, pedestrian and public transport movement through the whole development area, relieving congested surrounding highways and offering an alternative future to the reliance on the car. The Green Spine will represent a strategic shift in planning for the movement of people as well as being a multi-purpose space full of play space, ecological value and recreational opportunities.
5. Rushington Copse to be retained and protected as an ecological resource. Where compatible with retaining habitats, public access may be promoted.
6. The public right of way which crosses the golf course should be retained and an improved green link included along its route distinguishing the north of the site from the south. Where it meets Shoppenhangers Road/Braywick Road at each end introduction of, or improvements to, the pedestrian and cycle crossings should be explored and the design of public realm and introduction of street trees used to increase the prominence of the access to the site along the green link.
7. Establish safe, attractive green links to and from the new Leisure facilities at Braywick Park.
8. Improvements to junctions between Harvest Hill Road and Shoppenhangers Road/Braywick Road should make better provision for safe pedestrian and cycle crossings and utilise the public realm design to enhance the gateways to Harvest Hill and the new development.
9. Harvest Hill Road is the main existing vehicular access serving the development area and can be improved to encourage connections east and west as well as provide links which extend north into the site.
10. Residential development in the southern neighbourhood is focussed around the Harvest Hill Local Centre where facilities and services are concentrated and a high density of the population are accommodated. Further residential areas reduce in density from the centre but retain a high quality network of connections ensuring their accessibility to the centre and to green links into the town centre.
11. Harvest Hill Local Centre (see separate diagrams)
12. Where new development boundaries with existing residential areas, to the south west and south east corners of the area, development should look to create a relationship with existing development and provide access for existing residents into the new area and links it provides to facilities and green space.
13. Sites should retain their green edges to maintain the sense of a leafy enclosure and setting to development and to retain the privacy of surrounding properties.
14. Consider ways to improve the pedestrian bridge over the A404(M), creating a distinctive gateway feature to the town but also ensuring safe, attractive green links to and from Ockwells Park.
15. A new pedestrian bridge across the A308(M) integrates the employment site to the south with the new community and underpins the sustainability of the whole south west area. A new bridge offers the opportunity to create a sculptural form across the dual carriageway and create a distinctive landmark at this entrance to the town.
16. Residential areas to the periphery of the respective centres of focus (the town centre to the north and Harvest Hill Local Centre to the south) retain a large proportion of the existing green space, tree planting and habitats. Buildings should integrate within the layout of the landscape, with wild spaces, food production and green streets and spaces establishing the identity to the neighbourhoods.
17. Vehicular access to the Triangle site is from the Ascot Road. Other pedestrian and cycle links should be explored to avoid the site only being accessible by vehicle.
18. New employment site known as 'The Triangle Sites' (see separate diagrams).

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
41.	30.	Quality of Place	6.6	<p>Insert new heading, explanatory text and map for Policy QP1c- Ascot Placemaking (and footnote 1) shown as follows:</p> <p><u>6.6 Policy QP1c – Ascot Placemaking</u></p> <p><u>6.6.1</u> Ascot, one of the three main settlements in the Borough, is renowned for its royal racecourse, established in 1711. It has been identified as one of the locations to accommodate future development as part of a wider spatial strategy for the area. The Spatial Strategy (Policy SP1) states that development in the Ascot growth location will be largely based on Ascot Centre, with the coordinated development of several sites related to Ascot High Street providing the opportunity to strengthen its role as a significant centre in the Borough.</p> <p><u>6.6.2</u> Ascot’s District Centre (Policy TR1) provides a range of shops for the surrounding area but it is constrained by having the racecourse on one side and Green Belt on the other. The High Street has a limited mix of shops, is narrow and is dominated by traffic. There is strong support from the community to see Ascot improved and enhanced, with the rejuvenation of the High Street.</p> <p><u>6.6.3</u> The centre of Ascot has good transport links including railway services to London, Reading and Guildford. However, some roads suffer from congestion, including the A332 and the Heatherwood roundabout. Bus services are relatively infrequent. Pedestrian and cycle routes are poor, including from the High Street and proposed development sites to the Railway Station.</p> <p><u>6.6.4</u> The built up part of Ascot is within the Metropolitan Green Belt. The Edge of Settlement Green Belt Purchase Study found that some parcels of land to the south of the High Street provide opportunities to support</p>	New explanatory text to support Policy

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>regeneration initiatives. Most of Ascot is within 5km of the Thames Basin Heaths Special Protection Area (SPA) where mitigation needs to be provided in the form of Suitable Alternative Natural Greenspace (SANG).</u></p> <p><u>6.6.5 Ascot has a green and leafy, semi-rural character with areas of ancient woodland and good quality greenspace, including Allen's Field and South Ascot Recreation Ground. However, there is more limited access to Public Parks and Gardens and amenity greenspace. The Ascot, Sunninghill and Sunningdale Neighbourhood Plan was made in 2014. This identifies existing green corridors, including a primary corridor that runs from Allen's Field in the west through to (and beyond) the land to the south of St. George's school and a secondary corridor running along the railway embankment from Ascot to Sunningdale.</u></p> <p><u>6.6.6 Ascot has high house prices and a high proportion of older people. There is a lack of an evening economy and facilities for young people. There is a strong community aspiration for a new village square or community hub, with a relocated library and parish council offices as well as a community/arts centre and public open space.</u></p> <p><u>6.6.7 The BLP allocate several strategic housing sites close to the High Street, including AL16 (Ascot Centre), AL17 (Shorts) and AL20 (Heatherwood Hospital. There are also several smaller sites allocated, including AL18 (Ascot Railway Station car park) and AL19 (Englemere Lodge). The Heatherwood Hospital site now has planning permission for up to 230 homes and a new hospital. Together these sites will deliver about 750 new homes. It is important to ensure that these sites come forward in an integrated and coordinated way rather than in isolation. It is also important that new residential development is exemplar quality and sympathetic to local character.</u></p>	

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				<p>6.6.8 The Borough Council recognises the importance of ‘placemaking’ as part of planning for future growth and development, and that that the quality of the place that people live in and use will have a powerful impact on quality of life. To address the above issues, a strategic placemaking policy has been developed for the centre of Ascot. The diagram below shows the boundaries of the placemaking area, which is centred on the railway station. It includes the High Street, several proposed housing development sites, Ascot Business Park and also several green and blue infrastructure sites, including one or more new SANG sites.</p> <p>1 Sunninghill, Sunningdale and Ascot Neighbourhood Plan 2011-2026, para. 5.3.1</p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				 <p data-bbox="846 1129 1816 1337">6.6.9 The policy below seeks to rejuvenate Ascot to create a vibrant place with an improved High Street and high quality new development that is integrated into Ascot and retains its green and leafy character. It also seeks to improve connectivity so that those residents living in South Ascot are better connected to the High Street. The policy contains a set of placemaking principles that all new development will have to adhere to.</p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p>6.6.10 The Council, in partnership with the local community and other stakeholders, will prepare an Ascot Placemaking Supplementary Planning Document (SPD) that will expand on the policy and provide a more detailed framework to guide new development</p>	
42.	115	Infrastructure/ Green and Blue Infrastructure	IF3/ 14.8	<p>Paragraphs 14.8, 14.8.1, 14.8.2, 14.8.3, 14.8.4 Green and Blue Infrastructure amended and moved to Policy Section Quality of Place and renumbered 6.8 shown as follows:</p> <p>14.86.8 Green and Blue Infrastructure</p> <p>14.8.16.8.1 Natural England defines green infrastructure as "a network of high quality green and blue spaces and other environmental features. It needs to be planned and delivered at all spatial scales from national to neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multi functional resource capable of delivering a wide range of environmental and quality of life benefits for local communities." (Natural England website, 2013) Green infrastructure has been defined as "a strategically planned network of high quality natural and semi-natural areas with other environmental features, which is designed and managed to deliver a wide range of ecosystems services and protect biodiversity in both rural and urban settings" (European Commission, 2013).</p> <p>14.8.26.8.2 Green Infrastructure relates to a networks of multi-functional open space and other environmental features. Together these are highly valued by local people and form an important part of play a key role in the Borough's landscape setting character and local identity. Delivery of high quality green (and blue) infrastructure has an important role in the</p>	Structure amendments and new explanatory text to support Policy

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p>placemaking agenda set in the Borough Local Plan as well as having benefits for climate change adaptation and mitigation and biodiversity. The following can form part of green infrastructure networks:</p> <ul style="list-style-type: none"> • Parks and gardens • Natural and semi-natural greenspaces • Green corridors • Outdoor sports facilities • Amenity greenspace • Provision for children and teenagers • Allotments, community gardens/orchards and urban farms • Cemeteries and churchyard • Accessible countryside in urban fringe areas • River corridors and waterways (blue infrastructure) • Green roofs and walls • Street level greening. <p>14.8.3 6.8.3 The benefits of green and blue infrastructure are fully realised when delivered at a strategic scale. In areas subject to strong intensification (for example, the Maidenhead Town Centre and South West Maidenhead strategic growth location placemaking areas) the need for a comprehensive, high quality network of green and blue infrastructure will be especially important. The use of water, green roofs and walls, pocket parks and streets level greening is likely to be essential in providing a innovative, exemplar quality green and blue infrastructure network of adequate scale and quality to support high intensity developments. However, it is important to ensure that where possible, all future development includes an appropriate level of high quality green and blue assets. In order to provide further guidance on this important issue, the Council will prepare a Green and Blue Infrastructure Supplementary Planning Document (SPD).</p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				14.8.4 <u>6.8.4</u> The waterways and water bodies in Windsor and Maidenhead are distinctive components of the environment and character of the Borough. The Council will seek to ensure this blue infrastructure is maintained and enhanced wherever possible. Development will be expected to contribute to this through either the provision of additional blue infrastructure or enhancement or extension of existing water bodies where appropriate. The Maidenhead Waterways Project is recognised as an important element of blue infrastructure in the Borough that provides public open space, recreation and amenity, as well as ecological benefits.	
43.	31	Quality of Place/ Design	6.4	Amend the title paragraph number and subsequent paragraph numbers shown as follows: <u>6.104</u>_Design <u>6.104.1</u> <u>6.104.2</u> <u>6.104.3</u> <u>6.104.4</u> <u>6.10.4.5</u> <u>6.104.6</u>	Structure amendments
44.	31	Quality of Place/ Design	6.4.6	Delete last sentences of paragraph 6.4.6 shown as follows:	To reflect document evolution

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p>Tall buildings will be supported where they demonstrate exceptional high quality design and do not cause unacceptable impacts such as overshadowing, solar glare and wind tunnel effects. Advice provided by Historic England or similar bodies on tall buildings should inform development proposals.</p>	
45.		Quality of Place/ Tall Buildings	6.12	<p>Insert new paragraph number, heading and explanatory text shown as follows:</p> <p><u>6.12 Tall Buildings</u></p> <p><u>Context Height</u></p> <p><u>6.12.1</u> Tall buildings or buildings with height are often considerably taller than their surrounding area. In this sense, tall buildings must be assessed in their surrounding context which can be expressed through the understanding of context height. The context height is the height that an observer would read as the typical or defining height of a particular area. In places that are consistent in height, the context height may be the most commonly occurring building height. In more varied places, the context height may be a middle point that buildings fluctuate around. Tall buildings are therefore exceptions to the context height, instead they typically break the skyline and are visually prominent.</p> <p><u>6.12.2</u> The relationship of height between a tall building and its context can be expressed as a factor of the prevailing context height. This is the context height ratio (CHR) which expresses the degree of height of a building in relation to its context. This provides a measure of the extent to which a building is 'outstanding' on the skyline considering the prevailing height and scale of development of a place.</p>	New explanatory text to support Policy

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>Tall Building Design</u> 6.12.3 <u>The NPPF does not have specific requirements on tall buildings, but it provides design principles that are relevant to tall buildings. These principles are expected to guide building: height, mass, scale, layout, landscape, materials, density and access. Well-designed tall buildings shaped by these principles play a positive urban design role in the built form, where they act as gateways and landmarks. The Tall Building Study (2019) also expresses design principles that will require development to respond positively to the character of the area, and to achieve exceptional architectural and design quality. Without these design principles implemented, new tall buildings can negatively impact the skyline and cause widespread detrimental effect to the area. The emerging Tall Building SPD will provide more details on tall building requirement criteria.</u></p> <p><u>Tall Building Appropriate Locations</u> 6.12.4 <u>Appropriate tall building development will only be in town centres, with the focus for such developments directed in specific areas in central Maidenhead. These specific locations are identified to be the most appropriate in the Tall Building Study, which is based on an understanding of the opportunities, sensitivities and character of Maidenhead. Generally a tall building proposal should form part of the comprehensive development of a large site where it can contribute to the regeneration and enhancement of a wider urban area. Tall buildings should only be considered where they are part of a plan-led strategy with a place making approach. As part of this approach, tall buildings must support existing movement routes and integrate into the built fabric rather than appear in isolation. A tall building must also relate and contribute to the wider area and improve the sense of place, or have a clear role in creation of a new 'place'.</u></p> <p>6.12 Policy QP3a Building height and Tall Buildings</p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
46.	34	Quality of Place	6.6	<p>Amend the title, paragraph number and subsequent paragraph numbers shown as follows:</p> <p>6.6-14 River Thames Corridor</p> <p>6.614.1</p> <p>6.614.2</p> <p>6.614.3</p> <p>6.614.4</p> <p>6.614.5</p> <p>6.614.6</p> <p>6.614.7</p> <p>6.614.8</p> <p>6.614.9</p> <p>6.614.10. Also amend 2nd sentence as follows: 'Policy SP4-QP4 River Thames Corridor'</p> <p>6.614.11 Also amend last sentence as follows:</p>	Structure amendments, and to reflect document evolution

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p>“Furthermore, the Environment Agency has produced a River Basin Management Plan, Thames River Basin District in 20092015, which seeks to manage the pressures facing the water environment of the river basin.”</p> <p>6.614.12 Also amend second word in first sentence as follows: “Policy SP4 <u>QP</u>4”</p>	
47.	35.	Quality of Place/ Greenbelt	6.8	<p>Amend the title, paragraph number and subsequent paragraph numbers shown as follows:</p> <p>6.8<u>16</u> Green Belt</p> <p>6.1<u>5</u>8.1</p> <p>6.8<u>16</u>.2</p> <p>6.8<u>16</u>.3</p> <p>6.8<u>16</u>.4</p> <p>6.8<u>16</u>.5</p> <p>6.8<u>16</u>.6</p> <p>6.8<u>16</u>.7</p> <p>6.8<u>16</u>.8</p> <p>6.8<u>16</u>.9</p>	Structure amendments

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				6.816.10	
				6.816.11	
				6.816.12	
				6.816.13	
				6.816.14	
				6.816.15	
				6.816.16	
				6.816.17	
				6.816.18	
				6.816.19	
				6.816.20	
				6.816.21	
				6.816.22	
				6.816.23	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p>6.8<u>16.24</u></p> <p>6.8<u>16.25</u></p>	
48.	36	Quality of Place/ Greenbelt	6.8.8	<p>Delete last sentence of paragraph 6.8.8 as follows:</p> <p>The forthcoming Green Belt SPD will provide further detailed guidance on the assessment of these matters.</p>	Updating to reflect most recent information
49.	38.	Quality of Place/ Greenbelt	6.8.24 6.8.25 6.8.26 6.8.27	Deletion of paragraphs 6.8.24, 6.8.25, 6.8.26 and 6.8.27	To reflect document e
50.	40.	Quality of Place/ Local Green Space	6.10	<p>Move the explanatory text under paragraph 6.10 Local Green Space to paragraphs 14.8, with minor changes as shown as follows:</p> <p>6.10 <u>14.8</u> Local Green Space</p> <p>6.10<u>14.8.1</u> Paragraph 76 of the National Planning Policy Framework <u>2012</u> introduced the ability for Local Plans <u>and neighbourhood plans</u> to designate Local Green Space. In accordance with Paragraph 77 of the NPPF <u>2012 and Planning Practice Guidance</u>, Local Green Space should meet the criteria listed below:</p> <ul style="list-style-type: none"> The Local Green Space should be in reasonably close proximity to the community it serves, usually within easy walking distance. 	Structure amendments <u>and for clarity</u>

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<ul style="list-style-type: none"> • The Local Green Space should be local in character and not an extensive tract of land. Blanket designation of open countryside adjacent to settlements is not appropriate. <p>6.1014.8.2 In addition, a Local Green Space must be demonstrably special <u>to a local community</u> and hold a particular local significance. Local Green Spaces should therefore also meet at least one of the following criteria and be of a particular local significance because of its:</p> <ul style="list-style-type: none"> • beauty – the site makes a significant visual contribution to the street scene or visual attractiveness of the area • historic significance – the site includes or provides a setting for a locally valued landmark or is of cultural value • recreational value – the site is used for sport or recreation activities or used by the local community for informal recreation • tranquillity – the site provides a peaceful and tranquil space within a settlement • richness of wildlife – this site is recognisable as a priority habitat with a reasonable species diversity or harbours priority species (listed in the UK priority habitats and species list) and is managed to benefit the ecological interests • community or other value where the site is used by the wider community. <p>6.1014.8.3 Sites already subject to statutory designation, such as Historic Parks & Gardens or Scheduled Ancient Monuments, have high levels of protection and would not benefit from an additional local designation. Similarly, sites within the curtilage of a listed building or conservation area or subject to a tree preservation order do not necessarily need additional protection as Local Green Space as their importance and contribution to the area must be considered if a planning application is submitted within or near these sites.</p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p>6-1014.8.4 On the basis of the above methodology the Council has identified one area of Local Green Space worthy of designation: at Poundfield, Cookham.</p> <p>6-1014.8.5 The Cookham Village Design Statement (VDS) identifies green space as being a key characteristic of all three settlements that the VDS covers. The fields to the north and west of The Pound in Cookham are known as ‘Poundfield’.</p> <p>6-1014.8.6 The VDS sets out that Poundfield’s importance derives from a unique combination of ecological, rural, and heritage factors; it is also a tranquil space in the heart of the village. Poundfield’s undeveloped frontage faces Maidenhead Road, and the glimpse of its more distant slope rising to the north are signals of the rural character of Cookham.</p> <p>6-1014.8.7 Poundfield forms a green wedge at the heart of Cookham, dividing the picturesque narrow roadway of The Pound (the edge of Cookham village) from Cookham’s more commercial areas (the Station Hill area and Cookham Rise). It is an intrinsic part of the character of the village and in very close proximity to the community that it serves being surrounded by houses.</p> <p>6-1014.8.8 It is also visible in views from the Moor and from the eastern end of the Causeway. Poundfield is the subject of several Stanley Spencer paintings, including a series of scenes at Englefield and a panoramic view stretching towards The Pound. This is considered in greater detail in the context of the Cookham High Street Conservation Area within the accompanying appraisal reviewed in 2016.</p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
51.	44.	Housing/ Housing Provision	HO1/ 7.2.5	Amend paragraph 7.2.5 as follows: “The BLP makes provision for at least 14,240 new dwellings over the plan period from 2013 to 2033 as set out in Table 2-7.2 and identifies sites for specific or mixed uses and activities across the borough. The Council does not need to allocate land in the BLP to meet the total housing need identified because sites have already been developed since the start of the plan period, some sites have planning permission, and small unidentified sites will become available. A significant contribution of 3,7726,479 new dwellings towards meeting this target has already been made by sites which have either been developed or are committed.”	Errata and to reflect most recent information
52.	44.	Housing/ Housing Provision	HO1/ 7.2.6	Amend paragraph 7.2.6 as follows: “The Council will be supportive of new residential development on the number of small sites that unexpectedly become available during the plan period but are impractical to identify in advance providing that the sites are suitable and appropriate for residential development. This windfall source of land recycling is expected to provide for at least an additional 1,840 <u>2,065</u> new dwellings over the plan period based on recent trends.”	Errata and to reflect most recent information
53.	44.	Housing/ Housing Provision	HO1/ 7.2.6	Deletion of paragraph 7.2.9	Updating
54.	45.	Housing/ Housing Provision	HO1/ 7.2.10	Renumber 7.2.10 to 7.2.9	Updating

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change										
55.	45.	Housing/ Housing Provision	HO1/ 7.2.11	<p>Renumber 7.2.11 to 7.2.10 and amendments as follows:</p> <p>“7.2.11-10 The housing supply position set out in Table 2-7.1 is marginally higher than the identified need set out in the Berkshire (including South Bucks) SHMA (2016) which allows a degree of flexibility in housing delivery.”</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Completions since 1st April 2013</td> <td>1,4763,286</td> </tr> <tr> <td>Commitments (sites with planning permission)</td> <td>2,2963,193</td> </tr> <tr> <td>Small sites allowance/w Windfall (unidentified sites)</td> <td>1,8402,065</td> </tr> <tr> <td>Sites identified in the HELAA⁽⁹⁾</td> <td>362</td> </tr> </tbody> </table>	Category	Amount	Completions since 1st April 2013	1,4763,286	Commitments (sites with planning permission)	2,2963,193	Small sites allowance/w Windfall (unidentified sites)	1,8402,065	Sites identified in the HELAA⁽⁹⁾	362	Updating
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Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change														
				<table border="1"> <tr> <td>Allocations (defined in 7.4 Policy HO1 Housing Development Sites)</td> <td>8,286</td> <td>7,891</td> </tr> <tr> <td>Total</td> <td>14,260</td> <td>16,435</td> </tr> </table> <p>Table 7.12: Housing Supply</p>	Allocations (defined in 7.4 Policy HO1 Housing Development Sites)	8,286	7,891	Total	14,260	16,435									
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Total	14,260	16,435																	
56.	45.	Housing/ Housing Provision	HO1/ 7.2.12	<p>Renumber paragraph 7.2.12 to 7.2.11 and amendments as follows:</p> <p>7.2.1211 Government policy requires the Council to set out the expected rate of housing delivery through a housing trajectory for the plan period and to identify a supply of deliverable sites to provide five years of housing against its housing requirements. Housing delivery in the first threesix years of the plan period was as follows:</p> <table border="1"> <thead> <tr> <th>Time period</th> <th>2013/ 1 4</th> <th>2014/ 1 5</th> <th>2015/ 1 6</th> <th>2016/ 1 7</th> <th>2017/ 1 8</th> <th>2018/ 1 9</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>1 7</td> <td>1 8</td> <td>1 9</td> </tr> </tbody> </table>	Time period	2013/ 1 4	2014/ 1 5	2015/ 1 6	2016/ 1 7	2017/ 1 8	2018/ 1 9					1 7	1 8	1 9	To reflect most recent information
Time period	2013/ 1 4	2014/ 1 5	2015/ 1 6	2016/ 1 7	2017/ 1 8	2018/ 1 9													
				1 7	1 8	1 9													

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change						Reason for the change	
				South East Plan (S) housing target	346	346	346	=	=	=	
				Emerging Borough Local Plan housing target	420	420	420	<u>420</u>	<u>420</u>	<u>730</u>	
				No of new dwellings completed	360	514	602	<u>584</u>	<u>515</u>	<u>705</u>	
Table 27.2: Housing Targets and Completions											
57.	45.	Housing/ Housing Provision	HO1/ 7.2.13	Renumber paragraph 7.2.13 to 7.2.12						Structure amendments	
58.	45.	Housing/ Housing Provision	HO1/ 7.2.14	Renumber paragraph 7.2.14 to 7.2.13 and amendments as follows: “ 7.2.13 Delivery rates have since recovered and are currently rising above past trends. The Council will publish annually, via the Monitoring						Structure amendments	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				Report, details of the five year housing land supply targets for the delivery of housing for each year over the plan period. Targets for the delivery of housing for each year over the plan period are presented in Table 7.3 below and indicate the implications of achieving the objectively assessed need over the first five year period. The projected housing delivery over the plan period is set out in Appendix CB .”	
59.	45.	Housing/ Housing Provision	HO1/ 7.2.15	<p>Renumber paragraph 7.2.15 to 7.2.14 and amend text. Also renumber table number from 7.4 to 7.3 and footnote all as follows:</p> <p>“Paragraph 48 of the NPPF permits an allowance for small windfall sites in the five year supply, based on previous historical patterns of delivery within the Borough, with sites with planning permission, and site allocations as identified in Policy HO1 Housing Development Sites also contributing.”</p> <p>“Table 7.34 : Housing Delivery Targets”</p> <p>5 Sites that have been identified as being deliverable/developable in the HELAA but are below 10 units, plus a number of sites classified as ‘potentially developable and potentially developable – other’ which may come forward and where a 50% anticipated delivery rate has been applied. These sites may come forward for development through the planning application process.</p> <p>56 The South East Plan was the Regional Spatial strategy for the south east. It was revoked by government on 25 March 2013</p>	Structure amendments, updating and to reflect most recent information
60.	46.	Housing/ Housing Provision	HO1/7.3	<p>7.3.1 Sites are allocated for housing through a process that takes into account a large amount of information from technical studies, developers and landowners, consultation responses and many others. Allocated sites in 7.4 'Policy HO1 Housing Development Sites' are in the following five place categories:</p> <ul style="list-style-type: none"> Growth locations for development 	To reflect document evolution

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<ul style="list-style-type: none"> • <u>Maidenhead</u> <ul style="list-style-type: none"> ○ <u>Maidenhead Town Centre</u> ○ <u>South West Maidenhead</u> ○ Other Maidenhead • <u>Windsor</u> <ul style="list-style-type: none"> ○ <u>West of Windsor</u> ○ Other Windsor • <u>Ascot, Sunningdale and Sunninghill</u> <ul style="list-style-type: none"> ○ <u>Ascot Town Centre</u> ○ Other Ascot • Other areas <u>places</u> 	
61.	50	Housing/ Specialist Needs	HO2/ 7.5.7	<p>Amend paragraph 7.5.7 as follows:</p> <p>“Self-build and custom housebuilding registers provide valuable information on the demand for self-build and custom housebuilding in a relevant authority’s area and provide evidence base of demand for this type of housing. Future demand for such plots will be kept under review. Early interest in the register indicates that there is demand for the allocation of self-build and custom housebuilding plots in the Borough. <u>Custom and self-build plots will be required for certain residential proposals to help meet this indicative demand. More detail on the precise requirement for specific sites is given in relevant housing proformas in Appendix C.</u> The site allocation proformas identify possible locations for self build and custom housebuilding plots to help meet this indicative demand.”</p>	New explanatory text to support Policy
62.	52	Housing/ Hierarchy of provision - alternative sites	HO3/ 7.7.7	<p>Amend paragraph 7.7.7 as follows:</p> <p>“The delivery of affordable housing will be provided in accordance with the following order of priority:</p>	New explanatory text to support Policy

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<ul style="list-style-type: none"> a. on-site as part of the development and distributed across the development as much as is reasonable and practical to create a sustainable, balanced community 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 c. financial payment to be utilised in providing affordable housing on an alternative site <u>will only be used 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. In the case of small (5 to 9 dwellings) sites in the Designated Rural Areas, the preference is still for delivery on site, but the small numbers involved means it is more difficult to find a Registered Provider to take them on.</u> 	
63.	52.	Housing/ Affordable Housing Delivery	HO3/ 7.7.13	<p>Amend paragraph 7.7.13 as follows:</p> <p>“This policy applies to all sites where new residential development is proposed, including mixed use schemes and proposals where there is a net increase in the number of units on a site. This will include sheltered and extra care accommodation and other forms of residential accommodation where relevant.”</p>	To reflect changes to policy
64.	53.	Housing/ Affordable Housing Delivery	HO3/ 7.7.15	<p>Add a new sentence to paragraph 7.7.15 as follows:</p> <p><u>“In the interim the tenure and number of bedrooms of the affordable homes provided on each qualifying site must contribute, to the Council’s satisfaction, towards meeting the mix of affordable housing needs identified in the Berkshire Strategic Housing Market</u></p>	New explanatory text to support Policy

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				Assessment 2016, or subsequent affordable housing needs evidence. This currently includes a tenure split of at 20-25% - intermediate housing and 75-80% - social/ affordable rented housing. A minimum of 10% of the affordable homes provided on each site under this policy must be available for affordable home ownership, except where an exemption applies in the NPPF.	
65.	55.	Housing/ Gypsies and Travellers	HO4/ 7.9.1	Amend paragraph 7.9.1 as follows: “Gypsies and Travellers form part of the community within the Borough with particular housing needs. To plan positively and manage development to meet the needs of this group, a separate Traveller Local Plan is being developed. This will be informed by a Gypsy and Traveller Accommodation Assessment study which is being was published undertaken in 2017 2018 . In the meantime there is a need to provide guidance for consideration of applications that may come about before the Gypsy and Traveller Local Plan is adopted. Best practice set out in the national Planning Policy for Traveller Sites 2015, states that locally specific criteria should be used to guide both the allocation of sites in plans, and form the policy used to assess applications which come forward on unallocated sites.”	Updating
66.	56.	Housing/ Housing Density	HO5/ 7.11.1 & 7.11.2	Delete paragraphs 7.11.1 and 7.11.2	Updating and to reflect document evolution
67.	57	Housing/ Loss and Sub-division of Dwellings	HO5/ 7.13 7.13.1 7.13.2 7.13.3	Renumber title and paragraph numbers as follows: 7.113 7.113.1 7.113.2 7.113.3	Structure amendments

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
68.	62.	Economy/ Economic development	ED1/ 8.2.12	Delete Table 7 in paragraph 8.2.12	Updating
69.	62.	Economy/ Economic development	ED1/ 8.2.13 to 8.2.17	<p>Delete text in paragraphs 8.2.13, 8.2.14, 8.2.15, 8.2.16 and 8.2.17. Insert new text as shown as follows:</p> <p><u>8.2.13 Since the base date the council has successfully delivered nearly 4,500 jobs within our existing portfolio of sites. This has been achieved through the reuse of vacant property and occupiers making more efficient use of their stock. Therefore, to meet our minimum job target, we need to make provision for 7,000 net additional jobs, of which 4,000 are expected to be within the B use classes.</u></p> <p><u>8.2.14 While the council has managed to successfully deliver jobs without new land it recognises that it would be unsound to rely only on intensification to meet its needs in full. Market evidence suggests that, especially for industrial uses, there is very limited surplus capacity remaining in our stock – with almost no vacant space available for new firms or existing firms to expand. For offices, there is a need for a cautious approach because the scale of future permitted development losses is unknown and could rapidly erode any remaining flexibility in the market. While the Council intends to apply selective Article 4 directions in our town centres and major office sites these will take time to implement.</u></p> <p><u>8.2.15 To meet its office target the Council estimate that provision should be made for at least 50,000 square metres of (net) new office space. However, to offset already permitted losses, potential further PDR losses and provide some contingency the Council will work to secure a stronger pipeline of new office space within the town centres with any redevelopment site first seeking to maximise net additional office space – in line with market evidence at the time.</u></p>	Updating and new explanatory text to support Policy

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>8.2.16</u> The Council will monitor the planning pipeline and work with developers within the town centres as redevelopment schemes come forward to secure this.</p> <p><u>8.2.17</u> For Industrial uses it is estimated that 25,000 sqm (net) of new industrial (B2, B8 and associated SG) space to accommodate the needed job growth. For industrial uses policy ED1(b) allocates two named sites for new industrial uses. Together these sum to 26.9 ha, so again more than 'needed' to accommodate the net change in jobs and floorspace needed in ED1(a).</p> <p><u>8.2.18</u> However, for Industrial uses it is recognized that, in the past, the losses of stock may have been too high resulting in a vacancy rate below that we consider healthy. Allocation of additional land over this minimum is considered justified for qualitative reasons and the allocation of two new sites a reasonable policy response.</p> <p><u>8.2.19</u> The council will monitor the pipeline of sites to meet its minimum job target and provide flexibility in the stock of property. Should a shortfall emerge (because sites are not delivered as expected or new constraints identified) the council will seek to address this as part of the next plan review.</p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
70.	64.	Economy/ Employment Sites	ED2/ 8.7	<p>Delete text in paragraphs 8.7.1 and 8.7.2 and insert new paragraphs shown as follows:</p> <p><u>8.7.1 It is considered likely that the need for new or replacement employment floorspace can be largely met through intensification and redevelopment leading to more efficient use of existing sites, alongside a small number of new allocations.</u></p> <p><u>8.7.2 To secure this objective the council will need to ensure that space is not unnecessarily lost from its existing portfolio of sites. For many occupiers new space may not be affordable and so substitutable for the space lost. Where sites are lost the council may be required to release additional greenfield land as part of the next plan review to ensure the ED1 objectives are met over the whole plan period. There are therefore, strong grounds to resist the loss of space wherever possible.</u></p> <p><u>8.7.3 For these reasons the council will look to apply a 'nil net loss' principle when managing the portfolio of sites identified in policy ED2. This principle first applies to the type of space currently on site to ensure that activity is not displaced by, for example, industrial property being replaced by 'lighter' employment uses that do not meet the same qualitative need. It would then look for replacement with other industrial or office uses appropriate to the sites classification in ED2.</u></p>	Updating and new explanatory text to support Policy
71.	67.	Economy/ Other sites and loss of employment floorspace	ED3/ 8.9.5 and 8.9.6	<p>Add sentence to paragraph 8.9.5 as follows:</p> <p>"The requirement for marketing evidence in this policy applies when a proposal is made that would result in the loss of an economic use or a net reduction in the quantity of employment land or premises. In such instances this policy requires justification for the change and a demonstration that it</p>	Updating and new explanatory text to support Policy

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p>would not cause unacceptable harm to the local economy. Other relevant information such as the quality and vacancy level of the premises and the appropriateness of the location for economic use may also be submitted. <u>Prospective applicants are required to formally agree the marketing process with the Local Planning Authority prior to its commencement and demonstrate that the price and terms on which the land or premises were, or will be, marketed were reasonable by comparison with similar examples in the local area. This is especially important where, from the outset, the prospective applicant considers addressing this policy is overly onerous given their site constraints or limitations. See Appendix D for marketing evidence details which will be used to assess the acceptability, or otherwise, of the information submitted and the marketing undertaken.</u></p> <p><u>8.9.6 With respect to any potential future redevelopment of the laboratory space at the rear of Whitebrook Park, the Council will manage any redevelopment in line with policy ED3 but, may not require full marketing of this part of the site for re-occupation and instead only look at alternative employment related redevelopment options “</u></p> <p>Recent legislation on extensions to permitted development rights allows the conversion of offices and light industrial premises to residential uses. Changes arising from these rights will be monitored during the plan period and the supply of floorspace will be managed to ensure that an appropriate supply of premises and sites continue to be made available to support the needs of the local economy.</p> <p><u>8.9.7 The council intends to introduce Article 4 directions, withdrawing permitted development rights to covert offices to homes as soon as possible. In the long term uncontrolled losses of highly accessible, and suitable for high trip generating office uses, cannot be sustained.”</u></p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
72.	72.	Town Centres and Retail/	9.2.12	Amend last word in sentence as follows: "Appendix FE "	For clarity
73.	75.	Town Centres and Retail/ Maidenhead Town Centre	9.8 & 9.8.2	Amend heading and paragraph 9.8.2 as follows: "9.8 Maidenhead town <u>Retail-C</u> entre 9.8.2 <u>Once adopted, the BLP will supersede t</u> The adopted Maidenhead Town Centre Area Action Plan (MTCAAP). continues to form part of the development plan for the Borough. It sets out policies relating to Maidenhead town centre and allocates development sites to meet future needs for town centre activities. Certain policies within the MTCAAP are superseded by policies in this BLP. These are set out in Appendix A"	To reflect document evolution and proposed superseding of MTC AAP
74.	75.	Town Centres and Retail/ Maidenhead Town Centre	9.8.4	Delete paragraph 9.8.4	Updating and proposed superseding of MTC AAP
75.	75.	Town Centres and Retail/ Maidenhead Town Centre	9.8.5	Delete paragraph 9.8.5	Updating and proposed superseding of MTC AAP
76.	75.	Town Centres and Retail/ Maidenhead Town Centre	9.8.6	Amend paragraph number 9.8.6 as follows: " <u>9.8.4</u> 6 "	Structure amendments
77.	75	Town Centres and Retail/ Maidenhead Town Centre	9.8.7	Delete paragraph 9.8.7	To reflect document evolution

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
78.		Town Centres and Retail/ Maidenhead Town Centre	9.8.8	Amend paragraph number 9.8.8 as follows: “9.8.58”	Structure amendments
79.	98	Visitors and Tourism/ Context	VT1/ 10.1.3	Add the word ‘Eton’ in bullet point one as follows: “supporting and promoting the key heritage attractions of Windsor, <u>Eton</u> , Ascot and the River”	For clarity
80.	88	Historic Environment	11.1.3	Amend paragraph number 11.1.3 as follows: “The character and diversity of its urban and rural areas, and its high quality historic built environment <u>and archaeological sites</u> make the Borough very distinctive. This character can vary settlement to settlement. The scale and extent of the Borough’s <u>27</u> Conservation Areas vary from small hamlets (such as White Waltham) to villages (such as Cookham Dean) and towns like Windsor; all of which have unique historic and architectural interest. <u>There are currently 956 listed buildings in the Borough, including Windsor Castle. There are 10 Registered Parks and Gardens, including Eton College and the Royal Estate and also 17 Scheduled Ancient Monuments, including Bisham Abbey. In addition to designated heritage assets, there are many non - designated heritage assets of local value. These form an important part of the historical and cultural fabric of the Borough. A local list that details local heritage assets will be included in the Heritage Strategy and updated via the Annual Monitoring Report.</u> ”	To reflect most recent information
81.	88	Historic Environment/ Conservation and Heritage	11.2.2	Insert word in first sentence of paragraph 11.2.2 as follows: “Heritage assets are defined <u>as</u> a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest.”	Errata

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
82.	88	Historic Environment/ Conservation and Heritage	11.2.3	<p>Insert new sentence in paragraph number 11.2.3 as follows:</p> <p>“The evidence base comprises the Historic Environment Record maintained by Berkshire Archaeology and the Heritage at Risk Register maintained by Historic England. This register is published annually and in 2016 there were three heritage assets identified as being at risk in the Borough. The Borough also has a Townscape Assessment that provides useful descriptions and information about those urban and suburban areas not lying within the Green Belt.”</p>	To reflect most recent information
83.	88	Historic Environment/ Conservation and Heritage	11.2.6	<p>Insert additional sentences in paragraph number 11.2.6 as follows:</p> <p>In accordance with the NPPF, the Borough considers its heritage assets to be “an irreplaceable resource” and it will protect all heritage assets in line with their significance. All development proposals will be expected to have regard to both the national and local historic contexts. The Council will encourage pre application discussions and all applications involving works to heritage assets should be accompanied by full details of existing and proposed works, and a Heritage Statement. The latter should explain the significance of the asset, consider and assess the impact of the proposed work on the asset, fully justify any resultant harm and where appropriate propose suitable mitigation works. The Council will not accept outline applications for works that affect designated heritage assets.</p>	New explanatory text to reflect representations.
84.	88	Historic Environment/ Conservation and Heritage	11.2.7 & 11.2.8	<p>Move existing text from paragraph 11.2.7 to 11.2.8 and existing text in paragraph number 11.2.8 to new paragraph number 11.2.9. Insert new text in paragraph 11.2.7 as follows:</p> <p>“11.2.7 Given the history and geology of Borough, it is likely that many development sites will be archeologically sensitive. Where sites are</p>	New explanatory text to reflect representations.

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p>identified as sensitive the Council will expect the developer to liaise at the earliest opportunity with Historic England in the case of SAMs, and Berkshire Archaeology elsewhere, and to provide a desktop assessment of the site as part of any application submission.</p> <p>11.2.7-8 The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats. Furthermore, the Council will proactively seek solutions for assets at risk through discussions with owners, through a willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.</p> <p>11.2.8-9 Further details of how the Historic Environment policies will be implemented will be set out in the Heritage Strategy Supplementary Planning Document.”</p>	
85.	90.	Historic Environment/ Local Heritage sites	11.6 & 11.6.1 & 11.6.2	Delete heading 11.6 Local Heritage Assets and paragraphs 11.6.1 & 11.6.2	To reflect document evolution
86.	92.	Natural Resources/ Managing Flood Risk and Waterways	NR1/ 12.2.9	Add new text at the beginning of the first sentence as follows: “The Borough’s SFRA Level 1 and...”	For clarity
87.	93.	Natural Resources/ Regulations and Guidance	12.2.13	Insert new sentence at the end paragraph 12.2.13 as follows: “The Government also expects the Council to adopt a sequential risk-based approach to development and flood risk. At all levels of the planning process whether allocating land or when considering planning applications, new development should be steered towards areas at the lowest	Updating and to reflect representations

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				probability of flooding. The Borough's Strategic Flood Risk Assessment (SFRA), most recently revised in 2016/17 2017/18, refines information on the probability of flooding, taking other sources of flooding and the impacts of climate change into account. Applicants will be expected to provide a flood risk assessment for all proposals, including a change of use, in Flood Zones 2 and 3 and for applications over 1 hectare in Flood Zone 1, <u>or; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.</u> "	
88.	93.	Natural Resources/ Regulations and Guidance	12.2.15	Insert new sentence at the end paragraph 12.2.15 as follows: 12.2.15 Climate change projections for the UK indicate more frequent short-duration, high-intensity rainfall or more frequent periods of long-duration rainfall. This is likely to mean milder, wetter winters and hotter, drier summers. These changes will have implications for fluvial flooding and local flash flooding; subsequently the Government recognises that this will lead to increased and new risks of flooding within the lifetime of planned developments. <u>In some areas there will also be increased risks from groundwater flooding such as in Datchet.</u>	For clarity
89.	93.	Natural Resources/ Regulations and Guidance	12.2.18	Insert new paragraph 12.2.18 with heading as follows: <u>Mineral Safeguarding</u> <u>12.2.18 Minerals are an important, and finite, natural resource. It is important that viable mineral resources are "safeguarded" (protected) from</u>	To reflect progress in the preparation of the Joint Central and Eastern

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				unnecessary sterilization by non-mineral development. The emerging Joint Central and Eastern Berkshire Minerals and Waste Plan will identify Mineral Safeguarding Areas and encourage the prior extraction of minerals wherever possible and viable.	Berkshire Minerals and Waste Plan
90.	93.	Natural Resources/ Trees, woodlands and hedgerows	12.4, 12.4.1, 12.4.2, 12.4.3, 12.4.4, 12.4.5, 12.4.6	Re-number heading and paragraphs as follows: 12.46 Trees, woodlands and hedgerows 12.46.1 12.46.2 12.46.3 12.46.4 12.46.5 12.46.6	Structure amendments
91.	96	Natural Resources/ Nature Conservation	12.6, 12.6.1, 12.6.2, 12.6.3, 12.6.4, 12.6.5, 12.6.6, 12.6.7, 12.6.8	Insert new text in title and re-number heading and paragraphs as follows: 12.64 Nature conservation & Biodiversity 12.64.1 12.64.2 12.64.3 12.64.4 12.64.5	Structure amendments and for clarity

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				12.64.6 12.64.7 12.64.8	
92.	106.	Environmental Protection/ Air Pollution	13.4	<p>Insert new paragraphs 13.4.2, 13.4.3, 13.4.4, 13.4.5 after paragraph 13.4.1 as follows:</p> <p>13.4.2 There are five AQMAs in the Borough:</p> <ul style="list-style-type: none"> • Maidenhead AQMA • Bray/M4 AQMA • Windsor AQMA • Imperial Road/St Leonards Road Junction AQMA • Wraysbury AQMA <p>13.4.3 It will be important to ensure that new development is carefully phased so that it does not delay compliance with air quality standards in zones which are currently out of compliance, or cause non-compliance to occur during the period leading up to 2032.</p> <p>13.4.4 The Defra air quality action planning resource highlights options available relevant to compliance with air quality standards and minimisation of potential impacts on human health – for example, development planning, sustainable travel, vehicle parking, awareness raising, and enabling smarter travel choices.</p> <p>13.4.5 Further options which could be adopted if required to mitigate impacts on AQMAs:</p> <ul style="list-style-type: none"> • Strategic planning measures, such as a requirement to install electric vehicle charging points in new developments, limitations on car parking, or requirements for “air quality neutral” or low emissions 	Updating and to reflect most recent information

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p>buildings – e.g. through the use of Ground Source Heat Pumps for providing heating and cooling.</p> <ul style="list-style-type: none"> • Traffic management options to reduce the impact of specific groups or types of vehicles on AQMAs • Investment in public transport or other alternatives to diesel and petrol fuelled road transportation • Using green infrastructure, in particular trees, to absorb dust and other pollutants; 	
93.	109	Environment Protection/ Contaminated land and water	13.10.1	<p>Replace text in second sentence of paragraph 13.10.1 as follows:</p> <p>“The objective of utilising previously developed land often enables development in the most sustainable locations, but if the land is contaminated it is important that the health and quality of life of existing or future occupiers are not put at risk. Historic activity leaving a contamination legacy Human activities can put groundwater resources at risk, both in terms of quality and quantity and such activities include landfill sites, chemical works, petrol stations, effluent from farming practices. Groundwater plays a vital role in the environment, providing drinking water and maintaining river flows. Regard should be had to the Water Framework Direction (WFD) which requires all waterbodies to achieve at least "good ecological classification" by 2027.”</p>	For clarity and to reflect representations
94.	109	Environment Protection/ Contaminated land and water	13.10.2	<p>Amend paragraph 13.10.2 as follows:</p> <p>Surface water and groundwater can be seriously affected by development and uses occurring within sites, therefore the Borough requires adequate measures to protect the quality of water where appropriate. This is particularly important in groundwater Source Protection Zones (SPZ), which are areas often found around wells, boreholes and springs. identified by the Environment Agency as at risk from potentially polluting activities, often found around wells, boreholes and springs, and a Applicants should provide a full assessment of how they plan to achieve the mitigation of any impacts</p>	For clarity

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				on such sources. SPZs are designated for all groundwater supplies intended for human consumption.	
95.	113	Infrastructure/ Sustainable Transport	14.4.9	Delete text in paragraph 14.4.9 as follows: “The Elizabeth Line (Crossrail) is a new east-west railway providing direct links to and through Central London, which will serve to reduce journey times from Maidenhead. With the planned electrification to the Great Western Main Line and the arrival of the Elizabeth Line, Maidenhead station will see significant investment in the future facilitated through the Maidenhead Town Centre Area Action Plan and the Railway Station Opportunity Area. ”	To reflect proposed superseding of MTC AAP
96.	113	Infrastructure/ Sustainable Transport	14.4.10	Replace text in first sentence in paragraph 14.4.10 as follows: “The Elizabeth Line is due to be delivered by 2019 2021”	To reflect most recent information
97.	115	Infrastructure/ Green and Blue Infrastructure	IF3/ 14.8	Paragraph 14.8 moved to Policy Section Quality of Place and renumbered 6.8 and heading Green and Blue Infrastructure shown as follows: <u>14.86.8 Green and Blue Infrastructure</u> 14.8.16.8.1 Natural England defines green infrastructure as “a network of high quality green and blue spaces and other environmental features. It needs to be planned and delivered at all spatial scales from national to neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multi functional resource capable of delivering a wide range of environmental and quality of life benefits for local communities.” (Natural England website, 2013) <u>Green infrastructure has been defined as “a strategically planned network of high quality natural and semi-natural areas with other environmental features, which is designed and managed to deliver a wide</u>	Structure amendment and new explanatory text to reflect representations

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>range of ecosystems services and protect biodiversity in both rural and urban settings” (European Commission, 2013).</u></p> <p>14.8.2 6.8.2 <u>Green Infrastructure relates to a networks of multi-functional open space and other environmental features. Together these are highly valued by local people and form an important part of play a key role in the Borough’s landscape setting character and local identity. Delivery of high quality green (and blue) infrastructure has an important role in the placemaking agenda set in the Borough Local Plan as well as having benefits for climate change adaptation and mitigation and biodiversity. The following can form part of green infrastructure networks:</u></p> <ul style="list-style-type: none"> • <u>Parks and gardens</u> • <u>Natural and semi-natural greenspaces</u> • <u>Green corridors</u> • <u>Outdoor sports facilities</u> • <u>Amenity greenspace</u> • <u>Provision for children and teenagers</u> • <u>Allotments, community gardens/orchards and urban farms</u> • <u>Cemeteries and churchyard</u> • <u>Accessible countryside in urban fringe areas</u> • <u>River corridors and waterways (blue infrastructure)</u> • <u>Green roofs and walls</u> • <u>Street level greening.</u> <p>14.8.3 6.8.3 <u>The benefits of green and blue infrastructure are fully realised when delivered at a strategic scale. In areas subject to strong intensification (for example, the Maidenhead Town Centre and South West Maidenhead strategic growth location placemaking areas) the need for a comprehensive, high quality network of green and blue infrastructure will be especially important. The use of water, green roofs and walls, pocket parks and streets level greening is likely to be essential in providing a</u></p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>innovative, exemplar quality</u> green and blue infrastructure network of adequate scale and quality to support high intensity developments. <u>However, it is important to ensure that where possible, all future development includes an appropriate level of high quality green and blue assets. In order to provide further guidance on this important issue, the Council will prepare a Green and Blue Infrastructure Supplementary Planning Document (SPD).</u></p> <p>14.8.4<u>6.8.4</u> The waterways and water bodies in Windsor and Maidenhead are distinctive components of the environment and character of the Borough. The Council will seek to ensure this blue infrastructure is maintained and enhanced wherever possible. Development will be expected to contribute to this through either the provision of additional blue infrastructure or enhancement or extension of existing water bodies where appropriate. The Maidenhead Waterways Project is recognised as an important element of blue infrastructure in the Borough that provides public open space, recreation and amenity, as well as ecological benefits.</p>	
98.	116	Infrastructure/ Open Space	IF4/ 14.10.1	<p>Add text to paragraph 14.10.1 as follows:</p> <p>“Open space is an important feature of the Borough, <u>forming the element of green and blue infrastructure that primarily delivers amenity value.</u> In addition to public open space there are large areas of privately owned open space that residents and visitors can enjoy, including National Trust land around Pinkneys Green and Cookham, and Crown Land in Windsor Great Park.”</p>	Updating
99.	116	Infrastructure/ Open Space	IF4/ 14.10.4	<p>Amend text to paragraph 14.10.4 as follows:</p>	Updating and to reflect most recent information

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p><u>“The Council’s Open Space Study (2019) provides an audit of existing open space in the Borough and analyses its quality, quantity and accessibility. It used six categories of open space:</u></p> <ul style="list-style-type: none"> <u>• Public parks and gardens</u> <u>• Natural and semi-natural greenspace</u> <u>• Amenity greenspace</u> <u>• Provision for children and young people</u> <u>• Allotments and community gardens</u> <u>• Cemeteries and churchyards</u> <p><u>The study concluded that the Borough is generally well-supplied with parks and gardens and natural and semi-natural greenspace, and the quantity of amenity greenspace is adequate. More provision of children and young people will be necessary to meet the growing need within the Borough. The overall provision of allotments is generally good across the Borough but there are shortages of burial space in some areas.</u></p> <p>states that there is a need to provide a balance of different types of open space in order to meet local needs, and that the provision of open spaces and recreation (including outdoor sports facilities) is key to a sustainable and thriving community. The Borough has an extensive green infrastructure network, with open space forming an intrinsic feature and characteristic of urban areas.”</p>	
100.	116	Infrastructure/ Open Space	IF4/ 14.10.5	<p>Amend text to paragraph 14.10.5 as follows:</p> <p>“Overall the Borough has an under provision of open space against recommended local standards. The study makes a number of <u>recommendations, including that existing open space should be protected to meet current and projected needs, with increases in the quantity and</u></p>	Updating and to reflect most recent information

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				quality of open spaces where necessary to address deficiencies. It is therefore important to protect and where appropriate increase provision in the future, particularly to meet the future needs associated with new development.”	
101.	116	Infrastructure/ Open Space	IF4/ 14.10.6	Text in paragraph 14.10.6 moved to paragraph 14.15.5. New text in paragraph 14.10.6 as follows: “ The Council has also produced a Playing Pitch Strategy and Action Plan (2016) which seeks to ensure that the provision of outdoor playing pitches meet the local needs of existing and future residents within the Borough. The Strategy found that there are some shortfalls in provision for some pitch sports and that there is a need to protect all existing provision and increase provision and pitch quality where this is feasible. ”	Structure amendments
102.	116	Infrastructure/ Open Space	IF4/ 14.10.7	Add new paragraph 14.10.7 as follows: “ 14.10.7 Site specific requirements for new open space are set out in Appendix C and for other sites, Appendix F sets out open space and play facilities standards, based on Fields in Trust guidelines. ”	For clarity and to reflect document evolution
103.	116	Infrastructure/ Open Space	IF4/ 14.10.8	Add new paragraph 14.10.8 as follows: “ 14.10.8 The policy below allocates three sites as new or upgraded open space as part of the Green Infrastructure network. Braywick Park (AL15) is proposed as a mixed use strategic green infrastructure site to serve Maidenhead, including the new proposed residential area to the west AL13 (Desborough). It comprises a sports hub, a park, a special needs school and a wildlife zone, all of which will remain in the Green Belt. A new leisure centre to replace the Magnet Centre is being built within the sports hub on the site of the golf driving range. Two further Green Infrastructure sites are proposed in Maidenhead, land south of Ray Mill Road East (AL27) for a	For clarity and to reflect document evolution

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				pocket park and habitat area and land north of Lutman Lane, Spencer's Farm, which is proposed for sports facilities, public open space and a habitat area in conjunction with the adjacent residential development (AL25). Site specific requirements for these allocations are set out in Appendix C.	
104.	117	Infrastructure/ Rights of Way and access to the countryside	IF4/ 14.12.1	Add new text to paragraph number 14.12.1 "The Borough has a network of over 300 kilometres of public rights of way, which currently provide for recreational use as well as routes for journeys to work and school. The Borough supports Safer Routes to School which promotes walking and cycling to school. This network includes the Green Way, which forms a waterside corridor from Cookham, through the centre of Maidenhead, to Bray. Covering over 19km, the Green Way provides an accessible path along the watercourse formed by the Fleet Ditch, Strand Water, the Maidenhead Ditch and York Stream. The Thames National Trail is one of 15 National Trails in England and Wales. It passes through Hurley, Cookham, Maidenhead, Eton, Windsor, Datchet and Old Windsor. In places the trail crosses the Thames to follow the Buckinghamshire side of the river. "	For clarity
105.	119	Infrastructure	IF6/ 14.14 14.14.1, 14.14.2, 14.14.3 and 14.14.4	Delete heading 14.14 ('New sports and leisure development at Braywick Park') and paragraphs 14.14.1, 14.14.2, 14.14.3 and 14.14.4	Structure amendments and updating
106.	119	Infrastructure/ Community Facilities	14.16, 14.16.1, 14.16.2, 14.16.3,	Renumber heading and paragraph numbers as follows: 14.14.16 14.14.16.1	Structure amendments

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
			14.16.4	14.14 16.2 14.14 16.3 14.14 16.4	
107.	119	Infrastructure/ Community Facilities	14.16.5	Insert text from paragraph number 14.10.6 to 14.14.5 <u>“The Indoor Sport and Leisure Facility Strategy for the Borough produced following a Built Facilities Assessment identifies the importance of existing current leisure stock at multi-use indoor centres across the Borough such as Windsor Leisure Centre, Charters Leisure Centre, Cox Green School, Furze Platt School and other dual use provision. The Strategy recommends that where any new state schools are built, site master planning and sports provision location and design should be orientated to accommodate community use, and secured via an appropriate and binding community use agreement.”</u>	Structure amendments
108.	119	Infrastructure/ Community Facilities	14.16.5	Renumber paragraph number to 14.14.6	Structure amendments
109.	121	Infrastructure/ Utilities	14.18, 14.18.1, 14.18.2, 14.18.3, 14.18.4, 14.18.5, 14.18.6, 14.18.7, 14.18.8, 14.18.9, 14.18.10,	Renumber Title from 14.18 to 14.16 and paragraph numbers shown as follows: 14.1 <u>86</u> .1, 14.1 <u>86</u> .2, 14.1 <u>86</u> .3, 14.1 <u>86</u> .4, 14.1 <u>86</u> .5, 14.1 <u>86</u> .6, 14.1 <u>86</u> .7, 14.1 <u>86</u> .8, 14.1 <u>86</u> .9,	Structure amendments

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change						
			14.18.11	14.18.10, 14.18.11							
110.	126	Monitoring & Implementation		<p>Amend Tables shown as follows:</p> <div data-bbox="853 539 1827 1015" style="border: 1px solid black; padding: 10px;"> <p>Monitoring Indicator 1 Spatial Strategy</p> <p>Indicators: Delivery of development in accordance with the Spatial Strategy, development in accordance with Climate Change Targets</p> <p>Related Policies: SP1, SP2, NR1, NR5</p> <p>Targets:</p> <table border="1" data-bbox="891 715 1800 959"> <tr> <td>Quantity & type of development delivered in the 3-three growth locations set out in the Spatial Strategy</td> </tr> <tr> <td>Quantity and type of development delivered in other settlements</td> </tr> <tr> <td>Quantity and type of development delivered in Green Belt areas</td> </tr> <tr> <td>Amount of development permitted in designated flood zones</td> </tr> <tr> <td>Number of developments with effective SUDS features</td> </tr> <tr> <td>Amount of renewable energy delivered</td> </tr> </table> <p>Table 11.: Spatial Strategy</p> </div>	Quantity & type of development delivered in the 3 -three growth locations set out in the Spatial Strategy	Quantity and type of development delivered in other settlements	Quantity and type of development delivered in Green Belt areas	Amount of development permitted in designated flood zones	Number of developments with effective SUDS features	Amount of renewable energy delivered	Updating and to reflect document evolution
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Quantity and type of development delivered in other settlements											
Quantity and type of development delivered in Green Belt areas											
Amount of development permitted in designated flood zones											
Number of developments with effective SUDS features											
Amount of renewable energy delivered											

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p>Monitoring Indicator 2</p> <p>Sustainability and Placemaking Special qualities of the Borough</p> <p>Indicators: Delivery of development in accordance with policy related to sustainability and place-making objectives, Deliverability of development in accordance with policy related to conserving and enhancing the special qualities of the Borough Delivery of development in accordance with policy related to conserving and enhancing special qualities of the Borough; amount of development permitted on Green Belt sites</p> <p>Related Policies: SP1, SP2QP1, QP1a, QP1b, QP1c, QP2, SP3QP3, QP3a, SP4, SP5QP5, SP6, TR1 HE1, HE2, HE3</p> <p>Targets:</p> <p>Progress of the Maidenhead Town Centre Strategic Placemaking area Supplementary Planning Document</p> <p>Progress of the South West Maidenhead Strategic Placemaking area Supplementary Planning Document</p> <p>Progress of the Ascot Centre Strategic Placemaking area Supplementary Planning Document</p> <p>Amount and quality of green and blue infrastructure in new development</p> <p>Number of Neighbourhood Plans made</p> <p>Number of tall buildings approved in the Borough Number of tall buildings approved in the Borough in accordance with definitions given in the Tall Buildings Supplementary Planning Document</p> <p>No loss of Green Belt No further loss of Green Belt after adoption of the plan</p> <p>No loss of listed buildings, historic parks and gardens, ancient monuments, ancient woodlands, sites of archaeological interest</p> <p>No reduction in the extent of conservation areas and other designated areas</p> <p>Table 12 Sustainability and Placemaking Special qualities of the Borough</p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change																																
				<p>Monitoring Indicator 3</p> <p>Meeting housing needs</p> <p>Indicator: Delivery of housing as compared with the housing trajectory; delivery of affordable and special needs; delivery of housing on previously developed land; adaptation to existing homes to take account of changed circumstances for residents.</p> <p>Related Policies: HO1, HO2, HO3, HO4, HO5</p> <p>Targets:</p> <table border="1" data-bbox="891 624 1823 882"> <tr> <td colspan="4">Number of dwellings completed for the following periods:</td> </tr> <tr> <td>2013-2018</td> <td>2019-2023</td> <td>2024-2028</td> <td>2029-2033</td> </tr> <tr> <td colspan="4">Retain a five year housing land supply through the plan period</td> </tr> <tr> <td colspan="4">Number of affordable and self-build houses as a percentage of total dwellings completed</td> </tr> <tr> <td colspan="4">Number of units in different tenures delivered in accordance with the SHMA outputs</td> </tr> <tr> <td colspan="4">Housing mix delivered in accordance with SHMA outputs</td> </tr> <tr> <td colspan="4">Number of gypsy and traveller plots and pitches</td> </tr> <tr> <td colspan="4">Number of windfalls</td> </tr> </table> <p>Table 13 Meeting housing needs</p>	Number of dwellings completed for the following periods:				2013-2018	2019-2023	2024-2028	2029-2033	Retain a five year housing land supply through the plan period				Number of affordable and self-build houses as a percentage of total dwellings completed				Number of units in different tenures delivered in accordance with the SHMA outputs				Housing mix delivered in accordance with SHMA outputs				Number of gypsy and traveller plots and pitches				Number of windfalls				
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Number of gypsy and traveller plots and pitches																																					
Number of windfalls																																					

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				<p>Monitoring Indicator 4</p> <p>Local business economy</p> <p>Indicators: Actual growth of the local economic base in several sectors; provision of employment and retail floor space</p> <p>Related Policies: SP1, ED1, ED2, ED3, TR2, TR3</p> <p>Targets:</p> <p>Delivery of office (Use Class B1) floorspace</p> <p>Delivery of warehouse and other industrial (use Class B2, B8) floorspace</p> <p>Loss of employment floorspace by type</p> <p>Table 14 Local business economy</p>	

				<p>Monitoring Indicator 5</p> <p>Town, district and local centres</p> <p>Indicator: Promote the viability and vitality of the town centres in the Borough; promote appropriate shopping and services in district and local centres</p> <p>Related Policies: SP1, ED1, ED2, ED3, TR2, TR3, TR4, TR5, TR6</p> <p>Targets:</p> <p>Delivery in Ascot, Windsor and Maidenhead Town Centres according to policies on allocated sites for housing, commercial and retail uses</p> <p>Loss and gain of retail floorspace by use class</p> <p>No Change in the number of shops and community uses within designated district and local centres</p> <p>Table 15 Town, district and local centres</p>	
				<p>Monitoring Indicator 6</p> <p>Infrastructure</p> <p>Indicators: Provision of utilities, services and facilities to support planned development</p> <p>Related Policies: IF1, IF2, IF3, IF4, IF5, IF6, IF7, IF8</p> <p>Targets:</p> <p>Delivery of infrastructure according to the Infrastructure Delivery Plan (IDP)</p> <p>Delivery of key infrastructure elements as set out in the IDP</p> <p>Increase in the amount of the Borough provided with Superfast Broadband</p> <p>Open space and green/blue infrastructure provided on allocated housing sites</p> <p>Provision of specific new indoor and outdoor leisure and recreation facilities</p> <p>Amount of public open space lost</p> <p>Number of applications delivering new Rights of Way in accordance with Rights of Way Management and Improvement Plan</p> <p>Table 16 Infrastructure</p> <p>Detailed provision in this area is co-ordinated and guided through the Infrastructure Delivery Plan (IDP)</p>	

				<p>Monitoring Indicator 7</p> <p>Heritage</p> <p>Indicator: Maintenance and protection of Listed Buildings, Scheduled Monuments, Conservation Areas and registered parks and gardens.</p> <p>Related Policies: HE1, HE2, HE3</p> <p>Targets:</p> <ul style="list-style-type: none"> Number of entries on the Local Heritage List Number and percentage of Conservation Areas with an up-to-date Character Appraisal No reduction in the extent of Conservation Areas No loss of listed buildings, historic parks and gardens, ancient monuments, ancient woodlands or sites of archaeological interest Number of assets on the Heritage at Risk Register <p>Table 17 Heritage</p>	
				<p>Monitoring Indicator 8</p> <p>Environmental Protection</p> <p>Indicators: Specific protection of designated environmental areas and issues</p> <p>Related Policies: EP1, EP2, EP3, EP4, EP5</p> <p>Targets:</p> <ul style="list-style-type: none"> Number of new Air Quality Management Areas declared Number of applications and/or appeals refused or dismissed on air, light or noise pollution grounds. Number of applications likely to have a negative impact on air quality where mitigation is required. Number of planning applications and or appeals refused or dismissed on contaminated land or water grounds <p>Table 18 Environmental Protection</p>	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change														
				<p>Monitoring Indicator 9 Green and Blue Infrastructure</p> <p>Indicator: Provision of open space; provision of leisure and recreation facilities and rights of way</p> <table border="1" data-bbox="887 480 1800 660"> <thead> <tr> <th>Targets:</th> </tr> </thead> <tbody> <tr> <td>Amount of green and blue infrastructure in new development</td> </tr> <tr> <td>Open space provided on allocated housing sites</td> </tr> <tr> <td>Provision of specific new indoor and outdoor leisure and recreation facilities</td> </tr> <tr> <td>Amount of public open space lost</td> </tr> <tr> <td>Number of applications</td> </tr> </tbody> </table> <p>Related Policies: SP1, SP2, SP3, NR1, NR2, IF3, IF4</p> <p>Table 19 Green and Blue Infrastructure</p> <p>Monitoring Indicator 10-9 Climate change and Biodiversity</p> <p>Indicators: Minimise the effect of flooding; amelioration of climate change impacts in development proposals; maintain and enhance natural environmental conditions</p> <p>Related Policies: <u>QP1, NR1</u>, NR2, NR3, <u>NR4</u>, EP1</p> <table border="1" data-bbox="887 1046 1800 1289"> <thead> <tr> <th>Targets:</th> </tr> </thead> <tbody> <tr> <td>Amount of development permitted in designated flood zones</td> </tr> <tr> <td>Number of dwellings permitted requiring the provision of SANG</td> </tr> <tr> <td>Amount of SANG provided <u>as well as the amount of SAMM contributions</u></td> </tr> <tr> <td>Number of developments with effective SUDS features</td> </tr> <tr> <td>Amount of priority habitat lost and gained</td> </tr> <tr> <td>Amount of renewable energy delivered</td> </tr> <tr> <td><u>Percentage of developments with biodiversity net gain</u></td> </tr> </tbody> </table>	Targets:	Amount of green and blue infrastructure in new development	Open space provided on allocated housing sites	Provision of specific new indoor and outdoor leisure and recreation facilities	Amount of public open space lost	Number of applications	Targets:	Amount of development permitted in designated flood zones	Number of dwellings permitted requiring the provision of SANG	Amount of SANG provided <u>as well as the amount of SAMM contributions</u>	Number of developments with effective SUDS features	Amount of priority habitat lost and gained	Amount of renewable energy delivered	<u>Percentage of developments with biodiversity net gain</u>	
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Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
111.	132	Glossary		Replace definition in 'Green Infrastructure' as follows: <u>"A strategically planned network of high quality natural and semi-natural areas with other environmental features, which is designed and managed to deliver a wide range of ecosystems services and protect biodiversity in both rural and urban settings"</u> A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities"	For clarity
112.	132	Glossary		Insert definition of 'Mixed Use' as follows: <u>"Type of development that comprises of a mixture of land uses, or more than just a single use"</u>	For clarity and response to reg 20 reps
113.	132	Glossary		Insert definition of 'Tall Building' as follows: <u>"Buildings of more than 1.5 times contextual height or a minimum of 2 additional storeys (whichever is greater) of the surrounding area"</u>	For clarity and to reflect document evolution
114.	135	Appendix A/ Maidenhead Town Centre Area Action Plan Superseded Policies		Deletion of Appendix A	To reflect document evolution
115.	138	Appendix B/ Green Belt Boundary Amendments		Re number Appendix B to A	Structure amendments

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change																				
116.	138	Appendix B/ Green Belt Boundary Amendments		<p>Addition and deletion of sites in the table as follows:</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Site Ref</th> <th>Site Name</th> </tr> </thead> <tbody> <tr> <td rowspan="8">Maidenhead</td> <td>HA6/7/8AL13</td> <td>Desborough, Shoppenhangers and Harvest Hill Roads, South West Maidenhead</td> </tr> <tr> <td>HA20AL24</td> <td>Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead</td> </tr> <tr> <td>HA21AL25</td> <td>Land known as Spencer's Farm, north of Lutman Lane Maidenhead</td> </tr> <tr> <td>HA18AL26</td> <td>Land between Windsor Road and Bray Lake, south of Maidenhead</td> </tr> <tr> <td>AL14</td> <td>Land at the Triangle</td> </tr> <tr> <td>HA6</td> <td>Maidenhead Golf Course, Maidenhead</td> </tr> <tr> <td>HA7</td> <td>Land south of Harvest Hill Road, Maidenhead</td> </tr> <tr> <td>HA8</td> <td>Land south of Manor Lane, Maidenhead</td> </tr> </tbody> </table>	Area	Site Ref	Site Name	Maidenhead	HA6/7/8 AL13	Desborough, Shoppenhangers and Harvest Hill Roads, South West Maidenhead	HA20 AL24	Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead	HA21 AL25	Land known as Spencer's Farm, north of Lutman Lane Maidenhead	HA18 AL26	Land between Windsor Road and Bray Lake, south of Maidenhead	AL14	Land at the Triangle	HA6	Maidenhead Golf Course, Maidenhead	HA7	Land south of Harvest Hill Road, Maidenhead	HA8	Land south of Manor Lane, Maidenhead	Updating and to reflect document evolution
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Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change		Reason for the change	
					HA19	Whitebrook Park, including land east of Whitebrook Park, Maidenhead	
					HA22	Land north of Breadcroft Lane and south of the railway line, Maidenhead	
					HA23	Land west of Monkey Island Lane, Maidenhead	
					HA24	Summerleaze, Summerleaze Road, Maidenhead	
					IF6	New sports and leisure development at Braywick Park	
				Windsor	HA11AL21	Land west of Windsor, north and south of A308, Windsor	
					AL22	Squire's Garden Centre, Maidenhead Road, Windsor	
				Ascot	HA10AL16	Ascot Centre	
					HA30AL18	Ascot Station Car Park	
					HA31AL19	Englemere Lodge, London Road, Ascot	

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change		Reason for the change
					HA32 Heatherwood Hospital	
					HA34 Sunningdale Park, Sunningdale	
				Datchet	HA42AL39 Land at Slough Road/Riding Court Road, Datchet	
					HA41 Land north and east of Churchmead Secondary School, Priory Road, Datchet	
					HA43 Land north of Eton Road adjacent to St Augustine's Church, Datchet	
				Cookham	HA40AL37 Land north of Lower Mount Farm, Long Lane, Cookham	
					HA39AL38 Land east of Strande Park, Cookham	
				Other Areas	HA44AL40 Land east of Queen Mother Reservoir, Horton	
					HA48 Tithe Farm, Wraysbury	
117.	139 to 150	Appendix B/ Green Belt	N/a	Replacement maps inserted to show Green Belt Boundary Amendments		For clarity and updating

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
	inclusive	Boundary Amendments			
118.	151 to 152	Appendix C/ Housing Trajectory	N/a	Re number Appendix C to B and replacement of Housing Trajectory Graph	Structure amendments and to reflect most recent information
119.	153	Appendix D/ Housing Allocation Proformas	N/a	Re number Appendix D to C and rename heading as follows: “Appendix D C Housing Site Allocation Proformas”	Structure amendments
120.	154 to 212 inclusive	Appendix D/ Housing Allocation Proformas	N/a	Deletion of Housing Allocation Site Proformas and replacement with new Site Allocation Proformas (see changes in Policy HO1)	Updating and to reflect document evolution
121.	213	Appendix E/ Marketing and Viability Proformas	N/a	Re number Appendix E to D and rename heading as follows: “Appendix E D Marketing and Viability Evidence”	Structure amendments
122.	218	Appendix F/ Local Centre Maps	N/a	Re number Appendix F to E and rename heading as follows: “Appendix F E Local Centre Maps”	Structure amendments
123.	224	Appendix G/ Open Space Standards	N/a	Re number Appendix G to F and rename heading as follows:	Structure amendments

Change reference no.	Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
				"Appendix G <u>E</u> Open Space Standards"	
124.	225	Appendix G/ Open Space Standards	N/a	Amend heading in fourth column to read "Quality Guideline" shown as follows: Quantity <u>Quality</u> Guideline	Errata
125.	227	Appendix F/ Sports and Leisure Development Site Proforma	N/a	Deletion of Appendix H	Updating and to reflect document evolution

Page No.	Policy Section/Heading	Policy No./ Paragraph No.	Proposed Change	Reason for the change
126.	Policies Map	n/a	Business Areas and Industrial Areas shown incorrectly on Key (requires swap)	Errata
127.	Policies Map	n/a	The allocations relating to the Broadway, Maidenhead site are not clearly identifiable on the draft map. Amend map to show extent of the unnumbered allocation for Broadway, Maidenhead	For Clarity
128.	Policies Map	n/a	Amend notation colour and style on A404 to reflect other A road notations	For Clarity