

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE**

Maidenhead Panel

Application No.:	20/03450/FULL
Location:	Land To The South of 18 To 20 And Open Space To The South of Ray Mill Road East Maidenhead
Proposal:	Construction of 16 x one bedroom dwellings; 19 x two bedroom dwellings; 17 x three bedroom dwellings; 28 x four bedroom dwellings, bin storage, associated landscaping and parking, new access from Ray Mill Road East and public open space.
Applicant:	T Bingham
Agent:	Mr Douglas Bond
Parish/Ward:	Maidenhead Unparished/Riverside

If you have a question about this report, please contact: Claire Pugh on 01628 685739 or at claire.pugh@rbwm.gov.uk

1. SUMMARY

- 1.1 The developer has submitted a briefing note which was sent to Members. The main points from the briefing note are summarised in section 2 of this update report.

It is recommended the Panel refuses planning permission for the reasons listed in Section 13 of the main report.

2. ADDITIONAL INFORMATION

- 2.1 A briefing note has been submitted by the developer. The main points set out in the briefing note are summarised below:

- *The proposal will deliver 80 much needed homes in a highly sustainable location*
- *The scheme will include 47.5% affordable homes which is in excess of what is required by adopted Local Plan policy*
- *The site is underused, and surrounding by existing housing*
- *There will be retention and enhancement of open space to the east of the site, including new tree planting, bat and bird boxes, new hedgerow planting*
- *Provision of PV Panels and waste water heat recovery*
- *Financial contribution towards open space improvements at Maidenhead Town Moor and North Town Moor*
- *The opportunity to create a Neighbourhood Flood Forum*
- *Community Infrastructure Levy payment*
- *Provision of social rented homes which will be well below market rents (40-50%)*
- *Vehicular electric charging points will be provided to all new dwellings*
- *Enhancement to open space which is currently not publicly accessible.*
- *Even within the most pessimistic climate change allowances, all dwellings will remain safe and dry*
- *Due to the characteristics of the Thames catchment, there will be significant warning of an extreme flood event, therefore allowing established emergency procedures to be put in place.*
- *The EA flood model was updated to take account of further climate change predictions, which*

effectively mean a greater intensity and frequency of precipitation which is unlikely to occur in the lifetime of the development.

- *Cala Homes are committed to supporting on-site flood mitigation measures and will ensure these are embodied within a future S106. This application would provide a wider benefit to the community, as currently there no formal or collective response to flood management.*

Officer response: Many of these points have already been made and are considered in the committee report. It should be noted that the contributions to the Maidenhead Town Moor and North Town Moor are required so that adequate mitigation is provided to offset the impact on the Burnham Beeches SAC (a European Designated site).

The matter of flood risk has been addressed in the committee report. It is noted that the developer cites the pessimistic climate change allowances, however, in line with guidance in National Planning Policy, climate change is required to be taken into account when assessing flood risk.

