

APPENDIX 1: SCHEDULE OF MAIN MODIFICATIONS

Main Modifications Index

MM Ref	Chapter	Sections/Para	Section Name	Policy
MM1	1	1.2.3, 1.4.2, 1.4.3, 1.5.2	Introduction	
MM2	2	-	List of Policies	
MM3	3	3.1.2, 3.3.1, 3.4.3 to 3.4.12, 3.5.1, 3.5.2, 3.5.6, 3.5.7, 3.6.2, 3.6.3	Spatial Portrait	
MM4	4	4.2, 4.3 Objective 3, 4.3 Objective 5	Spatial Vision and Objectives	
MM5	5	5.1.1, 5.1.5, 5.1.8, 5.1.10, 5.1.11, 5.1.12, 5.2, 5.3	Spatial Strategy and Key Diagram	Policy SP1 and Explanatory text
MM6	5	5.4 and 5.5	Climate Change	Policy SP2 and Explanatory text
MM7	6	6.2.6, 6.2.9 to 6.2.13, 6.3	Sustainability and Placemaking	Policy QP1 and Explanatory text
MM8	6	6.4 and 6.5	Maidenhead Town Centre Strategic Placemaking Area	Policy QP1a and Explanatory text
MM9	6	6.6 and 6.7	South West Maidenhead Strategic Placemaking Area	Policy QP1b and Explanatory text
MM10	6	6.8 and 6.9	Ascot Strategic Placemaking Area	Policy QP1c and Explanatory text
MM11	6	6.10 and 6.11	Green and Blue Infrastructure	Policy QP2 and Explanatory text
MM12	6	6.12 and 6.13	Character and Design of New Development	Policy QP3 and Explanatory text
MM13	6	6.14 and 6.15	Building Height and Tall Buildings	Policy QP3a and Explanatory text
MM14	6	6.16 and 6.17	River Thames Corridor	Policy QP4 and Explanatory text
MM15	6	6.18 and 6.19	Development in Rural Areas and the Green Belt	Policy QP5 and Explanatory text
MM16	7	7.2, 7.3 and 7.4	Housing Amount and Distribution, Housing Development Sites	Policy HO1 and Explanatory text
MM17	7	7.5 and 7.6	Meeting Housing Need, Housing Mix and Type	Policy HO2 and Explanatory text
MM18	7	7.7 and 7.8	Affordable Housing	Policy HO3 and Explanatory text
MM19	7	7.9 and 7.10	Gypsies and Travellers	Policy HO4 and Explanatory text
MM20	7	DELETED 7.11 and 7.12	DELETED Housing Density	DELETED Policy HO5 and Explanatory text
MM21	8	8.2 and 8.3	Economic Development	Policy ED1 and Explanatory text
MM22	8	8.7 and 8.8	Employment Sites and Protected Employment Sites	Policy ED2 and Explanatory text
MM23	8	8.9 and 8.10	Other Sites and Loss of Employment Floorspace	Policy ED3 and Explanatory text
MM24	8	8.11 and 8.12	Farm Diversification	Policy ED4 and Explanatory text
MM25	9	9.2 and 9.3	Hierarchy of Centres	Policy TR1 and Explanatory text

MM Ref	Chapter	Sections/Para	Section Name	Policy
MM26	9	9.6 and 9.7	Windsor Town Centre	Policy TR2 and Explanatory text
MM27	9	9.8 and 9.9	Maidenhead Town Centre	Policy TR3 and Explanatory text
MM28	9	9.10 and 9.11	District Centres	Policy TR4 and Explanatory text
MM29	9	9.12 and 9.13	Local Centres	Policy TR5 and Explanatory text
MM30	9	9.14	Impact and Conditions	
MM31	9	9.15	Strengthening the Role of Centres	Policy TR6
MM32	9	9.19	Markets	Policy TR8
MM33	10	10.1.3, 10.2 3, 10.3.1 to 10.3.8 and 10.4	Visitors and Tourism, Visitor Development	Policy VT1 and Explanatory text
MM34	11	11.1.3, 11.2.3, 11.2.4, 11.2.6 to 11.2.8 and 11.3	Historic Environment	Policy HE1 and Explanatory text
MM35	11	DELETED 11.6 and 11.7	DELETED Local Heritage Assets	DELETED Policy HE3 and Explanatory text
MM36	12	12.2.4, 12.2.9, 12.2.13, 12.2.15 to 12.2.17 and 12.3	Managing Flood Risk and Waterways	Policy NR1 and Explanatory text
MM37	12	12.4 and 12.5	Nature Conservation and Biodiversity	Policy NR2 and Explanatory text
MM38	12	12.6 and 12.7	Trees, woodlands and hedgerows	Policy NR3 and Explanatory text
MM39	12	12.10.4 and 12.12	Mitigation and SANG, Thames Basin Heaths Special Protection Area	Policy NR4 and Explanatory text
MM40	12	12.15	Mineral Safeguarding	
MM41	13	13.4.2 to 13.4.5 and 13.5	Air Pollution	Policy EP2 and Explanatory text
MM42	13	13.7	Artificial Light Pollution	Policy EP3
MM43	13	13.9	Noise	Policy EP4
MM44	13	13.10.1 and 13.10.2	Contaminated Land and Water	Explanatory text for Policy EP5
MM45	14	14.3	Infrastructure and Developer Contributions	Policy IF1
MM46	14	14.4.9, 14.4.10, 14.4.15, 14.6.3 and 14.7	Sustainable Transport	Policy IF2 and Explanatory text
MM47	14	14.8 and 14.9	Local Green Space	Policy IF3 and Explanatory text
MM48	14	14.10.1, 14.10.2, 14.10.4, 14.10.5, 14.10.6, 14.10.7, 14.10.8 and 14.11	Open Space	Policy IF4 and Explanatory text
MM49	14	14.12.1	Rights of Way and Access to the Countryside	Explanatory text for Policy IF5
MM50	14	DELETED 14.14	DELETED New Sports and Leisure Development at Braywick Park	DELETED Policy IF6 and Explanatory text
MM51	14	14.14.5	Community Facilities	Explanatory text for Policy IF6
MM52	14	14.17	Utilities	Policy IF7

MM Ref	Chapter	Sections/Para	Section Name	Policy
MM53	15	Monitoring Indicators 1, 2, 3, 4, 5, 6, 7, 9	Monitoring and Implementation	
MM54	16	Glossary	Glossary	
MM55	Appendices	DELETED Appendix A	DELETED Maidenhead Town Centre Area Action Plan Superseded Policies	
MM56	Appendices	Appendix A	Green Belt Boundary Alterations	
MM57	Appendices	Appendix B	Housing Trajectory	
MM58	Appendices	Appendix C	Site Allocation Proformas	
MM59	Appendices	Site AL1 Proforma	Site Allocation Proformas	
MM60	Appendices	Site AL2 Proforma	Site Allocation Proformas	
MM61	Appendices	Site AL3 Proforma	Site Allocation Proformas	
MM62	Appendices	Site AL4 Proforma	Site Allocation Proformas	
MM63	Appendices	Site AL5 Proforma	Site Allocation Proformas	
MM64	Appendices	Site AL6 Proforma	Site Allocation Proformas	
MM65	Appendices	Site AL7 Proforma	Site Allocation Proformas	
MM66	Appendices	Site AL8 Proforma	Site Allocation Proformas	
MM67	Appendices	Site AL9 Proforma	Site Allocation Proformas	
MM68	Appendices	Site AL10 Proforma	Site Allocation Proformas	
MM69	Appendices	Site AL11 Proforma	Site Allocation Proformas	
MM70	Appendices	Site AL12 Proforma	Site Allocation Proformas	
MM71	Appendices	Site AL13 Proforma	Site Allocation Proformas	
MM72	Appendices	Site AL14 Proforma	Site Allocation Proformas	
MM73	Appendices	Site AL15 Proforma	Site Allocation Proformas	
MM74	Appendices	Site AL16 Proforma	Site Allocation Proformas	
MM75	Appendices	Site AL17 Proforma	Site Allocation Proformas	
MM76	Appendices	Site AL18 Proforma	Site Allocation Proformas	
MM77	NOT USED			
MM78	Appendices	Site AL20 Proforma	Site Allocation Proformas	
MM79	Appendices	Site AL21 Proforma	Site Allocation Proformas	
MM80	Appendices	Site AL22 Proforma	Site Allocation Proformas	
MM81	Appendices	Site AL23 Proforma	Site Allocation Proformas	
MM82	Appendices	Site AL24 Proforma	Site Allocation Proformas	
MM83	Appendices	Site AL25 Proforma	Site Allocation Proformas	

MM Ref	Chapter	Sections/Para	Section Name	Policy
MM84	Appendices	Site AL26 Proforma	Site Allocation Proformas	
MM85	Appendices	Site AL26A Proforma	Site Allocation Proformas	
MM86	Appendices	Site AL27 Proforma	Site Allocation Proformas	
MM87	Appendices	Site AL28 Proforma	Site Allocation Proformas	
MM88	Appendices	Site AL29 Proforma	Site Allocation Proformas	
MM89	Appendices	Site AL30 Proforma	Site Allocation Proformas	
MM90	Appendices	Site AL31 Proforma	Site Allocation Proformas	
MM91	Appendices	Site AL32 Proforma	Site Allocation Proformas	
MM92	Appendices	Site AL32A Proforma	Site Allocation Proformas	
MM93	Appendices	Site AL33 Proforma	Site Allocation Proformas	
MM94	Appendices	Site AL34 Proforma	Site Allocation Proformas	
MM95	Appendices	Site AL35 Proforma	Site Allocation Proformas	
MM96	Appendices	Site AL36 Proforma	Site Allocation Proformas	
MM97	Appendices	Site AL37 Proforma	Site Allocation Proformas	
MM98	Appendices	Site AL38 Proforma	Site Allocation Proformas	
MM99	Appendices	Site AL39 Proforma	Site Allocation Proformas	
MM100	Appendices	Site AL40 Proforma	Site Allocation Proformas	
MM101	Appendices	Site AL40A Proforma	Site Allocation Proformas	
MM102	Appendices	Appendix D	Marketing and Viability Evidence	
MM103	Appendices	Appendix E	Local Centre Maps	
MM104	Appendices	Appendix F	Open Space Standards	
MM105	Appendices	DELETED Appendix H	Sports and Leisure Development Site Proforma	

CHAPTER 1 – INTRODUCTION

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
<p>MM1</p>	<p>Para 1.2.3</p> <p>Para 1.4.2</p>	<p>Delete and replace para 1.2.3 as follows:</p> <p>"1.2.3 This submission 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 Regulation 18 draft BLP in 2016 and a series of public consultations described in the Consultation Statement. It is informed by national policy, the Council's strategic vision as set out in the Corporate Plan, and a collection of research and information documents called the Evidence Base and on-going engagement with specific consultation bodies, organisations and our local community.</p> <p><u>1.2.3 The BLP followed 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, the Regulation 19 BLP Submission Version in 2017, and the BLP incorporating Proposed Changes to the Submission Version in 2019. The preparation of the BLP included a series of public consultations at each of the main stages described above."</u></p> <p>Amend para 1.4.2 as follows:</p> <p>"1.4.2 The current Once adopted, in addition to this BLP, the statutory development plan for the Royal Borough comprises will <u>comprise:</u></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

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	<p>Para 1.4.3</p> <p>Para 1.5.2</p>	<ul style="list-style-type: none"> • <u>Hurley and the Walthams Neighbourhood Plan 2017</u> • <u>Eton and Eton Wick Neighbourhood Plan 2018</u> • <u>Old Windsor Neighbourhood Plan December 2019</u> • <u>Horton and Wraysbury Neighbourhood Plan June 2020</u> • <u>Windsor Neighbourhood Plan May 2021"</u> <p>Amend para 1.4.3 as follows:</p> <p>"1.4.3 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. 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."</p> <p>Amend para 1.5.2 as follows:</p> <p>"1.5.2 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."</p>

RBWM BOROUGH LOCAL PLAN EXAMINATION — SCHEDULE OF PROPOSED MAIN MODIFICATIONS

CHAPTER 2 — LIST OF POLICIES

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)																																										
MM2	List of Policies	<p>Amend List of Policies is amended as follows:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: center;">Policy Number</th> <th style="text-align: center;">Policy Name</th> <th style="text-align: center;">Strategic?</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">SP1</td> <td style="text-align: center;"><u>Spatial Strategy for the Royal Borough of Windsor and Maidenhead</u></td> <td style="text-align: center;">Yes</td> </tr> <tr> <td style="text-align: center;"><u>SP2</u></td> <td style="text-align: center;"><u>Climate Change</u></td> <td style="text-align: center;"><u>Yes</u></td> </tr> <tr> <td style="text-align: center;"><u>SP2QP1</u></td> <td style="text-align: center;">Sustainability and pPlacemaking</td> <td style="text-align: center;">Yes</td> </tr> <tr> <td style="text-align: center;"><u>QP1a</u></td> <td style="text-align: center;"><u>Maidenhead Town Centre Strategic Placemaking Area</u></td> <td style="text-align: center;"><u>Yes</u></td> </tr> <tr> <td style="text-align: center;"><u>QP1b</u></td> <td style="text-align: center;"><u>South West Maidenhead Strategic Placemaking Area</u></td> <td style="text-align: center;"><u>Yes</u></td> </tr> <tr> <td style="text-align: center;"><u>QP1c</u></td> <td style="text-align: center;"><u>Ascot Strategic Placemaking Area</u></td> <td style="text-align: center;"><u>Yes</u></td> </tr> <tr> <td style="text-align: center;"><u>IF3QP2</u></td> <td style="text-align: center;">Green and Blue Infrastructure</td> <td style="text-align: center;">Yes</td> </tr> <tr> <td style="text-align: center;"><u>SP3QP3</u></td> <td style="text-align: center;">Character and Design of New Development</td> <td style="text-align: center;">No<u>Yes</u></td> </tr> <tr> <td style="text-align: center;"><u>QP3a</u></td> <td style="text-align: center;"><u>Building Height and Tall Buildings</u></td> <td style="text-align: center;"><u>Yes</u></td> </tr> <tr> <td style="text-align: center;"><u>SP4QP4</u></td> <td style="text-align: center;">River Thames Corridor</td> <td style="text-align: center;">Yes</td> </tr> <tr> <td style="text-align: center;"><u>SP5QP5</u></td> <td style="text-align: center;">Development in <u>Rural Areas and the Green Belt</u></td> <td style="text-align: center;">Yes</td> </tr> <tr> <td style="text-align: center;">HO1</td> <td style="text-align: center;">Housing Development Sites</td> <td style="text-align: center;">Yes</td> </tr> <tr> <td style="text-align: center;">HO2</td> <td style="text-align: center;">Housing Mix and Type</td> <td style="text-align: center;">Yes</td> </tr> </tbody> </table>	Policy Number	Policy Name	Strategic?	SP1	<u>Spatial Strategy for the Royal Borough of Windsor and Maidenhead</u>	Yes	<u>SP2</u>	<u>Climate Change</u>	<u>Yes</u>	<u>SP2QP1</u>	Sustainability and p Placemaking	Yes	<u>QP1a</u>	<u>Maidenhead Town Centre Strategic Placemaking Area</u>	<u>Yes</u>	<u>QP1b</u>	<u>South West Maidenhead Strategic Placemaking Area</u>	<u>Yes</u>	<u>QP1c</u>	<u>Ascot Strategic Placemaking Area</u>	<u>Yes</u>	<u>IF3QP2</u>	Green and Blue Infrastructure	Yes	<u>SP3QP3</u>	Character and D esign of N ew D evelopment	No <u>Yes</u>	<u>QP3a</u>	<u>Building Height and Tall Buildings</u>	<u>Yes</u>	<u>SP4QP4</u>	River Thames Corridor	Yes	<u>SP5QP5</u>	Development in <u>Rural Areas and the Green Belt</u>	Yes	HO1	Housing Development Sites	Yes	HO2	Housing Mix and Type	Yes
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<u>IF3QP2</u>	Green and Blue Infrastructure	Yes																																										
<u>SP3QP3</u>	Character and D esign of N ew D evelopment	No <u>Yes</u>																																										
<u>QP3a</u>	<u>Building Height and Tall Buildings</u>	<u>Yes</u>																																										
<u>SP4QP4</u>	River Thames Corridor	Yes																																										
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MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)		
		HO3	Affordable Housing	Yes
		HO4	Gypsies and Travellers	Yes
		HO5	Housing Density	Yes
		HO6 <u>HO5</u>	Loss and Subdivision of Dwellings	No
		ED1	Economic Development	Yes
		ED2	<u>Protected</u> Employment Sites	Yes
		ED3	Other Sites and Loss of Employment Floorspace	Yes <u>No</u>
		ED4	Farm Diversification	No
		TR1	Hierarchy of Centres	Yes
		TR2	Windsor Town Centre	Yes <u>No</u>
		TR3	Maidenhead Town Centre	Yes <u>No</u>
		TR4	District Centres	No
		TR5	Local Centres	No
		TR6	Strengthening the Role of Centres	Yes <u>No</u>
		TR7	Shops and Parades Outside Defined Centres	No
		TR8	Markets	No
		VT1	Visitor Development	Yes
		HE1	Historic Environment	No <u>Yes</u>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)		
		HE2	Windsor Castle and Great Park	No
		HE3	Local Heritage Assets	No
		NR1	Managing Flood Risk and Waterways	No Yes
		NR3 NR2	Nature Conservation and Biodiversity	Yes
		NR2NR3	Trees, Woodlands and Hedgerows	No
		NR4	Thames Basin Heaths Special Protection Area	Yes
		NR5	Renewable Energy Generation Schemes	No
		EP1	Environmental Protection	No
		EP2	Air Pollution	No
		EP3	Artificial Light Pollution	No
		EP4	Noise	No
		EP5	Contaminated Land and Water	No
		IF1	Infrastructure and Developer Contributions	Yes
		IF2	Sustainable Transport	Yes
		SP6 IF3	Local Green Space	No
		IF4	Open Space	Yes
		IF5	Rights of Way and Access to the Countryside	No
		IF6	New Sports and Leisure Development at Braywick Park	No

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Para 3.4.3	<p>Amend para 3.4.3 as follows:</p> <p>"3.4.3 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 85.5<u>86.7</u>% private rented or owner-occupied, and 13<u>13.3</u>% Registered Social Landlord (RSL); nationally 82% and 10% respectively. The 2011 Census counted 3,495 people living in communal establishments (for example, care homes, boarding schools) in the Borough."</p>
	Para 3.4.4	<p>Amend para 3.4.4 as follows:</p> <p>"3.4.4 In the last ten<u>recent</u> 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<u>2018</u> this was 14.7%, and similarly B and Band G accounted for 15.4% in 2001, down to 15<u>14.9</u>% in 2011<u>2018</u>."</p>
	Para 3.4.5	<p>Amend para 3.4.5 as follows:</p> <p>"3.4.5 At April 2013<u>2019</u>, the average property price in the Borough was £341,890<u>£465,925</u> compared to £209,750<u>£318,727</u> 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."</p>
	Para 3.4.7	<p>Amend para 3.4.7 as follows:</p> <p>"3.4.7 Modelling undertaken in October 2011<u>2015</u> suggests that 87<u>72</u>% of households are within fifteen minutes of a GP surgery using public transport and walking (99% are within 30 minutes). For hospitals, 90<u>100</u>% of households can access services <u>by car</u> within 30 minutes; although only 1% can access Wexham Park Hospital emergency services within this time (71% could access it within an hour)."</p>

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	Para 3.4.8	<p>Amend para 3.4.8 as follows:</p> <p>"3.4.8 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 schools and 1 pupil referral unit and of these, 2226 are currently academies. Demand for primary school places in the Borough has been rising in recent years as a result of a rising birth rate and new housing and a significant number of new primary school places have already been provided in both Windsor and Maidenhead, and more are likely to be needed in the early part of the plan period. There is only a small amount of movement across boundaries into and out of primary schools. <u>rose significantly in the decade to 2016, and significant new primary capacity was added by the borough. Although birth rates are now falling, it is expected that there will continue to be challenges at a local level, particularly where there are large numbers of new dwellings. Underlying birth rates may, of course, also start to rise again.</u>"</p>
	Para 3.4.9	<p>Amend para 3.4.9 as follows:</p> <p>"3.4.9 Demand for secondary school places in the Borough has remained relatively steady <u>increased significantly</u> in recent years, but it is expected that significant numbers of new secondary school places will be required from 2017 onwards and schools in Ascot, Maidenhead and Windsor have been expanded accordingly. Substantial numbers of children and young people living in the Borough attend <u>selective</u> secondary schools in <u>neighbouring local authority areas, particularly</u> Slough and Buckinghamshire. There is also significant movement into the Borough's secondary sector from neighbouring areas and independent schools educate approximately 15% of the Borough's children and young people. There are many independent schools located in the Borough, educating approximately 20% of the Borough's children and young people, at both primary and secondary school age."</p>
	Para 3.4.10	<p>Insert new para 3.4.10 after para 3.4.9 as follows:</p> <p><u>"3.4.10 There are two further education establishments located in the Borough: Berkshire College of Agriculture (Hall Place, Burchetts Green) and The Windsor Forest Colleges Group, which has a campus at Windsor College in Windsor. The number</u></p>

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	<p>Para 3.4.11 (Formerly 3.4.10)</p> <p>Para 3.4.12 (formerly 3.4.11)</p> <p>Para 3.5.1</p>	<p><u>of students attending further education establishments is increasing year on year, with demand for places arising from prospective students living within and outside of the local authority area."</u></p> <p>Amend para 3.4.11 (formerly 3.4.10) as follows:</p> <p>"3.4.10<u>11</u> The Borough manages and maintains 6870 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 237295 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."</p> <p>Amend para 3.4.12 (formerly 3.4.11) as follows:</p> <p>"3.4.11<u>12</u> Both the Firestation Centre for Arts and Culture<u>The Old Court Artspace</u> 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 <u>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. Windsor contemporary art fair brings over 160 curated artists and galleries together in one place over one weekend.</u>"</p> <p>Amend para 3.5.1 as follows:</p> <p>"3.5.1 The Borough has a highly qualified workforce with 96% holding qualifications, and 4856<u>4856</u>% qualified to degree level or higher. The majority of employee jobs are in the service sector (88%) followed by construction (7%) and manufacturing (5%)<u>main industries for jobs include wholesale and retail trade (16.2%) followed by professional, scientific and technical 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%).</u> The number of people who are self-employed has increased in the last decade to 11.5<u>12</u>% in 2012<u>2018</u> from 10.5% in 2001 (nationally 8.3% in 2001, and</p>

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	<p>Para 3.5.2</p> <p>Para 3.5.6</p> <p>Para 3.5.7</p> <p>Para 3.6.2</p>	<p>9.4<u>10.6</u>% in 2012<u>2018</u>). The rise in the self-employed workforce has resulted in an increase in demand for better access to broadband services, particularly in rural areas."</p> <p>Amend para 3.5.2 as follows:</p> <p>"3.5.2 The economically active workforce, aged between 16 and 64 years, is 81<u>83.1</u>% which is higher than the national average (76.9<u>78.5</u>%). The unemployment rate is low compared to the national average (3.4<u>2.7</u>% in 2016<u>2018</u> compared with 4.8<u>4.2</u>% nationally)."</p> <p>Amend para 3.5.6 as follows:</p> <p>"3.5.6 An estimated 743,000<u>590,000</u> staying trips were spent in the Borough in 2015<u>2017</u>, of which around 73<u>65</u>% were made by domestic visitors and 27<u>35</u>% by overseas visitors. It is estimated that 57<u>65</u>% of overseas trips to Windsor and Maidenhead were holiday related, 29<u>28</u>% were business related and 11<u>5</u>% were primarily for visiting friends and relatives."</p> <p>Amend para 3.5.7 as follows:</p> <p>"3.5.7 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 Borough; an actual total of 9,7218,816 if part time and seasonal work is accounted for (Economic Impact Study, 20152017)."</p> <p>Amend para 3.6.2 as follows:</p> <p>"3.6.2 Research in other areas suggests that the future 1:100 year floodzone could extend to the current 1:1000 year floodzone and it <u>It is important to take into consideration that property and areas within the Royal Borough currently at risk of flooding may be more susceptible to more frequent and severe flooding in future years. Climate change could also</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Para 3.6.3	<p>potentially increase the frequency and intensity of localised storms over the Borough, exacerbating localised drainage problems which may be increased by the use of non-porous materials in construction."</p> <p>Amend para 3.6.3 as follows:</p> <p>"3.6.3 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 2010/11<u>2016/17</u>. This is in line with the national average for <u>the South East</u> in the same period."</p>

CHAPTER 4 – SPATIAL VISION AND OBJECTIVES

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM4	<p>Para 4.2 Spatial Vision</p> <p>Objective 3 Visitor economy</p>	<p>Amend second para of para 4.2: Spatial Vision as follows:</p> <p>"The varied characteristics of the Borough are recognised and the distinct and different values of Windsor and Maidenhead are valued both separately in their own right and collectively in terms of the contribution they make to the continuing success of the Borough. The particular and special characteristics in terms of the countryside and open spaces, <u>ecology and biodiversity</u>, Green Belt, historic environment, River Thames, woodland and parkland, remain part of the heritage that continues to be valued, enhanced and protected."</p> <p>Amend Objective 3 (i) (Visitor economy) as follows:</p> <p>"To enable the continued success and evolution of the Borough's distinct visitor economy:</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Objective 5 Town, district and local centres	<p>i. Reinforce the role of key tourism centres such as Windsor, Ascot, and the River Thames <u>as well as key tourist attractions, including Windsor Castle (and Windsor Great Park), Legoland, and Ascot Racecourse...</u>"</p> <p>Amend Objective 5 (Town, district and local centres) as follows:</p> <p>"To promote the vitality and viability of town centres so that they are at the heart of their communities:</p> <p>i. Promote the town centres of Windsor and Maidenhead as the principal locations for office, retail, tourism and leisure development.</p> <p>ii. Support the delivery of the adopted Maidenhead Area Action Plan Development Plan Document as amended. <u>Maintain a broad mix of uses and the current function of the district centres of Ascot, Sunningdale, and ensure that that local centres continue to provide a broad range of services for their local community.</u></p> <p><i>This objective meets the following Strategic Plan themes: Residents first, Delivering together, Value for money, Equip ourselves for the future.</i>"</p>

CHAPTER 5 – SPATIAL STRATEGY

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM5	Policy SP1 and Explanatory Text Para 5.1.1	<p>Amend para 5.1.1 as follows:</p> <p>"5.1.1 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."</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	<p>Para 5.1.5</p> <p>Para 5.1.8</p> <p>Para 5.1.10</p>	<p>Amend para 5.1.5 as follows:</p> <p>"5.1.5 Providing Placemaking and providing 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."</p> <p>Amend para 5.1.8 as follows:</p> <p>"5.1.8 To take advantage of this major infrastructure facility, and its main service centre role, Maidenhead has been identified as a strategic growth location <u>the key location</u> in the Borough to accommodate future growth. <u>A strategic growth location has been identified in Maidenhead encompassing both Maidenhead Town Centre and South West Maidenhead, an extensive area 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 particularly encouraged <u>considered</u> within, and near to Maidenhead town centre, along with sustainable walking and cycling routes to <u>to take advantage of sustainable transport links. Provision of green infrastructure, incorporating enhanced walking and cycling routes and public transport will strengthen access to the station, and wider town centre environment, open space, recreational facilities and employment areas.</u> 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>South West 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 growth along with leisure and recreational needs.</u>"</p> <p>Amend para 5.1.10 as follows:</p> <p>"5.1.10 "Ascot Centre is also identified as a growth area. The rejuvenation of Ascot High Street is an opportunity to create a community hub through mixed development, including new shopping and housing. The Ascot, Sunninghill and Sunningdale Neighbourhood Plan which was made in 2014, recognised the opportunity to regenerate Ascot High Street through the creation of a community hub supported by new retail and housing. Taking this approach forward, housing</p>

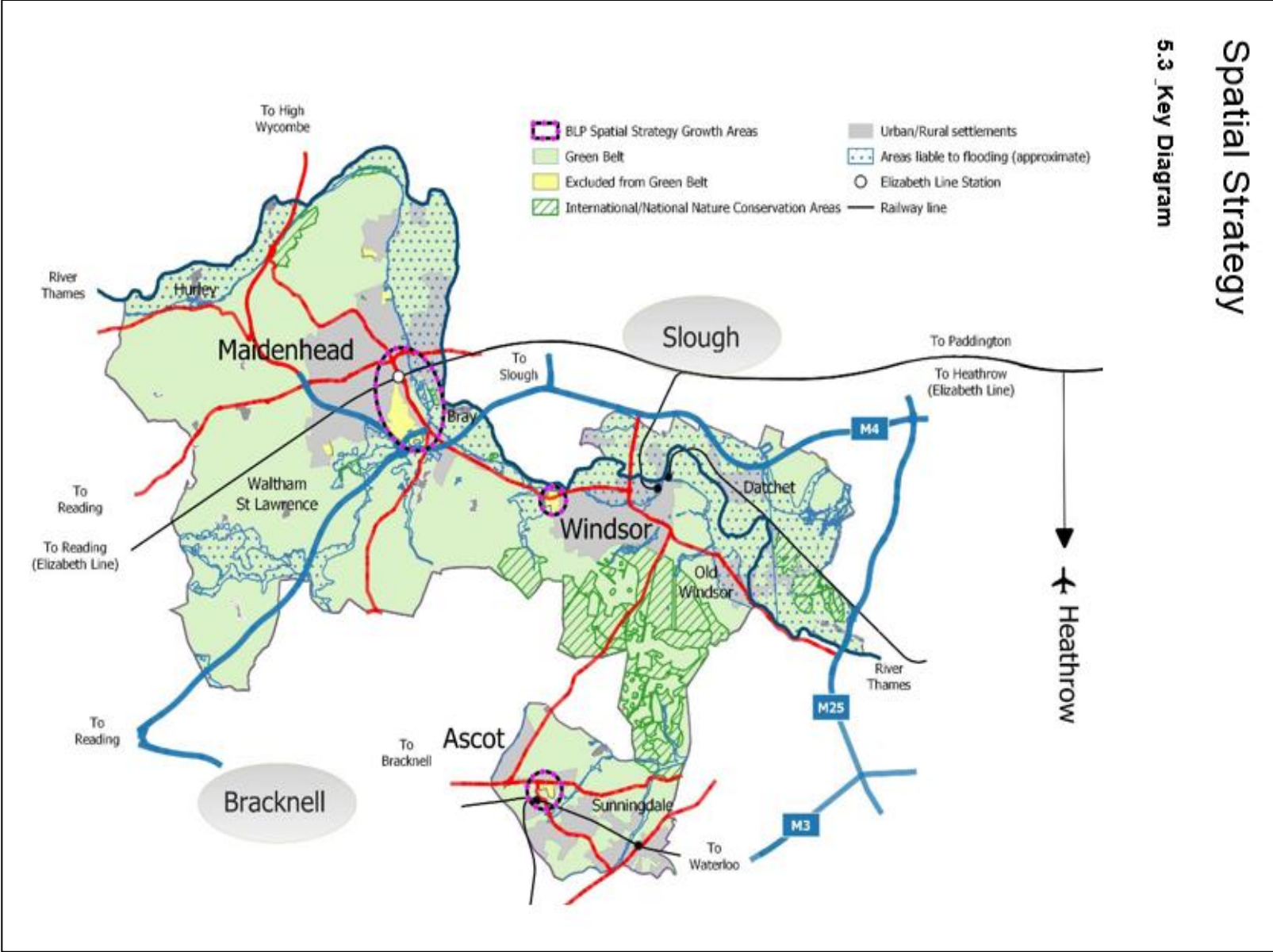
MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Para 5.1.11	<p>growth in Ascot will be provided via a number of <u>focused on the High Street, supported by other small sites-site allocations</u> within and on the edge of the Ascot settlement area. Outside the growth locations limited growth will be accommodated within, and on the edges of, those existing settlements inset from the Green Belt."</p> <p>Amend para 5.1.11 as follows:</p> <p>"5.1.11 Employment will continue to be focused 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. The Triangle site</u> (land bounded by the <u>A380A308(M)</u>, 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>
	Para 5.1.12	<p>Amend para 5.1.12 as follows:</p> <p>"5.1.12 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 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 and SunninghillHorton.</u>"</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	<p>Policy SP1</p> <p>(Spatial Strategy for the Royal Borough of Windsor and Maidenhead)</p>	<p>Amend the heading wording in Policy SP1 as follows:</p> <p>"Policy SP1</p> <p>Spatial Strategy for the Royal Borough of Windsor and Maidenhead</p> <ol style="list-style-type: none"> The Council's overarching spatial strategy for the Borough is to focus the majority of development in three <u>strategic growth areas</u> (Maidenhead, Windsor and Ascot) to make best use of infrastructure and services, in addition to providing a sustainable approach to growth. <p><u>Maidenhead</u></p> <ol style="list-style-type: none"> New development will largely be focused on the strategic growth location of Maidenhead. Maidenhead town centre will be a major focus of sustainable growth to support its important role within the wider Thames Valley. Higher intensity development will be encouraged within and near to Maidenhead town centre to make the most of the town's transport links, and to take advantage of the Elizabeth Line connections. Within Maidenhead new development will largely be focused on the strategic growth location which is comprised of Maidenhead Town Centre and South West Maidenhead. Higher intensity development will be encouraged in the strategic growth location, particularly within the town centre and near to the Maidenhead railway station to take advantage of the Elizabeth Line connections. A large proportion of the Borough's new housing development is to be built as an extension of the town with approximately 2,500 homes focused on a cluster of sites near to Maidenhead railway station (Maidenhead Golf Course, Land south of Harvest Hill Road and Land south of Manor Lane). Growth in Maidenhead will be focused on existing urban sites wherever possible, with some limited release of Green Belt. Maidenhead town centre will be a major focus of sustainable growth to support its important role within the wider Thames Valley. Regeneration and new housing, employment, retail and leisure development will help provide a high quality, highly connected and vibrant place.

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>4. South West Maidenhead will provide a sustainable extension to Maidenhead. This new place will accommodate a large proportion of the Borough's required new housing and employment, as well as providing for leisure and recreation needs.</p> <p>5 Development in Maidenhead outside of the strategic growth location will be focused on existing urban sites wherever possible, with some limited release of Green Belt.</p> <p><u>Windsor</u></p> <p>46. Windsor is identified as a growth area accommodating limited growth in the town centre and on its western edge. Windsor town centre has national and international significance as a major focus of visitor and tourist activity based on Windsor Castle and the River Thames. The conservation of existing heritage assets is particularly important, meaning limited development will only be permitted where it seeks to enhance the quality of the built environment and does not compromise its character and appearance. A growth area has been identified on the western edge of the Windsor urban area where limited Green Belt release will accommodate additional housing growth. Limited Green Belt release will accommodate additional housing growth on the western edge of the urban area.</p> <p><u>Ascot</u></p> <p>57. Development in the Ascot growth location will be largely based on Ascot Centre. Development within the Ascot growth location will be largely focused around the High Street and its immediate vicinity. The coordinated development of several sites related to Ascot High Street will provide the opportunity to strengthen its role as a significant centre in the Borough providing a wide range of uses and activities, and include the provision of public open space. This will be achieved through the redevelopment of existing sites as well as limited Green Belt release.</p> <p><u>Villages and Green Belt</u></p> <p>68. The villages excluded from the Green Belt will continue in their roles as local centres as well as providing limited opportunity to accommodate new development. This will largely be achieved through the redevelopment of existing brownfield sites within the villages alongside limited Green Belt release.</p> <p>7. Employment needs will largely be met in existing settlements.</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Section 5.3	<p>89. The Green Belt will be protected from inappropriate development in line with Government policy.”</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p data-bbox="825 401 1947 432">Delete figure "5.3 Key Diagram" and Insert new Key Diagram as follows:</p> <p data-bbox="825 478 1347 510">Key Diagram image to be deleted:</p> <div data-bbox="1130 558 2395 1614" style="border: 1px solid black; padding: 10px;"> </div>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p data-bbox="789 432 1406 464">New Key Diagram image to be inserted:</p> <div data-bbox="997 512 2496 1633" style="border: 1px solid black; padding: 10px;"> <div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> <p data-bbox="2427 558 2472 884">Spatial Strategy</p> <p data-bbox="2353 558 2398 779">5.3 Key Diagram</p> </div>  </div> <p>The diagram is a key diagram for the Spatial Strategy, showing the geographical context of the boroughs. It includes the following elements:</p> <ul style="list-style-type: none"> Legend: <ul style="list-style-type: none"> BLP Spatial Strategy Growth Areas (indicated by a purple dashed line) Green Belt (indicated by a light green shaded area) Excluded from Green Belt (indicated by a yellow shaded area) International/National Nature Conservation Areas (indicated by a green hatched area) Urban/Rural settlements (indicated by a grey shaded area) Areas liable to flooding (approximate) (indicated by a blue dotted area) Elizabeth Line Station (indicated by a white circle with a black border) Railway line (indicated by a black line) Geographical Features: <ul style="list-style-type: none"> Towns and Villages: Maidenhead, Slough, Windsor, Bracknell, Ascot, Sunningdale, Datchet, Old Windsor, Waltham St Lawrence, Hurley. Highways: M4, M25, M3. Rivers: River Thames. Directions: To High Wycombe, To Slough, To Paddington, To Heathrow (Elizabeth Line), To Reading, To Reading (Elizabeth Line), To Bracknell, To Ascot, To Waterloo. Other: An arrow points towards Heathrow. </div>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM6	<p><u>NEW</u></p> <p>Policy SP2 (Climate Change)</p> <p>/ Section 5.4</p>	<p>Insert new section heading and explanatory text after the Key Diagram as follows:</p> <p><u>"5.4 Climate Change</u></p> <p><u>5.4.1 In June 2019 the Royal Borough declared an environment and climate change emergency, and in February 2021, adopted the Environment and Climate Strategy 2020-2025. This strategy cross references the key objectives and policies on the environment and climate change set out in this Local Plan, and provides a wider strategic framework and 'plan of action' to achieve the target of net zero carbon emissions by 2050.</u></p> <p><u>5.4.2 The Environment and Climate Strategy will be a material consideration in the determination of planning applications, and will help inform the preparation of future Supplementary Planning Documents and other planning guidance.</u></p> <p><u>5.4.3 Even with the measures set out in this Local Plan and in the Environment and Climate Strategy, climate change is inevitable. 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.</u></p> <p><u>5.4.4 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, 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.</u></p> <p><u>5.4.5 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."</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	<p><u>NEW</u></p> <p>Policy SP2 (Climate Change)</p> <p>/ Section 5.5</p>	<p>New Policy SP2 inserted in Spatial Strategy Section 5.5 and renamed Climate Change with new policy as follows:</p> <p><u>"Policy SP2</u></p> <p><u>Climate Change</u></p> <p><u>1. All developments will demonstrate how they have been designed to incorporate measures to adapt to and mitigate climate change. The following measures shall be incorporated into development:</u></p> <p><u>a. Wherever possible, new buildings shall be orientated to maximise the opportunities for both natural heating and ventilation and reducing exposure to wind and other elements;</u></p> <p><u>b. Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change for example by including measures such as solar shading, thermal mass, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, green walls, etc;</u></p> <p><u>c. Use of trees and other planting, where appropriate as part of green and blue infrastructure schemes, to provide shading of amenity areas, buildings and streets and to help to connect habitat, designed with native plants that are carefully selected, managed and adaptable to meet the predicted changed climatic conditions; and</u></p> <p><u>d. All development shall minimise the impact of surface water runoff from the development in the design of the drainage system, and where possible incorporate mitigation and resilience measures for any increases in river flooding levels as a result of climate change.</u></p> <p><u>2. 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>3. Applicants should refer to the adopted Sustainable Design and Construction SPD, the Borough Wide Design Guide SPD and the Environment and Climate Strategy 2020-2025, or successor documents, for further guidance."</u></p>

CHAPTER 6 – QUALITY OF PLACE

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM7	Para 6.2.6 Policy QP1 (Sustainability and Placemaking)	<p>Amend para 6.2.6 as follows:</p> <p>"6.2.6 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 • <u>Respond to climate change with adaptive and mitigating measures</u> • 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 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 • <u>Provide human scale, walkable environments"</u>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Paras 6.2.9 and 6.2.10	<p>Insert new paras numbered 6.2.9 to 6.2.13 after para 6.2.8 as follows:</p> <p><u>“6.2.9 The Council will also work with landowners and developers to ensure ‘stakeholder masterplans’ are prepared for sites above the thresholds set out in Policy QP1(3). The stakeholder masterplanning process formalises good practice in relation to pre-application discussions, by requiring developers of larger sites to engage with the Council, local community and other stakeholders at an early stage in the development process.</u></p> <p><u>6.2.10 The stakeholder masterplanning process and output should be proportionate to the scale of the proposed development, and likely complexity of the issues needing to be addressed. Larger, more complex proposals will require a more involved process, engaging a wider range of stakeholders and local interest groups; considering a wider range of issues and site options; and the final stakeholder masterplan document providing a fuller framework for the preparation and submission of the subsequent planning application.</u></p> <p><u>6.2.11 The site promoter/developer will be responsible for preparing the stakeholder masterplan document. The main stages of the stakeholder masterplanning process will be engagement with the Council and other stakeholders on key issues, priorities and development options; preparation of the draft stakeholder masterplan document; consultation on the draft document; consideration of the consultation responses and preparation of final stakeholder masterplan document (with evidence of how the consultation comments have influenced its contents); and approval of the final stakeholder masterplan document by the Council.</u></p> <p><u>6.2.12 The Council will work with site promoters/developers to agree the most appropriate scope and form for the stakeholder masterplan document, with a view to ensuring that the process adds value from a placemaking perspective.</u></p> <p><u>6.2.13 ‘Stakeholder Masterplans’ will not need to be prepared for sites that sit within one of the three placemaking areas (Maidenhead Town Centre, South West Maidenhead and Ascot), with the comparable pre-planning application engagement and consultation with local communities and other stakeholders being undertaken as part of the SPD process for these areas.”</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	<p>Policy QP1 (Sustainability and Placemaking) / Section 6.3 (formerly Policy SP2 / Section 6.3)</p>	<p>Original Policy SP2 renumbered as new Policy QP1 shown as follows:</p> <p>"Policy <u>SP2QP1</u></p> <p>Sustainability and Placemaking</p> <ol style="list-style-type: none"> 1. All new developments should positively contribute to the places in which they are located. 2. Larger developments ⁽¹⁾ in particular will be expected to: <ol style="list-style-type: none"> a. Provide a harmonious, integrated mix of uses, where appropriate, that foster a sense of community, vibrancy and activity, b. Contribute to the provision of social, natural, transport and utility infrastructure to support communities, c. Be designed to facilitate and promote community interaction through the provision of: <ol style="list-style-type: none"> i. walkable neighbourhoods; and ii. attractive public spaces and facilities and routes which encourage walking and cycling; d. Create places that foster active healthy lifestyles e. Be of high quality design that fosters a sense of place and contributes to a positive place identity. f. <u>Foster biodiversity and enhancement of green infrastructure;</u> g. <u>Conserve and enhance the importance of the existing blue character of the Borough (including the River Thames and other watercourses)</u> h. <u>Conserve and enhance the borough's rich historic environment</u>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>3. <u>Proposals for sites bringing forward developments of 100+ net new dwellings, or 5,000 sqm of employment or mixed use floorspace (outside of the three defined placemaking areas of Maidenhead Town Centre, South West Maidenhead and Ascot), will be expected to be in conformity with the adopted stakeholder masterplan for the site."</u></p>
<p>MM8</p>	<p><u>NEW</u></p> <p>Section 6.4</p> <p>Policy QP1a</p> <p>(Maidenhead Town Centre Strategic Placemaking Area)</p>	<p>After Policy QP1, Insert new heading, explanatory text and map for Policy QP1a as follows:</p> <p><u>"6.4 QP1a Maidenhead Town Centre Strategic Placemaking Area</u></p> <p>6.4.1 <u>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.</u></p> <p>6.4.2 <u>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 development of the town centre is considered holistically and compels the need for a bold vision of placemaking.</u></p> <p>6.4.3 <u>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 encompasses a Town Centre Core, the Town Centre Ring and the Town Centre Fringe (as shown on Figure 2). 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 the wider surrounding areas of the Town, including the adjoining South West Maidenhead placemaking area.</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<div data-bbox="994 430 1804 1155" data-label="Image"> </div> <p data-bbox="994 1207 1869 1239">Figure 2: Maidenhead Town Centre strategic placemaking map^x</p> <p data-bbox="905 1281 2686 1522">6.4.4 <u>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 data-bbox="934 1564 2686 1753">6.4.5 <u>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>

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		<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 infrastructure networks to extend upwards. The quality of Tall buildings will be required to be exemplar.</u></p> <p><u>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.</u></p> <p><u>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.</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	<p><u>NEW</u></p> <p>Section 6.5</p> <p>Policy QP1a</p> <p>(Maidenhead Town Centre Strategic Placemaking Area)</p>	<p><u>6.4.10 The Council, in partnership with the local community, landowners, developers and other stakeholders, will prepare a Maidenhead Town Centre Supplementary Planning Document (SPD) that will expand on the policy and provide a more detailed framework to guide new development in the town centre. It will ensure that there is a comprehensive and coordinated approach to delivery of the site allocations within the MTCPA as a whole (including in relation to infrastructure delivery). The SPD will draw on the MTC Placemaking Study 2019 and a range of other evidence documents (including the Tall Buildings Study) as well as other placemaking work being undertaken, such as the Maidenhead Vision Charter."</u></p> <p><u>Add Footnote to Figure 2 (footnote number to be confirmed at a later stage):</u></p> <p><u>"FNx. Figure 2 derives from the MTC Placemaking Study 2019 and is indicative only. The red line indicates the Boundary of Maidenhead Town Centre "</u></p> <p>Insert new Policy QP1a and new para number 6.5 as follows:</p> <p><u>"6.5 – Policy QP1a Maidenhead Town Centre Strategic Placemaking Area</u></p> <p><u>Policy QP1a</u></p> <p><u>Maidenhead Town Centre Strategic Placemaking Area</u></p> <ol style="list-style-type: none"> <u>1. Maidenhead Town Centre will be renewed and enhanced through a combination of new developments, proactive management of change and support for community-led initiatives. This will deliver a modern, high quality, vibrant, accessible and adaptable centre.</u> <u>2. This will be achieved through making sure that development and change contains a mix of uses that contribute towards the creation of a high quality, successful and sustainable place, and promoting sustainable ways of living, working and overall activity.</u> <u>3. Development will be guided by a Town Centre Placemaking Supplementary Planning Document focused around the concept of the three distinct areas defined as the Town Centre Core, the Town Centre ring and the Town Centre Fringe.</u>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>4. <u>Within each of these 3 distinct areas all new development will need to:</u></p> <ul style="list-style-type: none"> a. <u>Capitalise on and strengthen the centre’s important role within the wider Thames Valley as a centre for shopping, leisure and employment whilst also being a growing and sustainable community in its own right.</u> b. <u>Help to achieve character and distinctiveness across the town centre, including ensuring that individual developments are appropriate to their settings and contribute towards creating a clear sense of place where they are located and for the town centre as a whole;</u> c. <u>Deliver high quality architecture and urban design, improving legibility and creating distinct quarters which demonstrate their own individual character and distinctiveness.</u> d. <u>Improve gateways, arrival points and key transport routes and facilitates easier movement in and around the Town Centre for all modes of transport, including reconnecting the Town Centre with its neighbouring areas.</u> e. <u>Contribute towards establishing a strong green infrastructure network, including improved access to current open spaces, introducing new public spaces, and maximising opportunities to green the urban environment.</u> f.. <u>Contribute towards the improvement and better integration of the waterways.</u> g. <u>Support the delivery of a coordinated programme of investment in the public realm and local infrastructure and structured environmental improvements, creating a safe accessible and attractive environment for the community and visitors alike.</u> h.. <u>Deliver proposals that are resilient and respond to the challenges of climate change.</u> <p><u>Town Centre Core</u></p> <p>5. <u>The Town Centre Core (containing the Shopping Centre, as defined on the policies map) will continue to maintain the main shopping, office, leisure and community functions of the town. The High Street will form the key focus for these activities with attractive connections to subsidiary activity nodes. Redevelopment of the Nicholsons Centre (as a retail led mixed use development will consolidate and reinforce the retail centre of the town). Increased levels of residential accommodation, principally at upper floor levels, will be provided throughout the Core area to help support the other town centre functions.</u></p>

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		<p data-bbox="923 386 2107 415">6. <u>The following allocated sites contribute to the function of the Town Centre Core:</u></p> <table border="1" data-bbox="1071 464 1947 1251"> <thead> <tr> <th data-bbox="1083 472 1210 541">Ref</th> <th data-bbox="1210 472 1576 541">Site</th> <th data-bbox="1576 472 1935 541">Use</th> </tr> </thead> <tbody> <tr> <td data-bbox="1083 541 1210 682">AL1</td> <td data-bbox="1210 541 1576 682"><u>Nicholsons Centre, Maidenhead</u></td> <td data-bbox="1576 541 1935 682"><u>Retail, employment, leisure, community and residential</u></td> </tr> <tr> <td data-bbox="1083 682 1210 823">AL2</td> <td data-bbox="1210 682 1576 823"><u>Land between High Street and West Street, Maidenhead</u></td> <td data-bbox="1576 682 1935 823"><u>Retail, employment and residential</u></td> </tr> <tr> <td data-bbox="1083 823 1210 930">AL3</td> <td data-bbox="1210 823 1576 930"><u>St Mary's Walk, Maidenhead</u></td> <td data-bbox="1576 823 1935 930"><u>Retail, employment and residential</u></td> </tr> <tr> <td data-bbox="1083 930 1210 1037">AL4</td> <td data-bbox="1210 930 1576 1037"><u>York Road, Maidenhead</u></td> <td data-bbox="1576 930 1935 1037"><u>Residential, community and retail</u></td> </tr> <tr> <td data-bbox="1083 1037 1210 1144">AL5</td> <td data-bbox="1210 1037 1576 1144"><u>West Street, Maidenhead</u></td> <td data-bbox="1576 1037 1935 1144"><u>Residential and community</u></td> </tr> <tr> <td data-bbox="1083 1144 1210 1251">AL6</td> <td data-bbox="1210 1144 1576 1251"><u>Methodist Church, High Street, Maidenhead</u></td> <td data-bbox="1576 1144 1935 1251"><u>Residential and community</u></td> </tr> </tbody> </table> <p data-bbox="1083 1283 1694 1312">Table 2 Allocated sites in Town Centre Core</p> <p data-bbox="923 1367 2686 1598">7. <u>Within the Core proposals will need to demonstrate how they contribute to the maintenance of the vitality and viability, reconnection of the town with its hinterland, reversal of the negative effects of the dominance of the car and reprioritization of pedestrian and cycle movement into and out of the town. Proposals for built form and public realm within the core area should seek to create a legible a connected structure to this area and help establish a generous and high quality green and blue infrastructure network across the core.</u></p> <p data-bbox="994 1646 1279 1675"><u>Town Centre Ring</u></p> <p data-bbox="923 1730 2686 1808">8. <u>The Town Centre Ring consists of a series of roads and barriers that surround the Core Area. Proposals within the Town Centre Ring shall seek to reconnect the town with its hinterland, to reverse the negative effects of the dominance of the</u></p>	Ref	Site	Use	AL1	<u>Nicholsons Centre, Maidenhead</u>	<u>Retail, employment, leisure, community and residential</u>	AL2	<u>Land between High Street and West Street, Maidenhead</u>	<u>Retail, employment and residential</u>	AL3	<u>St Mary's Walk, Maidenhead</u>	<u>Retail, employment and residential</u>	AL4	<u>York Road, Maidenhead</u>	<u>Residential, community and retail</u>	AL5	<u>West Street, Maidenhead</u>	<u>Residential and community</u>	AL6	<u>Methodist Church, High Street, Maidenhead</u>	<u>Residential and community</u>
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		<p><u>car and reprioritise pedestrian and cycle movement into and out of the town. The corridors surrounding the town offer many opportunities to green the environment, reinforcing the identity of Maidenhead as a leafy place and extending these qualities right into the heart of the town centre.</u></p> <p>9. <u>The following allocated sites contribute to the functions of the Ring area:</u></p> <table border="1" data-bbox="1071 646 1911 1079"> <thead> <tr> <th data-bbox="1071 646 1181 724">Ref</th> <th data-bbox="1181 646 1576 724">Site</th> <th data-bbox="1576 646 1911 724">Use</th> </tr> </thead> <tbody> <tr> <td data-bbox="1071 724 1181 842">AL7</td> <td data-bbox="1181 724 1576 842"><u>Maidenhead Railway Station</u></td> <td data-bbox="1576 724 1911 842"><u>Employment, retail and residential</u></td> </tr> <tr> <td data-bbox="1071 842 1181 959">AL8</td> <td data-bbox="1181 842 1576 959"><u>St Cloud Gate, Maidenhead</u></td> <td data-bbox="1576 842 1911 959"><u>Employment</u></td> </tr> <tr> <td data-bbox="1071 959 1181 1079">AL9</td> <td data-bbox="1181 959 1576 1079"><u>Saint-Cloud Way, Maidenhead</u></td> <td data-bbox="1576 959 1911 1079"><u>Residential, community & retail</u></td> </tr> </tbody> </table> <p data-bbox="1080 1108 1688 1142">Table 3 Allocated sites in Town Centre Ring</p> <p data-bbox="991 1188 1302 1222"><u>Town Centre Fringe</u></p> <p>10. <u>Within the Town Centre Fringe proposals shall bring about a widespread series of small improvements which cumulatively improve the sustainability of the area by improving legibility and reinforcing existing sense of place and by realising opportunities to integrate better with the town centre.</u></p> <p>11. <u>The following allocated sites contribute to the functions of the Fringe area</u></p> <table border="1" data-bbox="1062 1528 1929 1820"> <thead> <tr> <th data-bbox="1062 1528 1219 1606">Ref</th> <th data-bbox="1219 1528 1596 1606">Site</th> <th data-bbox="1596 1528 1929 1606">Use</th> </tr> </thead> <tbody> <tr> <td data-bbox="1062 1606 1219 1711">AL10</td> <td data-bbox="1219 1606 1596 1711"><u>Stafferton Way Retail Park, Maidenhead</u></td> <td data-bbox="1596 1606 1929 1711"><u>Retail, employment and residential</u></td> </tr> <tr> <td data-bbox="1062 1711 1219 1820">AL11</td> <td data-bbox="1219 1711 1596 1820"><u>Crossrail West Outer Depot, Maidenhead</u></td> <td data-bbox="1596 1711 1929 1820"><u>Employment</u></td> </tr> </tbody> </table>	Ref	Site	Use	AL7	<u>Maidenhead Railway Station</u>	<u>Employment, retail and residential</u>	AL8	<u>St Cloud Gate, Maidenhead</u>	<u>Employment</u>	AL9	<u>Saint-Cloud Way, Maidenhead</u>	<u>Residential, community & retail</u>	Ref	Site	Use	AL10	<u>Stafferton Way Retail Park, Maidenhead</u>	<u>Retail, employment and residential</u>	AL11	<u>Crossrail West Outer Depot, Maidenhead</u>	<u>Employment</u>
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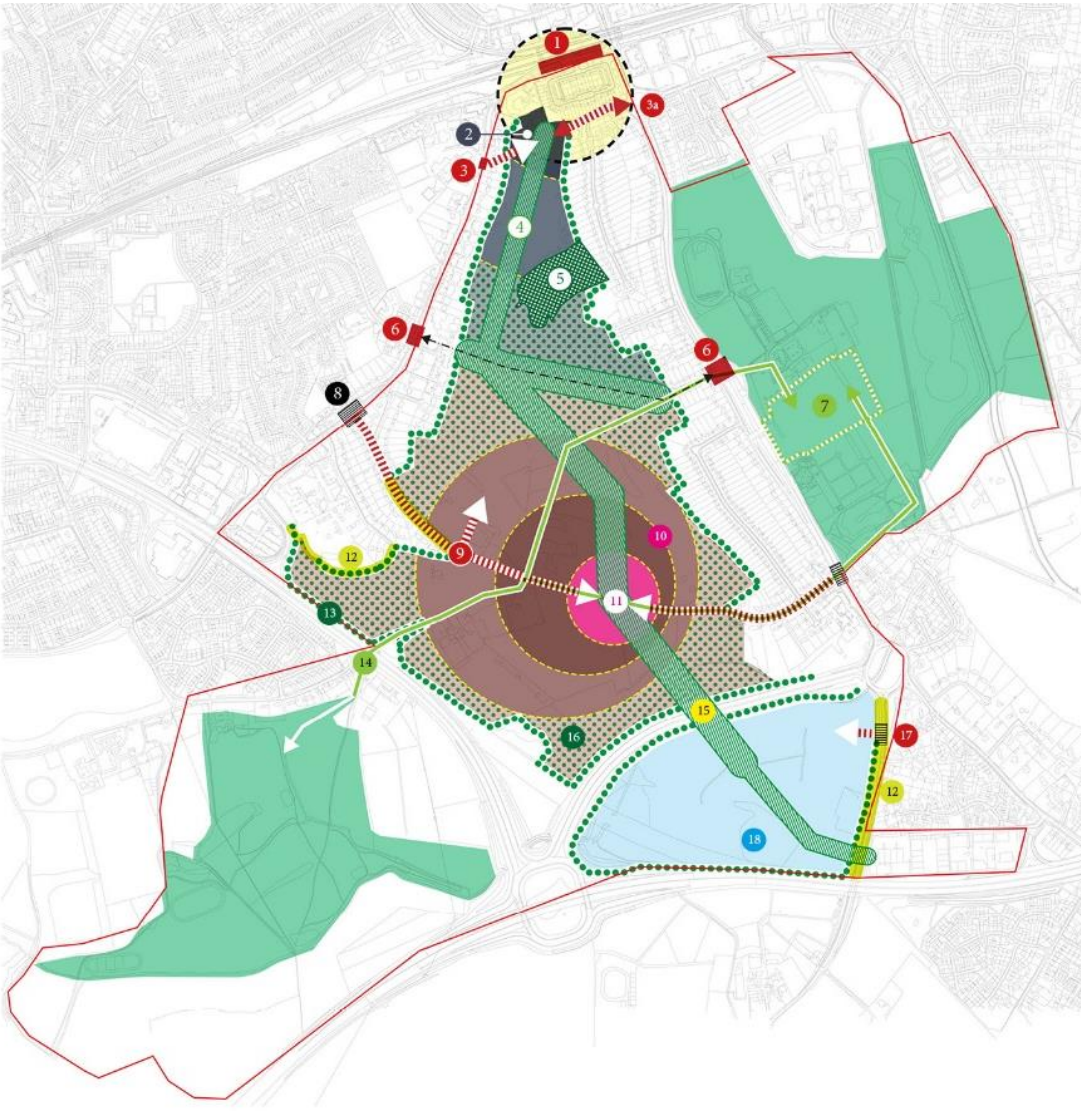
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		<table border="1" data-bbox="1062 386 1929 527"> <tr> <td data-bbox="1062 386 1219 527">AL12</td> <td data-bbox="1219 386 1596 527">Land to east of Braywick Gate, Braywick Road, Maidenhead</td> <td data-bbox="1596 386 1929 527">Residential</td> </tr> </table> <p data-bbox="1083 558 1715 590">Table 4 Allocated sites in Town Centre Fringe</p> <p data-bbox="923 638 2686 722">12. The above site allocations are identified on the Policies Map. Site-specific requirements for each site are contained in Appendix C and form part of this policy."</p>	AL12	Land to east of Braywick Gate, Braywick Road, Maidenhead	Residential
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MM9	<p data-bbox="442 831 513 863"><u>NEW</u></p> <p data-bbox="442 909 768 1041">Policy QP1b and Explanatory Text Paras 6.6 to 6.6.17</p> <p data-bbox="442 1087 795 1220">(South West Maidenhead Strategic Placemaking Area)</p>	<p data-bbox="848 831 2104 863">Insert new heading, explanatory text and map for Policy QP1b shown as follows:</p> <p data-bbox="923 909 2050 940"><u>"6.6 Policy QP1b South West Maidenhead Strategic Placemaking Area</u></p> <p data-bbox="937 989 2686 1220">6.6.1 <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 data-bbox="937 1268 2686 1352">6.6.2 <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 data-bbox="937 1400 2686 1583">6.6.3 <u>This Plan 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 Plan 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 data-bbox="937 1631 2686 1814">6.6.4 <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 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>			

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		<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> <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,</u></p>

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		<p><u>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 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>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 functions will contribute in a number of ways to a more sustainable, more distinctive and more desirable part of town.</u></p> <p><u>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</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p><u>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>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> <p><u>6.6.13 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.</u></p> <p><u>6.6.14 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:</u></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> <p><u>6.6.15 The Council will work with the landowners, developers, stakeholders and other interested parties to prepare the SWM Development Framework SPD, with a target date for adoption no later than March 2022. It is expected that planning applications for development within the SWMSA will be determined following adoption of the SPD, to ensure individual</u></p>

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		<p><u>proposals can be assessed and determined within the context of a comprehensive masterplan for the site, and a comprehensive understanding of the infrastructure needs (and related delivery programme).</u></p> <p><u>6.6.16 If adoption of the SWM Development Framework SPD is delayed (i.e. has not been adopted by March 2022), any planning applications coming forward would need to demonstrate how the proposals form part of a comprehensive and coordinated approach to delivery of the SWMSA as a whole (including in relation to infrastructure delivery), taking account of the matters set out in Policy QP1b, the Site Allocation Proforma and where available the emerging SPD.</u></p>

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		 <p data-bbox="1041 1499 2611 1535">Figure 3: South West Maidenhead Strategic Placemaking Area: Framework Plan (See next page for key to map)^x</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p style="text-align: center;">South West Maidenhead Development Framework Plan Key</p> <ol style="list-style-type: none"> 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 gold 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). <p style="text-align: center;">Figure 4: South West Maidenhead Strategic Placemaking Area: Framework Plan Key”</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)						
	<p><u>NEW</u></p> <p>Para. 6.7</p> <p>Policy QP1b</p> <p>(South West Maidenhead Strategic Placemenking Area)</p>	<p>Insert footnote to Figure 3 as follows:</p> <p><u>“FNx Figures 3 and 4 are a schematic map and key produced for the South West Maidenhead Placemaking Study (October 2019) and are indicative only. Whilst the principles shown provide the broad framework for the SPD masterplanning process, the detail may be subject to change, as a result of further technical work, stakeholder engagement, and discussions with the relevant landowners and developers about the South West Maidenhead SPD. It should also be noted that Figure 3 does not show the full extent of the AL13 allocation.”</u></p> <p>Insertion of new policy QP1b and para number 6.7 as follows:</p> <p><u>"6.7 Policy QP1b South West Maidenhead Strategic Placemaking Area</u></p> <p><u>Policy QP1b</u></p> <p><u>South West Maidenhead strategic placemaking area</u></p> <p>1. <u>The South West Maidenhead Strategic Area (SWMSA), as defined on the Policies Map, is the focus for a significant proportion of the Borough’s housing, employment and leisure growth during the Plan period and should be delivered as a high quality, well-connected, sustainable development in accordance with the key principles and requirements set out below and in accordance with other relevant policies in the Development Plan.</u></p> <p>2. <u>The SWMSA comprises the following allocated sites:</u></p> <table border="1" data-bbox="982 1419 1857 1793"> <thead> <tr> <th data-bbox="982 1419 1124 1530"><u>Ref</u></th> <th data-bbox="1124 1419 1486 1530"><u>Site</u></th> <th data-bbox="1486 1419 1857 1530"><u>Use</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="982 1530 1124 1793"><u>AL13</u></td> <td data-bbox="1124 1530 1486 1793"><u>Desborough, Harvest Hill Road, South West Maidenhead</u></td> <td data-bbox="1486 1530 1857 1793"><u>Approximately 2600 homes plus new local centre</u></td> </tr> </tbody> </table>	<u>Ref</u>	<u>Site</u>	<u>Use</u>	<u>AL13</u>	<u>Desborough, Harvest Hill Road, South West Maidenhead</u>	<u>Approximately 2600 homes plus new local centre</u>
<u>Ref</u>	<u>Site</u>	<u>Use</u>						
<u>AL13</u>	<u>Desborough, Harvest Hill Road, South West Maidenhead</u>	<u>Approximately 2600 homes plus new local centre</u>						

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)		
		AL14	<u>The Triangle site (land south of the A308(M), west of Ascot Road and north of the M4)</u>	<u>Strategic employment site for new general industrial and warehousing floorspace</u>
		AL15	<u>Braywick Park, Maidenhead</u>	<u>Mixed use strategic green infrastructure space accommodating indoor and outdoor sports facilities, public park, special needs school and wildlife zone</u>
<p><u>Table 5 Allocated sites in South West Maidenhead strategic placemaking area</u></p>				
<p><u>The above allocations are identified on the Policies Map. Detailed site specific requirements for each site are set out in Appendix C and form part of this policy.</u></p>				
<p><u>3. To ensure that development in the SWMSA as a whole comes forward in a strategic and comprehensive manner, planning applications on individual land parcels should accord with the principles and requirements set out in the Development Framework Supplementary Planning Document (SPD), incorporating a masterplan and approach to the approval of design codes; phasing of development and infrastructure delivery for the SWMSA as a whole.</u></p>				

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>4. <u>The Development Framework SPD will be produced by the Council in partnership with the developers, landowners, key stakeholders and in consultation with the local community.</u></p> <p>5. <u>The design and delivery of development within the SWMSA should adhere to the following key principles and requirements:</u></p> <p>a. <u>A coordinated and comprehensive approach to development of the Area to avoid piecemeal or ad-hoc development proposals;</u></p> <p>b. <u>Creation of a distinctive, sustainable, high quality new development which provides a strong and identifiable gateway into Maidenhead from the south;</u></p> <p>c. <u>Provision of the necessary social and physical infrastructure ahead of or in tandem with the development that it supports in order to address the impacts of the new development and to meet the needs of the new residents.</u></p> <p>d. <u>Development that provides for a balanced and inclusive community and delivers a range of sizes, types and tenures, including affordable housing, in accordance with other policies in the Plan.</u></p> <p>e. <u>Provision of measures to minimise the needs to travel and maximise non-car transport modes, including provision of a multi-functioning green link to create a continuous north-south corridor through the whole SWMSA.</u></p> <p>f. <u>Enhancement of existing and provision of new vehicular and non-vehicular connections to and across the SWMSA,</u></p> <p>g. <u>A strategic green infrastructure framework and network of green spaces to meet strategic and local requirements, including retention of existing green spaces and edges where possible and provision of new public open space in accordance with the Council's standards.</u></p> <p>h. <u>Delivery of a net gain in biodiversity across the area that reflects its existing nature conservation interest.</u></p> <p>i. <u>Measures to reduce climate change and environmental impacts including suitable approaches to sustainable energy, recycling and construction."</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM10	<p><u>NEW</u></p> <p>Section 6.8</p> <p>Policy QP1c</p> <p>(Ascot Strategic Placemaking Area)</p>	<p>Insert new heading, explanatory text and map for Policy QP1c – Ascot Strategic Placemaking Area (including footnote 1) shown as follows:</p> <p><u>"6.8 Policy QP1c – Ascot Strategic Placemaking Area</u></p> <p><u>6.8.1 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 within the Ascot growth location will largely be focused on the High Street and its immediate vicinity, 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.</u></p> <p><u>6.8.2 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⁽²⁾ to see Ascot improved and enhanced, with the rejuvenation of the High Street.</u></p> <p><u>6.8.3 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.</u></p> <p><u>6.8.4 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 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>6.8.5 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)</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p><u>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>6.8.6 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>6.8.7 The Ascot, Sunninghill and Sunningdale Neighbourhood Plan was formally 'made' by the Borough Council in 2014 and remains part of the development plan. Policy QP1c, and indeed the BLP as a whole, are not intended to supersede the policies in the Neighbourhood Plan, although where any conflicts arise in the application of the policies, the more recently adopted Local Plan will take precedence. This will be the case, for example, in relation to the uses proposed for some of the allocations within the Policy QP1c area, with the Local Plan requiring a different use on some sites, such as AL17, than was set out in the Neighbourhood Plan.</u></p> <p><u>6.8.8 The BLP allocates several strategic housing sites close to the High Street, including AL16 (Ascot Centre), AL17 (Shorts) and AL20 (Heatherwood Hospital). One smaller site has also been allocated, AL18 (Ascot Railway Station car park). The Heatherwood Hospital site now has planning permission for up to 230 homes and a new hospital. Together these sites will deliver about 720 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> <p><u>6.8.9 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 Ascot, addressing the area shown at Figure 5. 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.</u></p> <p>² <u>Sunninghill, Sunningdale and Ascot Neighbourhood Plan 2011-2026, para. 5.3.1</u></p>

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		<div data-bbox="1359 394 2169 961" data-label="Image"> </div> <p data-bbox="908 1010 1567 1041">Figure 5 Ascot Strategic Placemaking Area</p> <p data-bbox="937 1089 2683 1472">6.8.10 <u>The boundary of the Ascot Strategic Placemaking Area includes the area to the south of the railway line (South Ascot), even though there are no allocations in this area. The Placemaking Area has Ascot Railway Station at its centre, in order to emphasise the importance of public transport. Whilst the railway station is a significant asset, the railway line acts as a barrier between the parts of the Area to the north, including the High Street (and the Racecourse) and the Area to the south, which contains existing residential development, networks of green infrastructure, such as Allen's Field and the South Ascot Recreation Ground, as well as employment uses at the Ascot Business Park. The inclusion of South Ascot will ensure that any unallocated (windfall) development sites that come forward contribute towards the wider vision for the Placemaking Area, including improving connectivity between the High Street and South Ascot.</u></p> <p data-bbox="937 1520 2683 1703">6.8.11 <u>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.</u></p> <p data-bbox="937 1751 2683 1829">6.8.12 <u>The Council, in partnership with the local community and other stakeholders, will prepare an Ascot Strategic Placemaking Area Supplementary Planning Document (SPD) that will expand on the policy and provide a more detailed</u></p>

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	<p><u>NEW</u></p> <p>Policy QP1c (Ascot Strategic Placemaking Area) / Section 6.9</p>	<p><u>framework to guide new development. The SPD will draw on both the aims and vision underpinning the Neighbourhood Plan and the Development Briefs it requires, including the emphasis on protecting the green and leafy appearance of the Ascot area, as well as on Policy QP1c and the placemaking work produced to support this policy."</u></p> <p>Insertion of new policy QP1c and para number 6.6 as follows:</p> <p><u>"6.9 Policy QP1c Ascot Strategic Placemaking Area</u></p> <p><u>Policy QP1c</u></p> <p><u>Ascot Strategic Placemaking Area</u></p> <ol style="list-style-type: none"> <u>Ascot Town Centre and immediate surrounding area will be rejuvenated through a combination of new developments, proactive management of change and support for community-led initiatives as a vibrant, multi-use green place that serves all parts of the Ascot community as well as being a retail focus for visitors to the Ascot racecourse. The existing community living in South Ascot will be better connected to the High Street and its facilities, so that the whole community is unified and cohesive.</u> <u>Development will be guided by an Ascot Strategic Placemaking Area Supplementary Planning Document produced by the Council in partnership with the local community, developers, landowners and other key stakeholders.</u> <u>The Ascot Strategic Placemaking Area encompasses the following allocated sites (identified on the Policies Map):</u> <table border="1" data-bbox="991 1430 1961 1822"> <thead> <tr> <th><u>Ref</u></th> <th><u>Site</u></th> <th><u>Use</u></th> </tr> </thead> <tbody> <tr> <td><u>AL16</u></td> <td><u>Ascot Centre, Ascot</u></td> <td><u>Residential, retail, employment, community uses, and public open space</u></td> </tr> <tr> <td><u>AL17</u></td> <td><u>Shorts Waste Transfer Station and Recycling Facility, St Georges Lane, Ascot</u></td> <td><u>Residential</u></td> </tr> </tbody> </table>	<u>Ref</u>	<u>Site</u>	<u>Use</u>	<u>AL16</u>	<u>Ascot Centre, Ascot</u>	<u>Residential, retail, employment, community uses, and public open space</u>	<u>AL17</u>	<u>Shorts Waste Transfer Station and Recycling Facility, St Georges Lane, Ascot</u>	<u>Residential</u>
<u>Ref</u>	<u>Site</u>	<u>Use</u>									
<u>AL16</u>	<u>Ascot Centre, Ascot</u>	<u>Residential, retail, employment, community uses, and public open space</u>									
<u>AL17</u>	<u>Shorts Waste Transfer Station and Recycling Facility, St Georges Lane, Ascot</u>	<u>Residential</u>									

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		<table border="1" data-bbox="991 386 1961 590"> <tr> <td data-bbox="991 386 1169 480">AL18</td> <td data-bbox="1169 386 1555 480">Ascot Station Car Park</td> <td data-bbox="1555 386 1961 480">Residential and public car parking</td> </tr> <tr> <td data-bbox="991 480 1169 590">AL20</td> <td data-bbox="1169 480 1555 590">Heatherwood Hospital, Ascot</td> <td data-bbox="1555 480 1961 590">Residential and health uses</td> </tr> </table> <p data-bbox="991 611 1914 642">Table 6 Allocated sites in Ascot Strategic Placemaking Area</p> <p data-bbox="991 730 2570 762"><u>Site specific requirements for each of the site allocations are contained in Appendix C and form part of this policy.</u></p> <p data-bbox="923 814 2683 846">4. <u>All new development in the Ascot Strategic Placemaking Area will need to adhere to the following place making principles:</u></p> <ul style="list-style-type: none"> <li data-bbox="991 894 2683 972">a. <u>Improvements to the quality of the public realm, with the High Street improved through traffic calming to create a safer, more pedestrian and cyclist friendly environment.</u> <li data-bbox="991 1020 2683 1152">b. <u>Improvements to the High Street to provide a high quality retail, cultural and leisure experience. This will include a village square on the southern side that will form a new heart to the centre and create a vibrant day and night time economy with primarily small independent shops, cafes/restaurants, community uses and civic buildings.</u> <li data-bbox="991 1201 2683 1381">c. <u>The delivery of holistic residential-led mixed use development on development sites close to the High Street that has a distinct and exemplar design, is sympathetic to local character and existing context heights and reflects the local architectural vernacular. To achieve this developers must work together to ensure that sites are not developed in isolation but instead are well integrated with each other and with surrounding uses</u> <li data-bbox="991 1430 2683 1562">d. <u>Improved connectivity within the area, including overcoming transport and physical barriers such as the railway line, so that the High Street heart is connected by footpaths, cycle ways and public transport to new and existing residential communities and Ascot railway station.</u> <li data-bbox="991 1610 2683 1688">e. <u>Encouraging racecourse visitors to use sustainable means of transport to reach the venue and local communities to use their cars for fewer trips.</u> 	AL18	Ascot Station Car Park	Residential and public car parking	AL20	Heatherwood Hospital, Ascot	Residential and health uses
AL18	Ascot Station Car Park	Residential and public car parking						
AL20	Heatherwood Hospital, Ascot	Residential and health uses						

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		<p>f. <u>Mitigation of the impact of residential development on the Thames Basin Heaths Special Protection Area through the provision of on-site Suitable Alternative Natural Greenspace (SANG) to the south of Heatherwood Hospital and potentially to the south of St George’s School, or a contribution to existing SANG elsewhere.</u></p> <p>g. <u>Improved connectivity to local and wider networks of green and blue infrastructure, including through the creation of new parks and ‘urban greening’ within development sites and enhanced biodiversity.</u></p> <p>h. <u>New development that is built to high environmental standards and responds to the challenges of climate change.</u></p> <p>i. <u>Provision of new employment opportunities on the Ascot Business Park and on the High Street to establish Ascot as a more significant business location, diversifying the economy and providing jobs.</u></p> <p>j. <u>Enhancement of the role of Ascot as a tourist location, including the provision of a new hotel close to the High Street and the racecourse.</u></p>
<p>MM11</p>	<p>Section 6.10 (formerly Section 14.8)</p> <p>(Green and Blue Infrastructure)</p> <p>Paras 6.10.1 to 6.10.4 (formerly Paras 14.8.1, 14.8.2, 14.8.3, 14.8.4)</p>	<p>Former Section 14.8 'Green and Blue Infrastructure' moved to Chapter 6 'Quality of Place', renumbered as Section 6.10 and amended as follows:</p> <p><u>"14.86.10. Green and Blue Infrastructure</u></p> <p>14.8.16.10.1 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>14.8.26.10.2 Green Infrastructure relates to a networks of multi-functional open space and other environmental features. Together these are highly valued by local people and play a key role in form an important part of the Borough’s landscape setting character and local identity. Delivery of high quality green (and blue) infrastructure has an important</p>

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		<p><u>role in the placemaking agenda set in the Borough Local Plan as well as having benefits for climate change adaptation and mitigation and biodiversity.</u> 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 • <u>Street-level greening.</u> <p>14.8.36.10.3<u>The benefits of green and blue infrastructure are fully realised when delivered at a strategic scale.</u> In areas subject to strong intensification (for example, the Maidenhead <u>Town Centre and South West Maidenhead strategic growth location placemaking areas</u>) 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 <u>streets-level greening</u> is likely to be essential in providing a<u>innovative, high quality</u> green and blue infrastructure network of adequate scale and quality to support high intensity developments. <u>The Green and Blue Infrastructure Study (2019) presents a baseline of the Green</u></p>

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	<p>6.10.4 (Formerly 14.8.4)</p> <p>Section 6.11</p> <p>Policy QP2</p> <p>(Green and Blue Infrastructure)</p> <p>(formerly Policy IF3 / Section 14.9)</p>	<p><u>and blue infrastructure assets in the Borough, drawing from national, regional and local data. It sets out key challenges and opportunities within the Borough for green and blue infrastructure and also makes recommendations around delivery. However, it is important to ensure that where possible, all future development includes an appropriate level of high quality green and blue assets. More details on how this evidence can be drawn upon to deliver biodiversity enhancements in development proposals are given in Chapter 12, for example Section 12.4 and Policy NR2. 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>6.10.4</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> <p>Para 14.9 / Policy IF3 Green and Blue Infrastructure moved to Chapter 6 – Quality of Place as Section 6.11 and renamed 'Policy QP2 Green and Blue Infrastructure' shown as follows:</p> <p>"14.96.11 <u>Policy IF3QP2 Green and Blue Infrastructure</u></p> <p><u>Policy IF3QP2</u></p> <p><u>Green and Blue Infrastructure</u></p> <ol style="list-style-type: none"> 1. The Council will encourage improvements to the quality and quantity of the green and blue infrastructure network in the Borough. 2. In the growth areas which are subject to high levels of intensification, developers will be expected to provide innovative and high quality green and blue infrastructure networks as part of their proposals. High intensity schemes that do not support development with high quality green and blue infrastructure in terms of quantity and quality will be resisted.

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		<ol style="list-style-type: none"> <li data-bbox="923 386 2689 617">1. <u>In order to secure multiple biodiversity, recreational, health and well-being and environmental benefits, development proposals will be required to contribute to the maintenance, enhancement, and, where possible, enlargement, of the Borough's existing green and blue infrastructure network, in terms of both quantity and quality. The level of provision of green and blue infrastructure on individual development sites will be expected to conform to the standards set out in the Council's Green and Blue Infrastructure SPD, or a subsequent successor document.</u> <li data-bbox="923 667 2689 747">2. <u>Within intensifying urban areas, especially town centres, all forms of development will be expected to incorporate innovative, exemplar quality green and blue infrastructure at both ground floor and upper levels.</u> <li data-bbox="923 848 2689 978">3. <u>Development proposals will be expected to pay particular attention to the provision of blue infrastructure in their proposals. This could include (but is not limited to) improving and restoring the quality and quantity of existing natural water features, as well as introducing man-made features and SUDs.</u>
MM12	<p data-bbox="442 1079 620 1108">Section 6.12</p> <p data-bbox="442 1159 753 1188">(formerly Section 6.4)</p> <p data-bbox="442 1239 605 1268">Para 6.12.6</p> <p data-bbox="442 1318 739 1348">(formerly para 6.4.6)</p>	<p data-bbox="848 1079 1952 1108">Delete last sentences of para 6.12.6 (formerly 6.4.6) shown as follows:</p> <p data-bbox="878 1159 2706 1289">"6.4.6.12.6 ... 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>

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	<p>Policy QP3</p> <p>(Character and Design of New Development)</p> <p>Section 6.13</p> <p>(formerly Policy SP3 / 6.5)</p>	<p>Section 6.5 Policy SP3 renamed 6.13 Policy QP3 with changes shown as follows:</p> <p>"6.513 Policy SP3QP3 Character and Design of New Development</p> <p>Policy SP3QP3</p> <p>Character and Design of New Development</p> <p>1. New development will be expected to contribute towards achieving sustainable high quality design in the Borough. A development proposal will be considered high quality design and acceptable where it achieves the following design principles:</p> <p>a. <u>Is climate change resilient and incorporates sustainable design and construction which:</u></p> <ul style="list-style-type: none"> • <u>minimises energy demand and water use</u> • <u>maximises energy efficiency; and</u> • <u>minimises waste.</u> <p>b. a) Respects and enhances the local, natural or historic character of the environment, paying particular regard to urban grain, layouts, rhythm, density, <u>height, skylines, scale</u>, bulk, massing, proportions, trees, <u>biodiversity</u>, water features, enclosure and materials</p> <p>c. b) Provides layouts that are well connected, permeable and legible and which encourage walking and cycling</p> <p>d. e) Delivers easy and safe access and movement for pedestrians, cyclists, cars and service vehicles, maximising the use of sustainable modes of transport where possible</p> <p>e. d) Respects and retains <u>existing</u> high quality townscapes and landscapes and helps create attractive new skylines, townscapes and landscapes</p>

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

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>2. Within, and near to, Maidenhead town centre, greater flexibility on building heights will be permitted Tall buildings will be supported where they demonstrate exceptional high quality design and do not cause unacceptable impacts. Advice provided by Historic England or similar bodies on tall buildings should inform development proposals."</p>
<p>MM13</p>	<p><u>NEW</u> Section 6.14</p>	<p>Insert new section 6.14 and explanatory text for new Policy QP3a – Tall Buildings, shown as follows:</p> <p><u>"6.14 Building Height and Tall Buildings</u></p> <p><u>6.14.1 Policy QP3a addresses the height of all new development, with specific urban design criteria for tall buildings. The purpose of the policy is to respond to increasing pressure for higher density and taller development in the Royal Borough. This will ensure that the unique character of the Royal Borough’s towns and villages is protected from inappropriately tall development by directing taller buildings to areas where they can play a positive role in placemaking, and by providing a criteria based approach to establishing the appropriateness of tall buildings. The largely low-rise, rural context and landscape setting of towns and villages are important characteristics of the Royal Borough, which should be preserved and enhanced.</u></p> <p><u>Definition of Tall Buildings and their height</u></p> <p><u>6.14.2 A tall building is an exceptional development that is significantly higher than the buildings in its surrounding context and that notably breaks the skyline. As such, ‘tall building’ is a relative term. A building is considered tall in relation to the height of its surroundings, which is called the ‘context height’. The context height is the height that an observer would read as the typical or defining height of a particular area.</u></p> <p><u>6.14.3 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</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p><u>context. This provides a measure of the extent to which a building is 'outstanding' on the skyline considering the prevailing height and scale of the existing place.</u></p> <p><u>6.14.4 Tall buildings with a height of 1.5 to 2.5 times the context height will be prominent and outstanding features in an area. Thus any building exceeding 1.5 times the context height of the surrounding area (or a minimum of 4 storeys in a 2 storey area) will be defined as a tall building for the purpose of Policy QP3a. Whilst their height is exceptional, they retain a proportionate relationship with their context and commonly are perceived as integral parts of a local townscape. Buildings with heights above 2.5 times the context height rise up into the sky and have a more detached relationship with the lower rise context. Such a relationship is only justifiable in places with highly urban and central characteristics where this increased height forms part of the place character, supports intensification and visually marks a place of district-wide importance on the skyline. The only place in the Royal Borough where a building of such increased height may be acceptable is within the town centre of Maidenhead. In the remainder of the Royal Borough, heights of above 2.5 times the context height will not generally be appropriate.</u></p> <p><u>Impact of Tall Buildings</u></p> <p><u>6.14.5 Due to their greater height and visibility tall buildings can have a greater impact on their immediate and wider environments, both positive and negative. As such proposals for tall buildings require higher levels of scrutiny than development of lesser height.</u></p> <p><u>6.14.6 Tall buildings such as Windsor Castle and the spires of churches have been a part of the Royal Borough for centuries. Their enhanced visibility contributes to distinctive skylines and enhances legibility by landmarking important locations such as town and village centres. When carefully located and designed, new tall buildings can serve those same functions and be welcome additions to the Royal Borough's settlements. They can also catalyse regeneration and make effective use of constrained sites in central locations.</u></p> <p><u>6.14.7 Inappropriately located, designed or scaled tall buildings can cause significant adverse impacts on their immediate and wider contexts by appearing overly prominent in views, causing harm to heritage assets and their settings, drawing attention away from historic landmarks or skyline features, resulting in overshadowing and overlooking of low-rise housing and gardens, or by being out of place and detracting from the character of towns and villages.</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	<p>Section 6.15</p> <p>Policy QP3a</p> <p>(Building Height and Tall Buildings)</p>	<p><u>Tall Building Locations and Design</u></p> <p>6.14.8 <u>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 and collaborative strategy for change. As part of this approach, tall buildings must complement existing townscape characteristics or positively contribute to place making and enhance the legibility of areas.</u></p> <p>6.14.9 <u>Proposals for tall buildings will need to carefully consider and test their potential impact on sensitive heritage, landscape and townscape assets in their immediate and wider surroundings.</u></p> <p>6.14.10 <u>Due to their visual prominence, tall buildings will need to integrate positively with their context and contribute to a sense of place and local pride. Policy QP3a provides key location and design principles that will ensure that tall buildings are only brought forward in the right places, with an appropriate height and can achieve the highest architectural and urban design quality.</u></p> <p>6.14.11 <u>The Royal Borough will prepare a Building Height and Tall Buildings SPD. This will identify locations that present opportunities for tall buildings in the Royal Borough, together with site-specific recommendations on building height. It will provide additional detailed guidance on location, height and design of tall buildings and set application requirements for tall buildings."</u></p> <p>Insertion of new policy QP3a Tall Buildings and para number 6.15 as follows:</p> <p><u>"6.15 Policy QP3a Building Height and Tall Buildings</u></p> <p><u>Policy QP3a</u></p> <p><u>Building Height and Tall Buildings</u></p> <p><u>General approach to heights in the Borough</u></p> <p>1. <u>Within established settlements (outside of Maidenhead Town Centre where Clause 2 applies), new development will be</u></p>

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		<p><u>generally expected to maintain the existing context heights, to reinforce and reflect the character of the local area. In large developments that can establish their own sense of place the general height of buildings may be increased to support place making and an efficient use of land. Proposed general building heights on such sites should not normally constitute an increase to the typical building height in the surrounding area by more than one storey, subject to responding appropriately to the existing characteristics of the site and wider context in respect of the built form, landscape, landform, heritage and views.</u></p> <p>2. <u>Maidenhead town centre has the capacity to accommodate buildings of greater height. An increase of the general height by up to 2 storeys above the surrounding context height (up to a maximum of 5 storeys in total) may be acceptable, where it can be demonstrated that this approach is necessary to deliver sustainable development and facilitate intensification, and any adverse impacts on existing townscape, heritage assets and views are avoided or appropriately mitigated.</u></p> <p>3. <u>Where development is proposed on large greenfield sites that lack a relevant development context, the appropriate future height of buildings should be established through the Placemaking SPD or Stakeholder Masterplan process (as relevant).</u></p> <p><u>Tall Building Definition</u></p> <p>4. <u>A building of more than 1.5 times the context height of the surrounding area or a minimum of 4 storeys in a 2 storey area, will be considered a tall building.</u></p> <p><u>Tall Buildings Urban Design Principles</u></p> <p>5. <u>Tall buildings (as defined in Clause 4 above) are exceptional forms of development that will only be appropriate in a limited number of locations and circumstances as exceptions to Clauses 1 or 2 above. Large parts of the Royal Borough are unsuitable for tall buildings due to heritage, landscape and townscape character sensitivities. Other than in Maidenhead Town Centre, building heights of above 2.5 times the context height will not generally be appropriate.</u></p> <p>6. <u>On the Nicholsons Centre site (AL1) within Maidenhead Town Centre, a single tall building above 2.5 times the contextual height may be acceptable to mark the centre of the town.</u></p>

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		<p><u>7. In general, tall buildings will only be considered appropriate in areas with high public transport accessibility, a mix of uses and an existing or emerging urban character that can successfully assimilate the scale, height and level of activities of the proposed development.</u></p> <p><u>8. To be acceptable tall building proposals will need to be part of a comprehensive approach to development and place-making and have a clear purpose. Proposals should demonstrate how as a landmark building (or cumulatively as part of a cluster of buildings) they will significantly enhance legibility and deliver significant regeneration benefits for the locality.</u></p> <p><u>9. Proposals for tall buildings must be of the highest quality of design and demonstrate how they will:</u></p> <ul style="list-style-type: none"> a. <u>be of a height, scale, mass and volume that are proportionate to the role, function and importance of the location in the wider context of the locality and the Royal Borough.</u> b. <u>enhance the character and distinctiveness of the area and respond appropriately to the local townscape character.</u> c. <u>not adversely affect sensitive townscapes and landscapes, detract from important landmarks, strategic and locally important views or key characteristics of the skyline.</u> d. <u>mitigate against and avoid harm to the significance of heritage assets and their settings.</u> e. <u>not prejudice future development potential of adjacent/neighbouring buildings or plots.</u> f. <u>avoid an overbearing impact or canyon effect on the street space and present a human scale of development at street level with active uses at ground floor level.</u> g. <u>maintain adequate distance between buildings to protect the amenity of existing and future residents (including consideration of privacy, day and sun-lighting and outlook).</u> h. <u>provide high quality private and communal open space, play areas and public realm for occupants of the building.</u> i. <u>ensure the development does not adversely impact on the microclimate of the application site and the surrounding area.</u> j. <u>achieve innovative and sustainable building design, including maximising opportunities for biodiversity gain.</u> <p><u>10. Further details and guidance on the application of this policy will be set out in a Building Height and Tall Buildings SPD."</u></p>

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MM14	Section 6.16 (formerly Section 6.6) Policy QP4 (River Thames Corridor) / Section 6.17 (formerly Policy SP4 / Section 6.7)	<p>Amend first sentence of renumbered para 6.16.7 (formerly 6.6.7) as follows:</p> <p>"6.6.7 6.16.7 The principles of high quality design are set out in 'Policy SP3QP3 Character and Design of New Development' ..."</p> <p>Amend second sentence of renumbered para 6.16.10 (formerly 6.6.10) as follows:</p> <p>"6.6.10 6.16.10 ... 'Policy SP4QP4 River Thames Corridor' ..."</p> <p>Amend second sentence of renumbered para 6.16.11 (formerly 6.6.11) as follows:</p> <p>"6.6.11 6.16.11 ... Furthermore, the Environment Agency has produced a river basin Management Plan, Thaes River Basin District in 2009<u>2015</u> ..."</p> <p>Amend first sentence of renumbered para 6.16.12 (formerly 6.6.12) as follows:</p> <p>"6.6.12 6.16.12 Policy SP4QP4 ..."</p> <p>Rename Policy SP4 to QP4 and new para number 6.17 shown in main heading and sub heading follows:</p> <p>"6.717 Policy SP4QP4 River Thames Corridor</p> <p>Policy SP4QP4</p> <p>River Thames Corridor"</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM15	<p>Para 6.18.3 (formerly Section 6.8.3)</p> <p>Para 6.18.8 (formerly Section 6.8.8)</p> <p>Paras 6.18.9 to 6.18.11 (formerly Sections 6.8.9 to 6.18.11)</p>	<p>Amend Footnote 4 (now Footnote 5) in para 6.18.3 (formerly 6.8.3) as follows:</p> <p>"Bisham, Bray, Burchetts Green, Cheapside, Eton, Fifield, Holyport, Horton, Hurley, Hythe End, Knowl Hill, Littlewick Green, Shurlock Row, Warren Row, Waltham St Lawrence, White Waltham, Woodside"</p> <p>Delete the last sentence of para 6.18.8 (formerly 6.8.8) as follows:</p> <p>"6.8.8 6.18.8 Consideration may be given to the removal of some permitted development rights for the extension of dwellings so approved to ensure that the dwelling remains proportionate and available to the agricultural holding in the long term. The Council will look to use temporary planning permissions where a new agricultural or forestry enterprise is being established and viability is not yet proven. The forthcoming Green Belt SPD will provide further detailed guidance on the assessment of these matters."</p> <p>Delete paras 6.18.9 to 6.18.11 (formerly 6.8.9 to 6.8.11) and the related heading as follows:</p> <p>"Extensions, alterations and replacement buildings</p> <p>6.8.9 — When assessing whether an extension or alteration is disproportionate, or a replacement dwelling materially larger, account will be taken of the forthcoming Green Belt SPD which will be prepared to support this policy. This will set out guidelines on the scale of development that the Council is likely to consider appropriate and how this will be calculated.</p> <p>6.8.10 — For the purposes of the policy, the original building is defined as the building that existed on 1 July 1948 or, if constructed after 1 July 1948, as it was originally built. For the avoidance of doubt, if no building existed on 1 July 1948, then the original building is considered to be the first building as it was originally built after this date.</p> <p>6.8.11 — Replacement buildings are expected to be sited on or close to the position of the original building, unless it can be clearly demonstrated that an alternative position would reduce the overall impact on the openness of the Green Belt."</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	<p>Para 6.18.14 (formerly Section 6.8.14)</p> <p>Policy QP5 (Development in Rural Areas and the Green Belt)</p>	<p>Amend para 6.18.14 (formerly 6.8.14) as follows:</p> <p>"6.8.14 <u>6.18.14</u> Where the built form of a village extends wider than the settlement boundary the Council will need to assess whether or not the proposal site could be understood as falling within the wider understanding of the village extent and thus able to benefit from the limited infilling exception. Proposal sites for villages where no boundary has been defined will need to be assessed on a case by case basis. <u>The Council considers there to be very few opportunities for limited infilling in those smaller villages where no settlement boundary has been defined. Should any proposals come forward, these will be considered on their planning merits, taking into account national and local planning policies (including any policies in made Neighbourhood Plans).</u>"</p> <p>Delete section 6.9 and Policy SP5 and replace with 6.19 Policy QP5 as shown below:</p> <p>6.9 Policy SP5 Development in the Green Belt</p> <p>Policy SP5</p> <p>Development in the Green Belt</p> <p>1. The Metropolitan Green Belt will continue to be protected as designated on the Policies Map, against inappropriate development. Permission will not be given for inappropriate development (as defined by the NPPF), unless very special circumstances are demonstrated.</p> <p>2. Certain forms of development are not considered inappropriate. Proposals will be permitted where they are consistent with the exceptions listed in national planning policy, are of high quality design and protect, conserve and, where feasible, enhance areas of ecological value. Where relevant, proposals should also meet the following criteria:</p>

~~New agricultural and forestry workers dwellings~~

~~a. — There is a demonstrable essential and permanent need for the new dwelling based on the functional requirements of the enterprise it is intended to serve that cannot be met elsewhere.~~

~~b. — The dwelling is proportionate in scale and size to the needs of the holding it is intended to serve.~~

~~Extensions or alterations~~

~~c. — The extension or alteration proposed would not result in a disproportionate addition over and above the size of the original building.~~

~~d. — The building is of permanent and substantial construction and would not require extensive reconstruction.~~

~~Replacement buildings~~

~~The replacement building would be:~~

~~e. — In the same use~~

~~f. — Not materially larger than the one it replaces; and~~

~~g. — Is sited on or close to the position of the existing building.~~

~~Limited infilling~~

~~Limited infilling within the identified village settlement boundaries as designated on the Policies Map.~~

~~h. — Limited infilling may also be appropriate outside these identified settlement boundaries where it can be demonstrated that the site can be considered as falling within the village envelope as assessed on the ground. In assessing the village envelope consideration will be given to the concentration, scale, massing, extent and density of built form on either side of the settlement boundary and the physical proximity of the proposal site to the defined settlement boundary.~~

~~Equestrian development~~

~~i. — New equestrian development (including lighting and means of enclosure) is unobtrusively located and designed so that it does not have a significant adverse effect on the character of the locality, residential amenity, highway safety and landscape quality.~~

~~j. — Proposals do not result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a) or it can be demonstrated to the satisfaction of the local planning authority that there are no suitable alternative sites on lower grade land.~~

~~k. — Existing buildings are re-used where appropriate and any new buildings should be located in or adjacent to an existing group of buildings and have minimal visual impact within the landscape.~~

~~l. — Sufficient land is available for grazing and exercise where necessary.~~

~~m. — Proposals include a satisfactory scheme for the disposal of waste.~~

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>Re-use of buildings</p> <p>n. — The building is of permanent and substantial construction and its form is in keeping with its surroundings and would not require extensive reconstruction or a material change in size or scale.</p> <p>o. — The proposed use would not have a materially greater impact than the present or last approved lawful use on the openness of the Green Belt and the purposes of including land in it.</p> <p>p. — The reuse of a building for business and industrial uses should be appropriate in size and viability to agricultural units or buildings on the farm. Appropriateness should be tested against the context of the locality as justified in a farm management plan.</p> <p>Facilities for Outdoor sport, outdoor recreation or cemeteries</p> <p>q. — The scale of the building is no more than is genuinely required for the proper functioning of the enterprise or the use of the land to which it is associated.</p> <p>r. — Buildings are unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas.</p> <p>s. — There is no detrimental effect on landscape quality, residential amenity or highway safety.</p> <p><u>6.19 Policy QP5 Development in Rural Areas and the Green Belt</u></p> <p><u>Policy QP5</u></p> <p><u>Development in Rural Areas and the Green Belt</u></p> <p><u>General</u></p> <p>1. <u>The rural areas in the Royal Borough are defined as land within the Metropolitan Green Belt, which includes those settlements that are 'washed over' by the Green Belt. In all instances therefore (including in relation to the rural uses</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p><u>specifically addressed below), national Green Belt policy will be applied to development in rural areas within the Royal Borough.</u></p> <p><u>2. Within rural areas, proposals should not result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a).</u></p> <p><u>Green Belt</u></p> <p><u>3. The Metropolitan Green Belt, as shown on the Policies Map, will be protected against inappropriate development. Planning permission will not be granted for inappropriate development (as defined by the NPPF), unless very special circumstances are demonstrated.</u></p> <p><u>4. Certain forms of development are not considered inappropriate within the Green Belt, as defined in the NPPF. Within the Royal Borough, village settlement boundaries are identified on the Policies Map, and these boundaries will be used in determining where limited infilling may be acceptable:</u></p> <p><u>a. Limited infilling within the identified village settlement boundaries within the Green Belt as designated on the Policies Map (marked "Settlements (QP5)").</u></p> <p><u>b. Limited infilling outside identified village settlement boundaries¹ where it can be demonstrated that the site can be considered as falling within the village envelope as assessed on the ground. In assessing the village envelope consideration will be given to the concentration, scale, massing, extent and density of built form on either side of the identified village settlement boundary and the physical proximity of the proposal site to the identified village settlement boundary.</u></p> <p><u>Rural Uses</u></p> <p><u>5. The following policy will apply to specific types of rural development.</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p style="text-align: center;"><u>Equestrian development</u></p> <p>6. <u>New equestrian development (including lighting and means of enclosure) should be unobtrusively located and designed so that it does not have a significant adverse effect on the character of the locality, residential amenity, highway safety and landscape quality.</u></p> <p>7. <u>Proposals will need to ensure sufficient land is available for grazing and exercise, where necessary.</u></p> <p>8. <u>A satisfactory scheme for the disposal of waste will need to be provided.</u></p> <p style="text-align: center;"><u>Facilities for outdoor sport, outdoor recreation or cemeteries</u></p> <p>9. <u>The scale of development will be expected to be no more than is genuinely required for the proper functioning of the enterprise or the use of the land to which it is associated.</u></p> <p>10. <u>Buildings should be unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas.</u></p> <p>11. <u>The development (including lighting) should have no detrimental effect on landscape quality, biodiversity, residential amenity or highway safety."</u></p> <p><u>Footnote</u></p> <p>"FN1 <u>The settlement boundaries for those villages listed at footnote 4 and footnote 5 of this Local Plan."</u></p>

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	<p>Para 7.2.10 (formerly 7.2.11)</p> <p>Table 7 (formerly Table 2)</p>	<p>Renumber para 7.2.11 as para 7.2.10 and amend as follows:</p> <p>"7.2.10 The housing supply position set out in Table 27 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> <p>Replace 'Table 2: Housing supply' with 'Table 7: Housing supply' as follows:</p> <table border="1" data-bbox="884 747 2208 1129"> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Completions between 1st April 2013 and 31st March 2021</td> <td>1,4764,018</td> </tr> <tr> <td>Commitments (sites with planning permission)</td> <td>2,2962,937</td> </tr> <tr> <td>Small sites allowance/windfall (unidentified sites) <u>Windfall sites</u></td> <td>1,8401,934</td> </tr> <tr> <td>Sites identified in the HELAA</td> <td>362</td> </tr> <tr> <td>Allocations (defined in 7.4 'Policy HO1 Housing Development Sites')</td> <td>7,8917,059</td> </tr> <tr> <td>Total</td> <td>14,26015,948</td> </tr> </tbody> </table> <p>Table 27 : Housing supply</p>	Category	Amount	Completions between 1st April 2013 and 31st March 2021	1,476 4,018	Commitments (sites with planning permission)	2,296 2,937	Small sites allowance/windfall (unidentified sites) <u>Windfall sites</u>	1,840 1,934	Sites identified in the HELAA	362	Allocations (defined in 7.4 'Policy HO1 Housing Development Sites')	7,891 7,059	Total	14,26015,948
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	<p>Table 8 (formerly Table 3)</p> <p>Para 7.2.11 (formerly para 7.2.12)</p> <p>Para 7.2.13 (formerly para 7.2.14)</p>	<p>Replace 'Table 3: Historic Housing Delivery' with 'Table 8: Historic Housing supply' as follows:</p> <table border="1" data-bbox="899 514 2611 1077"> <thead> <tr> <th>Time Period</th> <th>2013/14</th> <th>2014/15</th> <th>2015/16</th> <th>2016/17</th> <th>2017/18</th> <th>2018/19</th> <th><u>2019/20</u></th> <th><u>2020/21</u></th> </tr> </thead> <tbody> <tr> <td>South East Plan⁽⁶⁾ Housing Target</td> <td>346</td> <td>346</td> <td>346</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Emerging Borough Local Plan Housing Target</td> <td>420</td> <td>420</td> <td>420</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Number of new dwellings completed</td> <td>360</td> <td>514</td> <td>602608</td> <td><u>584</u></td> <td><u>515</u></td> <td><u>705</u></td> <td><u>404</u></td> <td><u>328</u></td> </tr> </tbody> </table> <p>Table 38 – Historic Housing Delivery</p> <p>Renumber para 7.2.12 to be 7.2.11 with 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 three <u>eight</u> years of the plan period was as follows:"</p> <p>Renumber para 7.2.14 as para 7.2.13 and amendments as follows:</p> <p>"7.2.1413 Delivery rates have since recovered and are were currently rising above past trends <u>although these have fallen again in recent years</u>. The Council will publish annually, via the Monitoring 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 <u>remaining year over</u> of the plan period are presented <u>in Table 9</u> below and indicate the implications of achieving the</p>	Time Period	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	<u>2019/20</u>	<u>2020/21</u>	South East Plan⁽⁶⁾ Housing Target	346	346	346	-	-	-	-	-	Emerging Borough Local Plan Housing Target	420	420	420						Number of new dwellings completed	360	514	602 608	<u>584</u>	<u>515</u>	<u>705</u>	<u>404</u>	<u>328</u>
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	Para 7.2.14 (formerly para 7.2.15)	<p>objectively assessed need over the first five year period. The projected housing delivery over the plan period is set out in Appendix <u>EB</u>."</p> <p>Renumber para 7.2.15 as para 7.2.14 and amend second sentence as follows"</p> <p>"7.2.1514... The five year housing land supply figure comprises sites considered to meet as closely as possible the criteria for deliverability as required by Paragraph 47 of the NPPF (2012) in that they are available, suitable and achievable within five years. Paragraph 48 of the NPPF (2012) permits an allowance for small <u>windfall</u> 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>

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	Table 9 (formerly Table 4)	<p data-bbox="836 411 2558 443">Delete 'Table 4: Housing Delivery Targets' and replace with 'Table 9: Stepped Housing Requirement' as follows:</p> <table border="1" data-bbox="884 489 2240 1052"> <tbody> <tr> <td>Year</td> <td>2013/14</td> <td>2014/15</td> <td>2015/16</td> <td>2016/17</td> <td>2017/18</td> </tr> <tr> <td>Units</td> <td>420</td> <td>420</td> <td>420</td> <td>420</td> <td>420</td> </tr> <tr> <td>Year</td> <td>2018/19</td> <td>2019/20</td> <td>2020/21</td> <td>2021/22</td> <td>2022/23</td> </tr> <tr> <td>Units</td> <td>730</td> <td>730</td> <td>730</td> <td>730</td> <td>730</td> </tr> <tr> <td>Year</td> <td>2023/24</td> <td>2024/25</td> <td>2025/26</td> <td>2026/27</td> <td>2027/28</td> </tr> <tr> <td>Units</td> <td>850</td> <td>850</td> <td>850</td> <td>850</td> <td>850</td> </tr> <tr> <td>Year</td> <td>2028/29</td> <td>2029/30</td> <td>2030/31</td> <td>2031/32</td> <td>2032/33</td> </tr> <tr> <td>Units</td> <td>850</td> <td>850</td> <td>850</td> <td>850</td> <td>850</td> </tr> </tbody> </table> <p data-bbox="893 1087 1368 1119">Table 4: Housing Delivery Targets</p> <table border="1" data-bbox="884 1234 2386 1518"> <tbody> <tr> <td>Year</td> <td>2021/22</td> <td>2022/23</td> <td>2023/24</td> <td>2024/25</td> <td>2025/26</td> <td>2026/27</td> </tr> <tr> <td>Units</td> <td>200</td> <td>400</td> <td>1400</td> <td>1400</td> <td>1400</td> <td>775</td> </tr> <tr> <td>Year</td> <td>2027/28</td> <td>2028/29</td> <td>2029/30</td> <td>2030/31</td> <td>2031/32</td> <td>2032/33</td> </tr> <tr> <td>Units</td> <td>775</td> <td>775</td> <td>775</td> <td>775</td> <td>775</td> <td>772</td> </tr> </tbody> </table> <p data-bbox="893 1549 1442 1581">Table 9: Stepped Housing Requirement</p>	Year	2013/14	2014/15	2015/16	2016/17	2017/18	Units	420	420	420	420	420	Year	2018/19	2019/20	2020/21	2021/22	2022/23	Units	730	730	730	730	730	Year	2023/24	2024/25	2025/26	2026/27	2027/28	Units	850	850	850	850	850	Year	2028/29	2029/30	2030/31	2031/32	2032/33	Units	850	850	850	850	850	Year	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Units	200	400	1400	1400	1400	775	Year	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Units	775	775	775	775	775	772
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MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Para 7.3.1	<p>Amend para 7.3.1 as follows:</p> <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 <u>fiveplace</u> categories:</p> <ul style="list-style-type: none"> • Growth locations for development • Maidenhead <ul style="list-style-type: none"> ○ <u>Maidenhead Town Centre</u> ○ <u>South West Maidenhead</u> ○ <u>Other Maidenhead</u> • Windsor <ul style="list-style-type: none"> ○ <u>West of Windsor</u> ○ <u>Other Windsor</u> • Ascot, Sunningdale and Sunninghill <ul style="list-style-type: none"> ○ <u>Ascot Strategic Placemaking Area</u> ○ <u>Other Ascot</u> • Other areas<u>places</u>"

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	Policy HO1 (Housing Development Sites) / Section 7.4	<p>Amend Policy HO1 as follows:</p> <p>"Policy HO1</p> <p>Housing Development Sites</p> <ol style="list-style-type: none"> The Borough Local Plan will provide for at least 14,240 new dwellings in the plan period up to 2033. The Spatial Strategy sets out that development will be focused on existing urban areas, primarily Maidenhead, but also Windsor and Ascot. <u>New housing will be delivered in accordance with the following stepped housing requirement in the remaining years of the Plan period:</u> <table border="1" data-bbox="1142 913 2368 1554"> <thead> <tr> <th><u>Year</u></th> <th><u>Period</u></th> <th><u>Requirement</u></th> </tr> </thead> <tbody> <tr><td><u>9</u></td><td><u>2021/22</u></td><td><u>200</u></td></tr> <tr><td><u>10</u></td><td><u>2022/23</u></td><td><u>400</u></td></tr> <tr><td><u>11</u></td><td><u>2023/24</u></td><td><u>1,400</u></td></tr> <tr><td><u>12</u></td><td><u>2024/25</u></td><td><u>1,400</u></td></tr> <tr><td><u>13</u></td><td><u>2025/26</u></td><td><u>1,400</u></td></tr> <tr><td><u>14</u></td><td><u>2026/27</u></td><td><u>775</u></td></tr> <tr><td><u>15</u></td><td><u>2027/28</u></td><td><u>775</u></td></tr> <tr><td><u>16</u></td><td><u>2028/29</u></td><td><u>775</u></td></tr> <tr><td><u>17</u></td><td><u>2029/30</u></td><td><u>775</u></td></tr> <tr><td><u>18</u></td><td><u>2030/31</u></td><td><u>775</u></td></tr> <tr><td><u>19</u></td><td><u>2031/32</u></td><td><u>775</u></td></tr> <tr><td><u>20</u></td><td><u>2032/33</u></td><td><u>772</u></td></tr> </tbody> </table> <p>2-3. <u>The sites allocated for housing development are identified below and are also defined on the Policies Map.</u></p> <p>3-4. <u>Site specific requirements and considerations for each of the allocated housing sites are set out in individual site proformas which are located in Appendix C. The proformas form part of this policy and will be expected to help guide the design, decision making and delivery of the sites as they come forward for development. In meeting the proforma requirements,</u></p>	<u>Year</u>	<u>Period</u>	<u>Requirement</u>	<u>9</u>	<u>2021/22</u>	<u>200</u>	<u>10</u>	<u>2022/23</u>	<u>400</u>	<u>11</u>	<u>2023/24</u>	<u>1,400</u>	<u>12</u>	<u>2024/25</u>	<u>1,400</u>	<u>13</u>	<u>2025/26</u>	<u>1,400</u>	<u>14</u>	<u>2026/27</u>	<u>775</u>	<u>15</u>	<u>2027/28</u>	<u>775</u>	<u>16</u>	<u>2028/29</u>	<u>775</u>	<u>17</u>	<u>2029/30</u>	<u>775</u>	<u>18</u>	<u>2030/31</u>	<u>775</u>	<u>19</u>	<u>2031/32</u>	<u>775</u>	<u>20</u>	<u>2032/33</u>	<u>772</u>
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	Policy HO1 (Housing Development Sites)	<p><u>flexibility may be applied to allow for material changes in circumstance as a result of the passage of time or to enable alternative solutions that will deliver the same, or preferably, a better planning outcome.</u></p> <p>The following sites are allocated for housing development and defined on the Policies Map. Further information on the site allocations is presented on the site proformas. The proformas indicate the key requirements and considerations that need to be taken into account as sites come forward for development.</p> <p>Replace table of Housing Development Sites within Policy HO1 as follows:</p> <table border="1" data-bbox="893 848 2347 1705"> <thead> <tr> <th data-bbox="893 848 1089 1016"><u>Site reference</u></th> <th data-bbox="1089 848 1926 1016"><u>Site</u></th> <th data-bbox="1926 848 2347 1016"><u>Estimated Number of Residential Units (Net)</u></th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="893 1016 2347 1136" style="text-align: center;"><u>Maidenhead</u></td> </tr> <tr> <td colspan="3" data-bbox="893 1136 2347 1255" style="text-align: center;"><u>Maidenhead Town Centre</u></td> </tr> <tr> <td data-bbox="893 1255 1089 1375"><u>AL1*</u></td> <td data-bbox="1089 1255 1926 1375"><u>Nicholsons Centre, Maidenhead</u></td> <td data-bbox="1926 1255 2347 1375" style="text-align: center;"><u>500</u></td> </tr> <tr> <td data-bbox="893 1375 1089 1591"><u>AL2*</u></td> <td data-bbox="1089 1375 1926 1591"><u>Land between High Street and West Street, Maidenhead</u></td> <td data-bbox="1926 1375 2347 1591" style="text-align: center;"><u>243</u> <u>(7 completions, 50 commitments)</u></td> </tr> <tr> <td data-bbox="893 1591 1089 1705"><u>AL3*</u></td> <td data-bbox="1089 1591 1926 1705"><u>St Mary's Walk, Maidenhead^x</u></td> <td data-bbox="1926 1591 2347 1705" style="text-align: center;"><u>0</u></td> </tr> </tbody> </table>	<u>Site reference</u>	<u>Site</u>	<u>Estimated Number of Residential Units (Net)</u>	<u>Maidenhead</u>			<u>Maidenhead Town Centre</u>			<u>AL1*</u>	<u>Nicholsons Centre, Maidenhead</u>	<u>500</u>	<u>AL2*</u>	<u>Land between High Street and West Street, Maidenhead</u>	<u>243</u> <u>(7 completions, 50 commitments)</u>	<u>AL3*</u>	<u>St Mary's Walk, Maidenhead^x</u>	<u>0</u>
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		<u>AL4*</u>	<u>York Road, Maidenhead</u>	0 (26 completions, 454 commitments)
		<u>AL5*</u>	<u>West Street Opportunity Area, Maidenhead</u>	240
		<u>AL6*</u>	<u>Methodist Church, High Street, Maidenhead</u>	50
		<u>AL7*</u>	<u>Maidenhead Railway Station</u>	150
		<u>AL9*</u>	<u>Saint-Cloud Way, Maidenhead</u>	550
		<u>AL10*</u>	<u>Stafferton Way Retail Park, Maidenhead</u>	350
		<u>AL12</u>	<u>Land to east of Braywick Gate, Braywick Road, Maidenhead</u>	50
		<u>South West Maidenhead</u>		
		<u>AL13</u>	<u>Desborough, Harvest Hill Road, South West Maidenhead</u>	2,470 (plus 130 units beyond plan period)

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		<u>Site reference</u>	<u>Site</u>	<u>Estimated Number of Residential Units (Net)</u>
		<u>Other Maidenhead</u>		
		<u>AL23</u>	<u>St. Mark's Hospital, Maidenhead</u>	40-50 (45 used for table total)
		<u>AL24</u>	<u>Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead</u>	300
		<u>AL25</u>	<u>Land known as Spencer's Farm, north of Lutman Lane, Maidenhead</u>	330
		<u>AL26</u>	<u>Land between Windsor Road and Bray Lake, south of Maidenhead</u>	100
		<u>AL26A</u>	<u>Osbornes Garage, 55 St Marks Road, Maidenhead</u>	0 (14 commitments)
		<u>Windsor</u>		
		<u>West of Windsor</u>		
		<u>AL21</u>	<u>Land west of Windsor, north and south of A308, Windsor</u>	450

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		<u>AL22</u>	<u>Squires Garden Centre Maidenhead Road Windsor</u>	<u>39</u>
		<u>Other Windsor</u>		
		<u>AL29*</u>	<u>Minton Place, Victoria Street, Windsor</u>	<u>100</u>
		<u>AL30</u>	<u>Windsor and Eton Riverside Station Car Park</u>	<u>30</u>
		<u>AL31</u>	<u>King Edward VII Hospital, Windsor</u>	<u>47</u>
		<u>Ascot</u>		
		<u>Ascot Strategic Placemaking Area</u>		
		<u>AL16*</u>	<u>Ascot Centre</u>	<u>300</u>
		<u>AL17</u>	<u>Shorts waste transfer station and recycling facility, St Georges Lane, Ascot</u>	<u>131</u>
		<u>AL18*</u>	<u>Ascot Station Car Park, Ascot</u>	<u>50</u>
		<u>AL20*</u>	<u>Heatherwood Hospital, Ascot</u>	<u>0 (230 commitments)</u>
		<u>Other Ascot</u>		

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		<u>AL32</u>	<u>Sandridge House, London Road, Ascot</u>	<u>20</u>
		<u>AL32A</u>	<u>Gas holder site, Bridge Road, Sunninghill</u>	<u>0 (76 commitments)</u>
		<u>Other Places</u>		
		<u>AL33</u>	<u>Broomhall Car Park, Sunningdale</u>	<u>30</u>
		<u>AL34</u>	<u>White House, London Road, Sunningdale</u>	<u>10</u>
		<u>AL35</u>	<u>Sunningdale Park, Sunningdale</u>	<u>0 (158 commitments & 103 care unit commitments)</u>
		<u>AL36</u>	<u>Cookham Gas holder, Whyteladyes Lane, Cookham</u>	<u>50</u>
		<u>AL37</u>	<u>Land north of Lower Mount Farm, Long Lane, Cookham</u>	<u>200</u>
		<u>AL38</u>	<u>Land east of Strande Park, Cookham</u>	<u>20</u>
		<u>AL39</u>	<u>Land at Riding Court Road and London Road, Datchet</u>	<u>80</u>
		<u>AL40</u>	<u>Land east of Queen Mother Reservoir, Horton</u>	<u>100</u>

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		Table 10	<table border="1"> <tr> <td data-bbox="1044 373 1228 495">AL40A</td> <td data-bbox="1228 373 2071 495">Land adjacent to Coppermill Road, Horton</td> <td data-bbox="2071 373 2469 495">24</td> </tr> <tr> <td colspan="2" data-bbox="1044 495 2071 617">Total Allocations (Excluding Completions and Commitments)</td> <td data-bbox="2071 495 2469 617">7,059</td> </tr> <tr> <td colspan="3" data-bbox="1044 617 2469 886"> <p>Sites marked with an asterisk (*) are allocated for mixed use development.</p> <p>Footnote for AL3:</p> <p>FNx: The Council's preference is for a mixed use scheme including residential development.</p> </td> </tr> </table>	AL40A	Land adjacent to Coppermill Road, Horton	24	Total Allocations (Excluding Completions and Commitments)		7,059	<p>Sites marked with an asterisk (*) are allocated for mixed use development.</p> <p>Footnote for AL3:</p> <p>FNx: The Council's preference is for a mixed use scheme including residential development.</p>			Housing																											
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<table border="1"> <thead> <tr> <th data-bbox="884 978 1062 1071">Site reference</th> <th data-bbox="1062 978 1923 1071">Site</th> <th data-bbox="1923 978 2332 1071">Estimated Capacity (Net)</th> </tr> </thead> <tbody> <tr> <td data-bbox="884 1071 1062 1138">-</td> <td data-bbox="1062 1071 1923 1138">Growth locations</td> <td data-bbox="1923 1071 2332 1138">-</td> </tr> <tr> <td data-bbox="884 1138 1062 1205">-</td> <td data-bbox="1062 1138 1923 1205">Maidenhead town centre</td> <td data-bbox="1923 1138 2332 1205">-</td> </tr> <tr> <td data-bbox="884 1205 1062 1272">HA1*</td> <td data-bbox="1062 1205 1923 1272">Maidenhead Railway Station</td> <td data-bbox="1923 1205 2332 1272">150</td> </tr> <tr> <td data-bbox="884 1272 1062 1339">HA2*</td> <td data-bbox="1062 1272 1923 1339">Reform Road</td> <td data-bbox="1923 1272 2332 1339">150</td> </tr> <tr> <td data-bbox="884 1339 1062 1407">HA3</td> <td data-bbox="1062 1339 1923 1407">Saint-Cloud Way</td> <td data-bbox="1923 1339 2332 1407">600</td> </tr> <tr> <td data-bbox="884 1407 1062 1474">HA4*</td> <td data-bbox="1062 1407 1923 1474">West Street</td> <td data-bbox="1923 1407 2332 1474">240</td> </tr> <tr> <td data-bbox="884 1474 1062 1541">HA5*</td> <td data-bbox="1062 1474 1923 1541">York Road</td> <td data-bbox="1923 1474 2332 1541">320</td> </tr> <tr> <td data-bbox="884 1541 1062 1621">*</td> <td data-bbox="1062 1541 1923 1621">Broadway, Maidenhead</td> <td data-bbox="1923 1541 2332 1621">Included in housing commitments</td> </tr> <tr> <td data-bbox="884 1621 1062 1717">*</td> <td data-bbox="1062 1621 1923 1717">High Street East/York Stream, Maidenhead</td> <td data-bbox="1923 1621 2332 1717">Included in housing commitments</td> </tr> <tr> <td data-bbox="884 1717 1062 1785">-</td> <td data-bbox="1062 1717 1923 1785">Maidenhead Golf Course and associated sites</td> <td data-bbox="1923 1717 2332 1785">-</td> </tr> <tr> <td data-bbox="884 1785 1062 1852">HA6</td> <td data-bbox="1062 1785 1923 1852">—Maidenhead Golf Course</td> <td data-bbox="1923 1785 2332 1852">2000</td> </tr> </tbody> </table>					Site reference	Site	Estimated Capacity (Net)	-	Growth locations	-	-	Maidenhead town centre	-	HA1*	Maidenhead Railway Station	150	HA2*	Reform Road	150	HA3	Saint-Cloud Way	600	HA4*	West Street	240	HA5*	York Road	320	*	Broadway, Maidenhead	Included in housing commitments	*	High Street East/York Stream, Maidenhead	Included in housing commitments	-	Maidenhead Golf Course and associated sites	-	HA6	—Maidenhead Golf Course	2000
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MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)		
		HA7	— Land south of Harvest Hill Road, Maidenhead	380
		HA8	— Land south of Manor Lane, Maidenhead	220
		HA10*	Ascot Centre	300
		HA11	Land west of Windsor, north and south of the A308, Windsor	450
		-	Maidenhead	-
		HA12	Boyn Valley Industrial Estate, Maidenhead	240
		HA13	Exclusive House, Oldfield Road, Maidenhead	40
		HA14	Land south of Ray Mill Road East, Maidenhead	60
		HA15	Middlehurst, 90-103 Boyn Valley Road, Maidenhead	45
		HA16	Osbornes Garage, 55 St Marks Road, Maidenhead	20
		HA17	Tectonic Place, Holyport Road, Maidenhead	25
		HA18	Land between Windsor Road and Bray Lake, south of Maidenhead	100
		HA19	Whitebrook Park, including land east of Whitebrook Park, Lower Cookham Road, Maidenhead	175
		HA20	Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead	300
		HA21	Land known as Spencer's Farm, north of Lutman Lane, Maidenhead	300
		HA22	Land north of Breadcroft Lane and south of the railway line, Maidenhead	100
		HA23	Land west of Monkey Island Lane, Maidenhead	100
		HA24	Summerleaze, Summerleaze Road, Maidenhead	130
		-	Windsor	-
		HA25*	Minton Place, Victoria Street, Windsor	100

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)		
		HA26*	Shirley Avenue (Vale Road Industrial Estate), Windsor	80
		HA28	Windsor and Eton Riverside Station Car Park	30
		HA29	Windsor Police Station, Alma Road, Windsor	35
		-	Ascot, Sunninghill and Sunningdale	-
		HA30	Ascot Station Car Park	35
		HA31	Englemere Lodge, London Road, Ascot	10
		HA32	Heatherwood Hospital, Ascot	250
		HA33	Silwood Park, Sunningdale	75
		HA34	Sunningdale Park, Sunningdale	230
		HA35	Gas holder site, Bridge Road, Sunninghill	53
		HA36	Broomhall Car Park, Sunningdale	28
		HA37	White House, London Road, Ascot	10
		-	Other Areas	-
		HA38	Cookham Gas holder, Whyteladyes Lane, Cookham	40
		HA39	Land east of Strande Park, Cookham	20
		HA40	Land north of Lower Mount Farm, Long Lane, Cookham	200
		HA41*	Land north and east of Churchmead Secondary School, Priory Road, Datchet	175
		HA42	Land at Slough Road/Riding Court Road, Datchet	150
		HA43	Land north of Eton Road adjacent to St Augustine's Church, Datchet	35
		HA44	Land east of Queen Mother Reservoir, Horton	100
		HA45	Land adjacent to Coppermill Road, Horton	27
		HA46	Straight Works, Old Windsor	20

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)		
		HA47	95 Straight Road, Old Windsor	11
		HA48	Tithe Farm, Tithe Lane, Wraysbury	30
		HA49*	DTC Research, Belmont Road, Maidenhead	31
		HA50*	Grove Business Park, White Waltham	66
		-	TOTAL	8,286
		Sites marked with an asterisk (*) are allocated for mixed use development.		
		Housing Development sites"		
MM17	Policy HO2 (Housing Mix and Type) Para 7.5.7	<p>Amend para 7.5.7 as follows:</p> <p>"7.5.7 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 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 on certain residential allocations, and will be encouraged on other sites to help meet this indicative demand. The proformas in Appendix C confirm which sites are required to make provision for self-build and custom plots. The site allocation proformas identify possible locations for self build and custom housebuilding plots to help meet this indicative demand. A plot passport should be issued to every self/custom build plot available on a self-build site. This should set out the rules for design as well as a summary of the main features to be delivered.</u>"</p>		

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Policy HO2 (Housing Mix and Type) / Section 7.6	<p>Amend Policy HO2 as follows:</p> <p>"Policy HO 2</p> <p>Housing Mix and Type</p> <ol style="list-style-type: none"> 1. The provision of new homes should contribute to meeting the needs of current and projected households by having regard to the following principles: <ol style="list-style-type: none"> a. provide an appropriate mix of dwelling types and sizes, reflecting the most up to date evidence as set out in the Berkshire SHMA 2016, or successor documents. <u>Where evidence of local circumstances/market conditions demonstrates an alternative housing mix would be more appropriate, this will be taken into account.</u> b. be adaptable to changing life circumstances c. for proposals of 20 or more dwellings, <u>530% of the dwellings should be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2), and 5% of the dwellings should meet the wheelchair accessible standard in Building Regulations M4(3), unless evidence can be provided to demonstrate that such provision would be impracticable or render the scheme unviable.</u> the impact on project viability, or of physical or environmental impact would make such provision unsuitable. 2. Development proposals for residential care will be permitted only where they meet local commissioning priorities or a demonstrable local community need has been established. <u>The provision of purpose built and/or specialist accommodation with care for older people will be supported in settlement locations, subject to compliance with other policy requirements.</u> 3. Development proposals should demonstrate that housing type and mix have been taken into account and demonstrate how dwellings have been designed to be adaptable. 4. Proposals for custom or self build housing on appropriate sites will be supported. Where the site proformas (Appendix D) identify a need for custom or self build plots on an allocated housing site, the Council will expect these to be delivered and serviced at the earliest stage possible in the development and respond to the size needs identified in the Council's Self Build Register. Proposals for 100 or more net new dwellings (on greenfield sites) are required to provide 5% of the market

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p><u>housing as fully serviced plots for custom and self-build housing¹. On other allocated and windfall sites, the Council will encourage the provision of custom and self-build plots. Self-build plots will generally be expected to be provided in clusters. Where developers provide custom and self-build plots, these plots must be made available and appropriately marketed for 12 months. Marketing should be agreed with the Council before it is commenced. If the plots have not been sold in the 12 month period, these plots may be reverted back to the developer to build. All self-build plots will need to be provided with a plot passport.</u></p> <p>5. <u>Community-led housing approaches (such as co-housing, community land trusts and co-operatives) will be encouraged in sustainable settlement locations and on allocated sites."</u></p> <p><u>Footnote</u></p> <p><u>"FN1 The site proformas at Appendix C confirm which sites are expected to deliver custom and self-build housing. At the planning application stage, if less than 100 net new dwellings are deliverable on the site allocation as a whole, no custom or self-build plot provision will be required."</u></p>
MM18	Policy HO3 (Affordable Housing) / Para 7.7.7	<p>Amend para 7.7.7 as follows:</p> <p>"7.7.7 The delivery of affordable housing will be provided in accordance with the following order of priority:</p> <ol 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>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	<p>Policy HO3 / Para 7.7.13</p> <p>Policy HO3 (Affordable Housing) / Para 7.7.15</p> <p>Policy HO3 (Affordable Housing) / Para 7.8</p>	<p>Amend para 7.7.13 as follows:</p> <p>"7.7.13 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> <p>Add a new paragraph after para 7.7.15 as follows:</p> <p>"7.7.16 <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 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 (2012).</u>"</p> <p>Amend Policy HO3 as follows:</p> <p>"Policy HO3</p> <p>Affordable Housing</p> <p>1. A minimum requirement of 30% affordable housing units will be sought on sites proposing over 10 net additional dwellings or which have a combined gross internal floor area over 1000m². The tenure, size and type will be negotiated on a site by site basis, having regard to housing needs, site specifics and the following factors:</p> <p>a. development proposals that provide for a wide range of affordable housing products in line with government initiatives</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>b. constraints on the development of the site imposed by other planning objectives</p> <p>c. the need to achieve a successful housing development in terms of the location and mix of affordable homes</p> <p>d. the costs relating to the development; in particular the financial viability of developing the site (using an approved viability model) in which instance the Council will consider off site contributions in lieu of on site provision.</p> <p>2. If a site allocated or identified for housing is sub-divided to create two or more separate development schemes, one or more of which falls below the threshold of 10 units or 1000m² floor area, the Council will seek an appropriate level of affordable housing to reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme for the allocated or identified site.</p> <p>3. The delivery of affordable housing will be provided in accordance with the following order of priority:</p> <p>a. on site as part of the development and distributed across the development to create a sustainable, balanced community</p> <p>b. on an alternative site, only if provision would result in a more effective use of available resources or would meet an identified housing need, such as providing a better social mix and wider housing choice.</p> <p>4. Planning obligations will be used to ensure that the affordable housing will remain at an affordable price for future eligible households, or for the subsidy to be recycled to alternative affordable housing provision.</p> <p><u>1. The Council will require all developments for 10 dwellings gross, or more than 1,000 sqm of residential floorspace, to provide on-site affordable housing in accordance with the following:</u></p> <p><u>a. On greenfield sites (or sites last used for Class B business use or a similar sui generis employment-generating use) providing up to 500 dwellings gross - 40% of the total number of units proposed on the site;</u></p> <p><u>b. On all other sites, (including those over 500 dwellings) - 30% of the total number of units.</u></p> <p><u>2. Within designated rural areas^x, the Council will require 40% affordable housing from all developments of between 5 and 9 dwellings.</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>3. <u>Where a development falls below the size thresholds in 1 or 2 but is demonstrably part of a potentially larger developable area above those thresholds, the Council will require affordable housing on a pro rata basis.</u></p> <p>4. <u>The required affordable housing size and tenure mix shall be provided in accordance with the Berkshire Strategic Housing Market Assessment 2016, or subsequent affordable housing needs evidence. This currently suggests a split of 45% social rent, 35% affordable rent and 20% intermediate tenure overall.</u></p> <p>5. <u>The delivery of affordable housing will be provided in accordance with the following order of priority:</u></p> <p>a. <u>On-site as part of the development and distributed across the development to create a sustainable, balanced community</u></p> <p>b. <u>On an alternative site, only if provision would result in a more effective use of available resources or would meet an identified housing need, such as providing a better social mix and wider housing choice</u></p> <p>6. <u>If the Council consents to the affordable housing not being provided on-site under clause 5(b) a financial contribution equivalent to the cost of providing the same quantum of affordable housing which would otherwise be sought on site will be required in order to provide affordable housing on an alternative site. Financial contributions will also be required in respect of any fraction of an affordable unit that would be required to meet clauses 1 and 2 of the policy.</u></p> <p>x. <u>Planning obligations will be used to ensure delivery of affordable housing on an alternative site and to ensure that the affordable housing will remain at an affordable price for future eligible households, or for the subsidy to be recycled to alternative affordable housing provision.</u></p> <p><i>Rural exception sites</i></p> <p>7. Development proposals for limited affordable housing within the Green Belt, to meet local needs only, will be permitted as an exception where all of the following criteria are met:</p> <p>a. a demonstrable local community need for affordable housing has been established;</p> <p>b. the number, size and tenure of the dwellings are suitable to meet the identified need;</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>c. the site and the development proposal are well related to an existing settlement and not located in the open countryside;</p> <p>d. the proposal is designed to respect the characteristics of the local area including the countryside setting, and</p> <p>e. schools with capacity, health, shops and other community facilities are within reasonable travelling distance."</p> <p>Footnote to Clause 2 'designated rural areas' as follows:</p> <p>"FNx <u>As listed in Schedule 1 of The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) Order 1997, rural areas in RBWM are as follows: the parishes of Cookham, Eton, Horton, Hurley, Old Windsor, Waltham St. Lawrence, White Waltham, and Wraysbury.</u>"</p>
MM19	<p>Policy HO4 (Gypsies and Travellers) / Para 7.9.1</p> <p>Policy HO4 / Para 7.10</p>	<p>Amend para 7.9.1 as follows:</p> <p>"7.9.1 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 <u>Traveller</u> Local Plan is being developed. This will be informed by a Gypsy and Traveller Accommodation Assessment study which is being undertaken in 2017 <u>was published in 2018</u>. 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."</p> <p>Amend clause 1 of Policy HO4 as follows:</p> <p>"1. The need for Gypsy and Traveller Accommodation will be addressed through the proposed Gypsy and Traveller Local Plan^x. The current Gypsy and Traveller Accommodation Assessment will identify <u>has identified</u> a need for transit and permanent pitches to meet needs in the area. Meanwhile applications for planning permission will be considered positively in the light of national planning policy and the criteria listed below.</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>b. — the need to ensure satisfactory residential amenity for both the proposed accommodation and nearby residential properties</p> <p>c. — the accessibility of the location and the availability of existing and proposed services, facilities and infrastructure."</p>

CHAPTER 8 – ECONOMY

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)														
MM21	Para 8.2.11	<p>Amend paras 8.2.11 and Table 12 (formerly Table 6) as follows:</p> <p>"8.2.11 For RBWM the assessment for B8, B2, and B1(e)-E(g)(iii) figures appears at odds with market trends. To check the validity of the findings in the local context, RBWM undertook an assessment of the appropriateness of the broad sector classifications used in the Berkshire EDNAs to the local circumstances in RBWM. This sensitivity analysis has identified a higher net need for B1-E(g) floorspace and a lower requirement for B8 warehousing; which would be analogous to market trends."</p> <table border="1" data-bbox="964 1369 2531 1780"> <thead> <tr> <th colspan="2">Table 12 Labour Supply Jobs Growth for the borough for the Plan Period (20 years)</th> </tr> <tr> <th>Uses</th> <th>IDBR informed Labour Supply Jobs Growth for Plan Period (20 years)</th> </tr> </thead> <tbody> <tr> <td>Offices B1-E(g)</td> <td>5,908</td> </tr> <tr> <td>Manufacturing B2</td> <td>519</td> </tr> <tr> <td>Warehousing B8</td> <td>349</td> </tr> <tr> <td>TOTAL <u>E(g)</u> & B CLASS JOBS GROWTH</td> <td>6,776</td> </tr> <tr> <td>TOTAL JOBS GROWTH IN ALL SECTORS</td> <td>11,291</td> </tr> </tbody> </table>	Table 12 Labour Supply Jobs Growth for the borough for the Plan Period (20 years)		Uses	IDBR informed Labour Supply Jobs Growth for Plan Period (20 years)	Offices B1-E(g)	5,908	Manufacturing B2	519	Warehousing B8	349	TOTAL <u>E(g)</u> & B CLASS JOBS GROWTH	6,776	TOTAL JOBS GROWTH IN ALL SECTORS	11,291
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MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)										
	Policy ED1 (Economic Development) / Section 8.2 Para 8.2.12 Paras 8.2.13 to 8.2.17	<p>Delete Table 7 in para 8.2.12 as follows:</p> <table border="1" data-bbox="1041 680 2050 1035"> <thead> <tr> <th data-bbox="1041 680 1516 751">Uses</th> <th data-bbox="1516 680 2050 751">IDBR informed Labour Supply Net</th> </tr> </thead> <tbody> <tr> <td data-bbox="1041 751 1516 823">Offices B1</td> <td data-bbox="1516 751 2050 823">81,233</td> </tr> <tr> <td data-bbox="1041 823 1516 894">Manufacturing B2</td> <td data-bbox="1516 823 2050 894">24,543</td> </tr> <tr> <td data-bbox="1041 894 1516 966">Warehousing B8</td> <td data-bbox="1516 894 2050 966">24,921</td> </tr> <tr> <td data-bbox="1041 966 1516 1035">TOTAL B CLASS FLOORSPACE</td> <td data-bbox="1516 966 2050 1035">130,697</td> </tr> </tbody> </table> <p>Delete paras 8.2.13 to 8.2.17 as follows:</p> <p>8.2.13 Earlier Local Plan consultations suggested a jobs target based on past completion trends. However latest evidence suggests there have been significant changes within the property industry and economy more generally and employment density is increasingly more closely aligned to the nature of the business or sector which they accommodate than the property use class. Therefore a jobs and floorspace target based on the forecast Labour Supply scenario is now deemed more appropriate.</p> <p>8.2.14 The EDNA forecasts indicate that there will continue to be a strong demand for office space within the Borough accompanied by continued demand for industrial and warehousing floorspace, driven by the need for premises suited to modern business needs. In response, policies within the BLP aim to protect existing employment floorspace and support the creation of further employment floorspace both through the policy approach and allocation of specific sites.</p> <p>8.2.15 Sustainable economic development provides local employment opportunities, attracts people to spend time and money in the Borough and can enhance daytime activity. It generates wealth and can help establish town centres and employment areas as the vibrant and successful hearts of their communities.</p>	Uses	IDBR informed Labour Supply Net	Offices B1	81,233	Manufacturing B2	24,543	Warehousing B8	24,921	TOTAL B CLASS FLOORSPACE	130,697
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MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Paras 8.2.13 to 8.2.19	<p>8.2.16 — Policies within this chapter set out how the availability of employment land and premises will be managed flexibly, to ensure the efficient future use of sites, and encourage and enable the provision of a sufficient supply to meet identified needs. Offices will be focused in town centres and business areas.</p> <p>8.2.17 — Given the challenges of meeting new floorspace supply by intensification and modernisation of existing employment areas, the need to understand more fully, future floorspace requirements for modern business and the many recent changes in working practices, it is proposed to protect the Land south of the A308(M), west of Ascot Road and North of the M4 (known as the Triangle Site) for future employment development in the longer term, potentially beyond the BLP plan period. The employment policies of the plan would be reviewed after 5 years to establish whether there was a need to allocate the site for employment development and release it from the Green Belt."</p> <p>Insert new paras 8.2.13 to 8.2.19 after para 8.2.12 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 E(g) and B use classes.</u></p> <p><u>8.2.14 Using industry standard employment densities^x this requires an additional 50,000 sqm of office space and 25,000 sqm of industrial space.</u></p> <p><u>8.2.15 For offices the Council already has a positive pipeline of new office supply^x which reduces the need for this plan to identify new sites to accommodate office job growth. There is a need to provide 26,000 sqm of new space on new sites that do not have planning permission.</u></p> <p><u>8.2.16 To address this gap a number of new allocations are proposed as set out in Table 13 (in Policy ED1). While there are around enough sites either permitted or allocated in this plan a cautious approach is still justified – especially to control losses of viable to occupy stock. The scale of future permitted development losses is unknown and could rapidly erode any remaining flexibility in the market. The Council intends to apply selective Article 4 directions in our town centres and major office sites, but these will take time to implement. To provide additional contingency the Council will work to</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p><u>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> <p>8.2.17 <u>For industrial uses there are signs that more land may be needed than would be required to accommodate the increase in jobs alone. There is a need for around 25,000 sqm of new space to accommodate our job growth, but unlike offices there is a negative industrial pipeline. Market evidence suggests that there is very limited capacity remaining in our stock to accommodate growth – with almost no vacant space available for new firms or existing firms to expand^x. To meet our growth needs, and address historic under provision, it is estimated that the plan ought to look to provide around 80,000 sqm of new industrial stock. This would require around 20 ha of new land using standard employment and plot ratio assumptions^x.</u></p> <p>8.2.18 <u>For industrial uses policy ED1(b) allocates two named sites. Together these sum to 26.9 ha exceeding the 20ha noted above. But while the whole of the Triangle site is allocated in this plan, not all of the site is developable as a result of a number of constraints – most noticeably flooding. The developable area, and floorspace capacity of the site, is not yet confirmed but not all of the site would have to be developed to meet the identified need for industrial uses.</u></p> <p>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."</u></p> <p>Insert footnotes as follows:</p> <p><u>"FN1 (8.2.14): For office 13.75 sq m per job, for industrial 47.2 sq m per job and for warehousing 71.2 sq m per job.</u></p> <p><u>FN2 (8.2.15): Alma Road, Windsor (former Imperial House) 16,389 sq m (PA ref: 18/00095/FULL) and Broadway (Landings) 9,595 sq m (PA ref: 18/01576)</u></p> <p><u>FN3 (8.2.17): Despite a need for an additional 25,000 sqm of new industrial space – since the base date of the Plan the Borough has lost (or are likely to lose) around 45,000 sqm of space. Overall it is estimated that to correct for this an additional 80,000 sqm of space could be justified to meet our job growth and address historic undersupply.</u></p> <p><u>FN4 (8.2.17): At a floorspace to land plot ratio of 40%."</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Policy ED1 (Economic Development) / Section 8.3	<p>Amend Policy ED1 as follows:</p> <p>"Policy ED1</p> <p>Economic Development</p> <ol style="list-style-type: none"> 1. A range of different types and sizes of employment land and premises will be encouraged to maintain a portfolio of sites to meet the diverse needs of the local economy. Appropriate intensification, redevelopment and upgrading of existing sites and premises will be encouraged and supported to make their use more efficient and to help meet the forecast demand over the plan period and to respond to modern business needs. 2. The Royal Borough will seek to make provision for at least 11,200 net new jobs across a range of floorspaces including at least 130,700m² of B Class use floorspace comprising 81,300m² of B1 uses, 24,500m² of B2 uses and 24,900m² of B8 uses, in the period up to 2033. 3. It will do this by ensuring a flexible supply of high quality employment floorspace making some new allocations, utilising existing employment areas and promoting a more intensive use of these sites through the recycling, refurbishment and regeneration of existing older or vacant stock and promotion of flexible working practices. <p><u>Allocated sites to meet economic needs</u></p> <ol style="list-style-type: none"> 4. <u>To ensure that the Royal Borough delivers its employment needs in full, land will be allocated for economic needs in the following locations:</u> <p><u>Offices</u></p> <ol style="list-style-type: none"> 5. <u>New office space will be focused within Maidenhead, Windsor and Ascot town centres. The Council will require that the recently permitted schemes at both Alma Road (Windsor) and The Landing (Maidenhead) will be delivered in accordance with the planning consent.</u> 6. <u>In addition the following sites and areas will be expected to meet the borough's office needs:</u> <ol style="list-style-type: none"> a) <u>The following sites will be allocated to meet the borough's office needs:</u>

Ref	Site	Estimated additional office space (sqm)
AL1	<u>Nicholsons Centre, Maidenhead</u>	<u>15,000 (net additional)</u>
AL7	<u>Maidenhead Railway Station</u>	<u>4,000 (net additional)</u>
AL8	<u>St Cloud's Gate</u>	<u>3,500 (net additional)</u>

Table 13 Sites to be allocated to meet the borough's office needs

- b) Redevelopment of the Nicholsons centre is a major opportunity to deliver net additional employment floorspace within Maidenhead town centre. The council will work with the site promoter to ensure that this redevelopment makes a positive contribution to the borough's office supply.
- c) Where other sites within town centres come forward for redevelopment developers will be required to demonstrate that have maximised the office component of their scheme in line with market evidence at the time.
- d) A strong presumption against net loss of floorspace will apply where sites are redeveloped within the town centres.

Industrial and warehousing space

7. New industrial and warehousing space (E(g)(iii), B2, B8 and associated sui generis employment uses) will be provided at the following locations around Maidenhead:

Ref	Site	Estimated additional Industrial space (Ha)

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)		
		<p><u>AL14</u></p>	<p>The 'Triangle Site' (land south of the A308(M) west of Ascot Road and north of the M4, Maidenhead)</p>	<p>25.7 (Note: not all of the site will be developed for employment purposes due to flood risk and other constraints)</p>
		<p><u>AL11</u></p>	<p>Crossrail West Outer Depot</p>	<p>1.2</p>
<p align="center"><u>Table 14 Sites to be allocated to meet the Borough's industrial and warehousing needs</u></p> <p>8. <u>Given the shortage of industrial space in the borough and limited scope to allocate new sites as a result of constraints, priority should be to deliver units that meet the needs of the borough's firms. This is likely to take the form of smaller 'flexible' units for small and medium sized firms who may otherwise be required to look for space outside the borough focussing on <1,000 sqm units with a some slightly larger (<2,000 sqm).</u></p> <p>9. <u>Where possible property should be provided in a format that may allow mezzanine floors and consideration should be given to providing office space above industrial units to make the most efficient use of limited land.</u></p> <p>10. <u>At the Triangle site, larger units (for example B8 distribution units) should only be permitted where they are required to secure the delivery of a mix of units as part of a comprehensive scheme and ensure that the allocation is delivered to a high standard reflecting the 'gateway' nature of the site to Maidenhead. The site should also be subject to a phased masterplan to deliver new units to the local market over the first 10 years of the plan.</u></p> <p><u>Site allocations and proforma requirements</u></p>				

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p><u>11. The above employment site allocations are identified on the Policies Map. Site specific requirements for each of the employment sites are contained in Appendix C and form part of this policy. In meeting the proforma requirements, flexibility may be applied to allow for material changes in circumstance as a result of the passage of time or to enable alternative solutions that will deliver the same, or preferably, a better planning outcome."</u></p>
<p>MM22</p>	<p>Policy ED2 Section 8.7</p>	<p>Delete paras 8.7.1 to 8.7.2 as follows:</p> <p>"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. The BLP responds to these pressures by enabling economic development and the intensification of economic activity in appropriate locations. These locations are mainly those where economic activity is already concentrated. The Triangle Site, Maidenhead, remains in the Green Belt but has been designated as protected land to meet potential longer term employment needs.</p> <p>8.7.2— This policy approach helps to reinforce the current floorspace provision and enable the delivery of a flexible supply of floorspace that is responsive to the needs of local businesses. Sites are allocated for mixed use development comprising economic and residential uses, to further support the Borough's economy by helping to meet housing needs. Stafferton Way, Maidenhead is a mixed use area, containing a retail park, public car park and an employment area at the western end. It is intended that the employment area will remain in employment use as a Business Area."</p> <p>Insert new paras 8.7.1 to 8.7.3 in section 8.7 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</u></p>

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	<p>Policy ED2 (Protected Employment Sites) / Section 8.8</p>	<p><u>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> <p>Amend Policy ED2 as follows:</p> <p>"8.8 Policy ED2 Protected Employment Sites</p> <p>Policy ED2</p> <p><u>Protected Employment Sites</u></p> <p>1. The BLP will retain sites for economic use and employment as defined on the Policies Map:</p> <p>i. <u>2-Office stock within the town centres of Maidenhead, Windsor and Ascot will be protected and, in line with ED1(5) & (6), where redeveloped the Council will look to secure net additional office space where possible.</u></p> <p>The following sites, forming part of the strategic growth location in Maidenhead and the growth location in Ascot as identified in 5.2 'Policy SP1 Spatial Strategy', are allocated for mixed uses:</p> <p>a) Maidenhead town centre:</p> <p>i. — Railway station</p> <p>ii. — Reform Road, Maidenhead</p> <p>iii. — West Street, Maidenhead</p> <p>iv. — York Road, Maidenhead</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>v. Broadway, Maidenhead</p> <p>vi. High St/York Stream, Maidenhead</p> <p>b) Ascot Centre</p> <p>ii. 3. Outside the above town centres the Employment sites listed below are defined on the Policies Map as Business Areas: Employment sites listed below are defined on the Policies Map as Business Areas:</p> <p>a) Vanwall Business Park, Maidenhead</p> <p>b) Norreys Drive, Maidenhead</p> <p>c) Foundation Park, Cox Green</p> <p>d) Windsor Dials, Windsor</p> <p>e) Centrica, Millstream Windsor</p> <p>f) Alma Road, Windsor</p> <p>g) Stafferton Way, Maidenhead</p> <p><u>h) Whitebrook Park, Maidenhead</u></p> <p><u>i) Tectonic Place, Maidenhead</u></p> <p>iii. 4. Employment sites listed below are defined on the Policies Map as Industrial Areas:</p> <p>a) Furze Platt Industrial Area, Maidenhead</p> <p>b) Woodlands Business Park, Maidenhead</p> <p>c) Cordwallis Industrial Area, Maidenhead</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>d) Howarth Road, Off Stafferton Way, Maidenhead</p> <p>e) Prior's Way Industrial Estate, Maidenhead</p> <p>f) Vansittart Road Industrial Area, Windsor</p> <p>g) Fairacres Industrial Area, Windsor</p> <p>h) Ascot Business Park, Ascot</p> <p>i) Queens Road Industrial Estate</p> <p>j) Manor House Lane Employment Estate, Datchet</p> <p>k) Baltic Wharf, Maidenhead</p> <p><u>l) Boyn Valley Industrial Estate. Maidenhead</u></p> <p><u>m) Reform Road, Maidenhead</u></p> <p>iv. 5.The sites listed below are defined on the Policies Map as Mixed Use Areas:</p> <p>a) Land north and east of Churchmead Secondary School, Priory Road, Datchet</p> <p><u>a) b) DTC Research, Belmont Road, Maidenhead</u></p> <p><u>b) e) Shirley Avenue (Vale Road Industrial Estate), Windsor</u></p> <p>v. 6.<u>The sites below are defined on the Policies Map as Established Employment sites in the Green Belt;</u></p> <p>a) Maidenhead Office Park, For B1-E(g) and industrial Uses</p> <p>b) Ashurst Manor, Sunninghill, For B1-E(g) use</p> <p>c) Lower Mount Farm, Cookham, for Industrial Uses</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>d) Ditton Park, Riding Court Lane, for B1-E(g) uses</p> <p>e) Horizon Building, Honey Lane, Maidenhead, for B1-E(g) Uses</p> <p>f) Grove Park, Business Park, White Waltham, Mixed Uses</p> <p>g) Silwood Park, Sunningdale, Technology Park / <u>Educational</u> Uses</p> <p>2.7. Within industrial areas (as defined on the policies map) there will be a strong presumption in favour of retaining premises suitable for industrial, warehousing and similar types of uses, (including premises, suitable for medium, smaller and start-up businesses). Proposals for new premises suitable for these types of uses will be supported. Other uses will only be permitted if they are ancillary to industrial or warehousing uses, do not result in the loss of industrial or warehousing premises or demonstrate a sufficient benefit for the economy of the Borough.</p> <p>3.8. Within business areas and mixed use areas, intensification of employment activity will be encouraged subject to the provision of appropriate infrastructure and safe access. An element of residential development may also be acceptable in mixed use areas but it must ensure that the overall quantum of employment floorspace within the mixed use area as a whole is not reduced, except where identified in the proforma in this plan.</p> <p>4.9. Within industrial, business and mixed use areas, development proposals that improve and upgrade the facilities available to support businesses will be supported.</p> <p>5. <u>Within Established Employment Sites in the Green Belt, proposals that improve and/or upgrade the uses specified in Clause 1 v. for each site will be supported. Proposals to intensify the uses may also be supported, subject to the provisions set out in national policy with regards to development within the Green Belt.</u></p> <p>6.10 <u>For all sites a 'nil net loss' of commercial floorspace principle will apply.</u></p> <p>7.11 <u>In exceptional cases, where redevelopment does not provide full replacement space the Council will require market evidence to justify this loss, using policy ED3 and Appendix D as a guide. This should consider both the reuse of the buildings on site and feasibility / viability of replacement space offered freehold or leasehold. Justification should also be provided as to why the release is needed in advance of the plan review of the allocation in question.</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	<p>Policy ED3</p> <p>(Other Sites and Loss of Employment Floorspace) / Section 8.10</p>	<p><u>"8.9.7 The Council intends to introduce Article 4 directions, withdrawing permitted development rights to convert offices to homes as soon as possible. In the long term uncontrolled losses of highly accessible sites, suitable for high trip generating office uses, cannot be sustained."</u></p> <p>Amend Policy ED3 as follows:</p> <p>"Policy ED3</p> <p>Other Sites and Loss of Employment Floorspace</p> <p>Other Sites</p> <ol style="list-style-type: none"> 1. Development proposals for employment on sites currently in employment use will be supported. 2. Development proposals for employment development on sites currently used for non-employment purposes will be considered on their merits. Where benefits arising from the proposed use would exceed the benefit of retaining the existing use, the development proposal will be supported. <p>Loss of Employment Floorspace</p> <ol style="list-style-type: none"> 3. Where a change is proposed from an economic use to another use, development proposals must provide credible and robust evidence of an appropriate period of marketing for economic use and that the proposals would not cause unacceptable harm to the local economy. A further consideration to be taken into account will be the significance to the local economy of the use to be lost. 4. Marketing evidence should prove that both the land and the premises have been widely advertised and marketed for a wide range of economic uses for at least one continuous year immediately prior to submission of a relevant planning application. The exercise should be formally agreed with the Local Planning Authority prior to its commencement and demonstrate that the price and terms on which the land or premises were marketed were reasonable by comparison with similar examples in the local area. See Appendix <u>DE</u> for marketing evidence details which will be used to assess the acceptability, or otherwise, of the information submitted and the marketing undertaken.

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>5. Information should be provided detailing any interest received from potential buyers or tenants since the marketing commence. Where interest has been received and that interest has not been pursued, this must be explained. The requirement for marketing evidence 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.</p> <p>6. Marketing evidence will be assessed within the context of:</p> <ul style="list-style-type: none"> a) the overall quality of the site as an employment location b) the level of occupation/vacancy of the site c) consideration of the suitability of conversion for start-up and micro businesses d) whether the employment use generates any adverse impacts on the adjoining are e) possible benefits from relocating the economic use; possible benefits from using the site for alternative uses f) the achievement of other plan objectives. <p><u>Marketing evidence will need to address the demand from both the freehold and leasehold markets – reflecting the fact that the dynamics of the two markets may differ."</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM24	Policy ED4 (Farm Diversification) / Section 8.12	<p>Amend 8.12 Policy ED4 as follows:</p> <p>"8.12 Policy ED4 Farm Diversification</p> <p>Policy ED 4</p> <p>Farm Diversification</p> <p>1. Proposals for farm diversification will be permitted providing they meet the following criteria:</p> <ul style="list-style-type: none"> a. the proposal is a subsidiary component of the farm enterprise and contributes to the continuing viability of the farm as a whole, retaining existing or providing new employment opportunities and services for the local community; b. the scale and nature of the proposal must be appropriate within its rural location and where it is likely to create significant vehicular movements to and from the site it should be well located in relation to villages, settlements and towns; c. the proposal should reuse or adapt any existing farm buildings which are suitable and where appropriate include the removal of any redundant buildings which are derelict or offer no opportunity for beneficial use⁷. <u>The reuse of a building for business and industrial uses should be appropriate in terms of its size and character, not adversely impact upon nearby agricultural activity, be appropriate to a rural setting and preferably connected to agriculture. New buildings to enable farm diversification will only be permitted in accordance with national Green Belt policy, and only if existing buildings cannot be reused.</u> d. In the Green Belt, very special circumstances will be needed for a new building. If a new building can be justified it should be sited in or adjacent to an existing group of buildings, be compatible in scale, design, siting and materials, must relate

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		<p>satisfactorily to the surrounding landscape and character, and must avoid where possible the loss of the best and most versatile agricultural land;</p> <p>e. there would be no significant detriment to the amenity of nearby residents, the surrounding landscape, biodiversity or geodiversity, and no unacceptable effect on water quality or flooding on any watercourse in the vicinity of the site;</p> <p>f. the proposal should have regard to the local road network and the associated traffic movement should not compromise highway safety or the free flow of traffic; and</p> <p>g. where a retail use is proposed it must be directly related to the farm unit.</p> <p>h. <u>the proposal would, where this is possible and viable, deliver environmental improvements, for example in terms of additional landscaping or biodiversity enhancements.</u></p> <p>2. Proposals for retail development in the countryside, not related to a farm enterprise, will not be permitted and should be directed to villages, settlements and towns, in accordance with the Town Centres and Retail policies.</p>

CHAPTER 9 – TOWN CENTRES AND RETAIL

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM25	Para 9.2.9	<p>Amend text of para 9.2.9 as follows:</p> <p>"9.2.9 Visitors are attracted to Ascot because of the racecourse and their spend helps to support a number of retail outlets catering to the high-end of the market, and the many cafés in the High Street. A number of bars and pubs thrive from the patronage of race goers and the evening economy is supported by racecourse activities. However, traffic congestion and a lack of suitable parking is perceived to be a problem by users of Ascot-centre <u>High Street</u>."</p>

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	Policy TR1 (Hierarchy of Centres) / Section 9.3	<p>Amend Policy TR1 as follows:</p> <p>"Policy TR1</p> <p>Hierarchy of Centres</p> <ol style="list-style-type: none"> 1. The area's centres will be supported and strengthened to ensure that they continue to be the focus of communities. Initiatives which safeguard and enhance their role and function will be supported. 2. The hierarchy of centres in the Borough is defined as follows: <ul style="list-style-type: none"> • Town Centres: Windsor; Maidenhead • District Centres: Ascot; Sunningdale • Local Centres: Cookham; Cookham Rise; Datchet; Dedworth Road West, Windsor; Eton; Eton Wick; Old Windsor; Shifford Crescent, Maidenhead; Sunninghill; Vale Road, Windsor; Wessex Way, Cox Green; Wootton Way, Maidenhead; Wraysbury. In addition, a new Local Centre will form part of the development of Maidenhead Golf Course. 3. Windsor and Maidenhead will be the preferred location for the development of main town centre uses, followed by the District and Local Centres. The extent of the centres is defined on the Policies Map. 4. Development proposals for main town centre uses including retail development, leisure, entertainment facilities, offices, <u>hotels</u>, and arts, cultural and tourism development will be supported in accordance with the hierarchy, provided they are appropriate in terms of their scale, <u>character</u> and design, and are well-related to the centre."
MM26	Para 9.6.1 Windsor Town Centre	<p>Update the text in para 9.6.1 as follows:</p> <p>"9.6.1 The retail function of any town centre is defined by its Class A1-E(a) shops whilst other uses play a valuable role in creating a balanced town centre and an attractive experience for visitors. In Windsor, there is a need to balance the needs of residents with the needs of visitors and tourists."</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Policy TR2 Section 9.7	<p>Amend Policy TR2 as follows:</p> <p>"Policy TR2</p> <p>Windsor Town Centre</p> <ol style="list-style-type: none"> 1. Development proposals should promote and enhance the role of Windsor town centre and its vitality and viability. The retail role of Windsor town centre will be supported. 2. New development proposals within the primary shopping area, as defined on the Policies Map, should broaden the range of shopping opportunities and improve the image of the town as a sustainable and high quality shopping destination. In particular proposals to extend retail floorspace within existing stores and complexes and to extend department store provision within Windsor Town centre will be supported. 3. Development proposals for retail and service provision aimed particularly at visitors will be supported in a visitor development area that is appropriate to the character and function of the area, which includes Windsor Castle, Royal Windsor Shopping Centre, <u>Windsor Yards</u>, High Street and Thames Street. 4. Primary frontages, defined on the Policies Map, should include a high proportion of retail uses. Development proposals for non-retail uses within primary frontages will be permitted where they would enhance vitality and viability, be appropriate to the character and function of the area and retain prominent shop units within the primary frontage. 5. Development proposals in secondary frontages will be supported where they contribute to the existing character, function and vitality of the street or surrounding environment. 6. Development proposals for residential use on upper floors throughout Windsor town centre will be encouraged. 7. An allocation for a mixed use development comprising ground floor retail units with residential units <u>predominantly retail units on the ground floor with residential units above</u> is identified on the Policies Map at Minton Place."

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MM27	<p>Paras 9.8 and 9.8.2</p> <p>Para 9.8.4</p> <p>Para 9.8.5</p> <p>Para 9.8.7</p>	<p>Amend heading of Section 9.8 and para 9.8.2 as follows:</p> <p>"9.8 Maidenhead Town Centre</p> <p>"9.8.2 The Once adopted, the BLP will supersede 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."</p> <p>Delete para 9.8.4 as follows:</p> <p>"9.8.4 The MTCAAP proposed a total of 25,000m² of retail floor space within the Broadway Opportunity Area allocation which is one of seven Opportunity Areas identified in the MTCAAP. It is recognised that since the adoption of the MTCAAP, a wider range of uses, including retail and non retail floorspace may be more appropriate in the town centre. Consent for the development of the majority of the Broadway Opportunity Area has been granted through "The Landing" development for up to 4,700m² of retail, restaurants, cafés and bars."</p> <p>Delete para 9.8.5 as follows:</p> <p>"9.8.5 A second retail led scheme as currently proposed by the MTCAAP for the rest of the Broadway Opportunity Area, known as 'Nicholson's Car Park,' provides further retail capacity, anticipated to be up to approximately 2,500m² of A1 retail floor space. With the implementation of these two permissions it is anticipated that the retail provision of the Broadway Opportunity Area will fall significantly short of the 25,000m² anticipated by the MTCAAP."</p> <p>Delete para 9.8.7 as follows:</p> <p>"9.8.7 The Maidenhead Waterways Restoration Project is a key driver for the rejuvenation of the town, and support is offered for proposals that would enhance the town's waterways in line with the Waterways Development Brief."</p>

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		<p>5. Proposals that make more efficient use of sites through intensification, higher densities or innovative design will be encouraged, provided that it is of exemplar design, supported by adequate infrastructure and transport and environmental impacts are appropriately addressed.</p> <p>6. Within the town centre, development for tall buildings which are of exemplar design will be encouraged providing they do not compromise the character and appearance of the centre and that of nearby Conservation Areas."</p> <p>7. Development proposals for residential use on upper floors throughout Maidenhead town centre, and proposals that would enhance the town's waterways, will be encouraged.</p> <p><u>5. Outside the primary and secondary frontages, new retail development will only be permitted where it would not compromise the vitality, viability and attractiveness of the town centre.</u></p> <p><u>Footnote to Policy Heading (footnote number to be confirmed at a later stage):</u></p> <p><u>FNx It should be noted that the Maidenhead Town Centre boundary, as defined by this policy and shown on the policies map, is different in extent from the Maidenhead Town Centre Strategic Placemaking Area as defined by Policy QP1a and shown indicatively on Figure 2."</u></p>
MM28	Policy TR4 (District Centres) / Section 9.11	<p>Amend Policy TR4 as follows:</p> <p><u>"9.11 Policy TR4 District Centres</u></p> <p><u>Policy TR 4</u></p> <p><u>District Centres</u></p> <p>1. Ascot and Sunningdale are district centres, defined on the Policies Map, whose main functions are to provide a range of shops and services to the surrounding areas. A broad mix of uses will be maintained within the centres to support their current functions and to help them meet their full potential.</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<ol style="list-style-type: none"> 2. Development proposals for retail use within district centres will be supported, particularly within the primary shopping areas as defined on the Policies Map. 3. Non-retail uses and services will also be supported provided the overall function of the centre and opportunities for customer choice are maintained. 4. The scale of development that will be appropriate in district centres will be smaller than that in town centres, and will be determined by reference to the scale and function of the centre in question. Development proposals should not be of such a scale that they would elevate the centre to a higher level in the retail hierarchy. 5. Development proposals for residential use on upper floors in district and local centres will be supported. Where there is a considerable proportion of vacant property in a centre, residential or other uses at ground floor level will also be considered by the Borough <u>where they do not negatively impact the character, and</u> provided that they would not adversely affect the function of the centre within the retail hierarchy. 6. Special considerations will apply in situations of sustained high levels of vacancy, for example where more than 30% of the units in a centre have been vacant for more than a year. Where there is a sustained high level of vacancy, the Council will consider active town centre uses as a first resort with residential or other uses at ground floor level as a last resort. 7. A diverse range of appropriate uses including retailing will be appropriate and there is limited scope for new retail floorspace in either district centre. The Neighbourhood Plan for the area, Ascot, Sunninghill and Sunningdale Neighbourhood Plan 2011-2026, supports the provision of small retail units on sites in both centres."
MM29	Policy TR5 (Local Centres) / Section 9.13	<p>Amend Policy TR5 as follows:</p> <p>"Policy TR5</p> <p>Local Centres</p> <ol style="list-style-type: none"> 1. Development proposals for retail use within local centres (<u>as defined on the Policies Map and in the proposed new Maidenhead Golf Course Local Centre</u>) will be supported, particularly within the primary shopping areas as defined on the

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>Policies Map. Non-retail uses and services will also be supported provided the overall function of the centre and opportunities for customer choice are maintained.</p> <ol style="list-style-type: none"> 2. The scale of development that will be appropriate in local centres will be determined by reference to the scale and function of the centre in question. Development proposals should not be of such a scale that they would elevate the centre to a higher level in the retail hierarchy. 3. Development proposals for residential use on upper floors in local centres will be supported. Where there is a considerable proportion of vacant property in a centre, residential or other uses at ground floor level will also be considered by the Borough provided that they would not adversely affect the function of the centre within the retail hierarchy. 4. Special considerations will apply in situations of sustained high levels of vacancy, for example where more than 30% of the units in a centre have been vacant for more than a year. Where there is a sustained high level of vacancy, preference will be given to active town centre uses. Residential or other uses at ground floor level will also be considered by the Borough <u>where they do not negatively impact the character, and provided that</u> they would not adversely affect the function of the centre within the retail hierarchy. 5. Local centres defined on the Policies Map will be supported to provide a broad range of services for their local community, mainly serving specialist local needs or the immediate day to day needs of their local area."
MM30	Para 9.14.1	<p>Amend para 9.14.1 as follows:</p> <p>"9.14.1 The scale of retail development that is appropriate within the Borough will be determined with reference to retail capacity work (Retail and Town Centre Study 2015 and subsequent updates). Applications for retail development will be considered against the policies in this section and the retail capacity identified for each centre. Where retail capacity work specifies a maximum floorspace figure for a particular centre in a particular period, permission will only be granted for retail development in excess of that figure if its impact on other centres within the development's catchment has been assessed and judged to not cause undue harm to those centres. <u>The forecast capacity for new retail floorspace (2,700 sqm net comparison goods floorspace and 2,350 sqm net convenience goods floorspace across the Borough) is</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Para 9.14.2	<p><u>based on the 2015-pattern of market shares remaining unchanged throughout the forecasting period to 2033, in addition to a number of other assumptions. The forecasts serve only as a guide and are not prescriptive minimums or maximums, particularly given the structural changes and challenges facing the retail sector."</u></p> <p>Amend para 9.14.2 as follows:</p> <p>"9.14.2 Retail capacity guidance and policy indicates that any new floorspace should be located in accordance with the sequential approach. It should also be noted that it is possible to sell all types of goods from a town centre location. The sequential test will be operated in such a manner as to ensure that development is located in the centre to which it is most appropriate, with preference being given to those centres higher up the hierarchy."</p>
MM31	Policy TR6 (Strengthening the Role of Centres) / Section 9.15	<p>Amend Policy TR6 as follows:</p> <p>"Policy TR6</p> <p>Strengthening the Role of Centres</p> <p><u>1. Provision is made for 2,700 sqm net comparison goods floorspace and 2,350 sqm net convenience goods floorspace across the Borough.</u></p> <p>±2. Main town centre uses must be located within the centres defined in the hierarchy of centres where sites are suitable, viable and available. Subject to operation of this sequential test and as set out elsewhere in policy, offices may also be located in defined business areas.</p> <p>2. Unless a development proposal is intended to meet a particular local need that occurs only in a specific location or catchment area, development proposals must assess in centre sites in the following order of preference:</p> <p style="padding-left: 40px;">a. sites in town centres (Maidenhead, Windsor)</p> <p style="padding-left: 40px;">b. sites in district centres (Ascot, Sunningdale)</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p style="text-align: center;">c. sites in local centres.</p> <p>3. <u>Planning applications for main town centre uses which are neither in a defined centre nor in accordance with the policies of this Plan will be subject to the Sequential Test.</u></p> <p>34. Where suitable and viable in-centre sites are not available, edge of centre locations must be considered. If suitable and viable edges of centre sites are not available, out of centre sites should be considered. When considering edge of centre and out of centre proposals<u>sites</u>, preference will be given to accessible sites that are well-connected to the centre.</p> <p>45. Flexibility should be demonstrated on issues such as the format and scale of development. All centres within each individual level of the hierarchy are of equal status for the purposes of this sequential test.</p> <p>56. Outside the defined centres, retail development (including subdivision of existing retail units or widening the range of goods allowed to be sold) will be resisted unless (a) the proposal passes the sequential test outlined above, or (b) is intended to meet a particular local need that occurs only in a specific location.</p> <p>67. Development proposals for retail, leisure and office development larger than the thresholds set out below, located outside defined centres must be accompanied by an assessment of their impact on the vitality and viability of and investment in defined centres within their catchment:</p> <p style="margin-left: 40px;">a. retail development: 1,000 m² <u>sqm</u> within Maidenhead and Windsor urban areas; 500-m² <u>sqm</u> elsewhere</p> <p style="margin-left: 40px;">b. leisure development: 2,500 m² <u>sqm</u></p> <p style="margin-left: 40px;">c. office development: 2,500-m² <u>sqm</u></p> <p>78. Neighbourhood Plans may set different thresholds where local considerations, supported by evidence, indicate this is appropriate."</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM32	Policy TR8 (Markets) / Section 9.19	<p>Amend Policy TR8 as follows:</p> <p>"Policy TR8</p> <p>Markets</p> <ol style="list-style-type: none"> 1. Existing and proposed markets within town, district and local centres will be supported. Development proposals that include the operation of events and markets within town, district and local centres and that incorporate suitable spaces and appropriate infrastructure for events and markets, such as electricity points and lighting, will be supported. 2. Development proposals should show how they are not creating an adverse <u>not adversely</u> impact <u>upon</u> the residential amenity of nearby <u>residential and business</u> properties, especially with regard to noise."

CHAPTER 10 – VISITORS AND TOURISM

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM33	Policy VT1 (Visitor Development) / Para 10.1.3	<p>Amend para 10.1.3 as follows:</p> <p>"10.1.3 Key objectives include:</p> <ul style="list-style-type: none"> • supporting and promoting the key heritage attractions of Windsor, <u>Eton</u>, Ascot and the River Thames • providing sufficient visitor accommodation and facilities • promoting opportunities for visitor related development."

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	<p>Policy VT1 (Visitor Development) / Section 10.4</p>	<p>10.3.6 This visitor-related expenditure is estimated to have supported over 7,000<u>8,816</u> full time equivalent jobs in Windsor & Maidenhead. Many of these jobs are part-time or seasonal in nature and are spread across a wide range of service sectors from catering and retail to public service jobs such as in local government as well as tourism.</p> <p>10.3.7 The visitor accommodation usage in the Royal Borough is different to many locations and there have been some recent new developments, but there may need to be a wider choice of accommodation, based on existing buildings, towns and villages to meet visitor demands and aspirations. This will be monitored throughout the plan period by the Tourism Development Forum, which is made up of local businesses, representatives from the tourism industry and Councillors.</p> <p>10.3.8 The Borough's Local Transport Plan highlights the burden placed on local transport infrastructure by the fact that 51% of visitors arrive by car, with parking capacity and traffic congestion being particular issues for Windsor and Eton. Schemes are being prepared to help address these issues in the short to medium term, by aiming to provide a ring of small park and ride sites, together with improvements to local car parks, bus and cycle facilities and variable message signing."</p> <p>Amend Clause 1 of Policy VT1 as follows:</p> <p>"Policy VT1</p> <p>Visitor Development</p> <p>Visitor Development</p> <p>1. Maidenhead and Windsor town centres will be the main focus for major visitor related development. Development will be acceptable in other settlement locations provided that the type and scale of activity and the number of trips generated are appropriate to the accessibility of the location by walkers, cyclists and users of public transport. Proposals for hotel development <u>to support the operation of</u> at Windsor and Ascot racecourses will be supported if a case of very special circumstances is made <u>can be demonstrated</u> in each case."</p>

CHAPTER 11 – HISTORIC ENVIRONMENT

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
<p>MM34</p>	<p>Para 11.1.3</p>	<p>Amend para 11.1.3 as follows:</p> <p>"11.1.3 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 Conservation Areas</u> 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. The preparation of a local list that details local heritage assets will be one of the outcomes related to the Heritage Strategy and this local list will be updated via the Annual Monitoring Report. However, non-designated heritage assets may also be discovered through a number of different processes, including the making of neighbourhood plans, Conservation Area appraisals or through the consideration of planning applications.</u>"</p>
	<p>Para 11.2.3</p>	<p>Amend para number 11.2.3 as follows:</p> <p>"11.2.3 The evidence base comprises the Historic Environment Record maintained by Berkshire Archaeology and the Heritage at Risk Register maintained by Historic England. <u>This register is published annually and in 2016 there were three heritage assets identified as being at risk in the Borough.</u> 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>
	<p>Para 11.2.4</p>	<p>Amend para number 11.2.4 as follows:</p> <p>"11.2.4 The character of villages and hamlets in the countryside are defined in the Landscape Character Assessment. A Historic Landscape Character Assessment is currently being undertaken for East Berkshire, including the Royal Borough, and this</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Policy HE1 (Historic Environment) / Section 11.3	<p>Amend Policy HE1 as follows:</p> <p>"Policy HE1</p> <p>Historic Environment</p> <ol style="list-style-type: none"> 1. The historic environment will be conserved and enhanced in a manner appropriate to its significance. Development proposals should seek to conserve and <u>would be required to demonstrate how they preserve or</u> enhance the character, appearance and function of heritage assets <u>(whether designated or non-designated)</u> and their settings, and respect the significance of the historic environment. 2. Heritage assets are an irreplaceable resource and works which would cause harm to the significance of a heritage asset (whether designated or non-designated) or its setting, will not be permitted without a clear justification <u>in accordance with legislation and national policy</u> to show that the public benefits of the proposal considerably outweigh any harm to the significance or special interest of the heritage asset in question. 3. <u>The loss of heritage assets will be resisted. Where this is proven not to be possible, recording in accordance with best practice will be required.</u> 4. <u>Applications for works within archaeologically sensitive areas will be required to include a desk-top archaeological assessment.</u> 5. <u>Applications for works to heritage assets will only be considered if accompanied by a heritage statement which includes an assessment of significance, a heritage impact assessment and, where appropriate, information on marketing and viability.</u> <p>3. A local register of heritage assets at risk will be maintained."</p>
MM35	Section 11.6 /	<p>Delete section 11.6 and paras 11.6.1 and 11.6.2 as follows:</p> <p>"11.6 Local heritage assets</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	<p>Paras 11.6.1 & 11.6.2</p> <p>Policy HE3 (Local Heritage Assets) / Section 11.7</p>	<p>11.6.1 Local heritage assets in the Borough form an important part of the historical and cultural fabric of the Borough. The BLP reinforces the significance of the local historic environment and although local heritage assets do not qualify for statutory listing they are nevertheless important to the Borough because of their cultural, architectural and historical contribution. A local list that details local heritage assets will be included in the Heritage Strategy and updated via the Annual Monitoring Report.</p> <p>11.6.2 Retention and beneficial re-use of local heritage assets can be achieved through adaptation of the existing built fabric. There is a greater degree of flexibility when it comes to the alteration, re-use and adaptation of local heritage assets."</p> <p>Delete Policy HE3 as follows:</p> <p>"Policy HE 3</p> <p>Local Heritage Assets</p> <p>1. Development proposals that affect local heritage assets detailed on the Local List will be expected to demonstrate how they retain the significance, appearance, character and setting of the local heritage asset.</p> <p>2. There is a general presumption in favour of retaining local listed heritage assets and where this is not possible, recording of the heritage asset should be undertaken and submitted alongside development proposals."</p>

CHAPTER 12 – NATURAL RESOURCES

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
<p>MM36</p>	<p>Para 12.2.9</p>	<p>Amend para 12.2.9 as follows:</p> <p>"12.2.9 The Borough's SFRA <u>Level 1</u> and Environment Agency (EA) flood maps show that it is predominantly locations along the River Thames that are at highest risk of flooding including, Wraysbury, Old Windsor, Cookham and Windsor. However, some other areas including around Waltham St Lawrence and White Waltham/Paley Street and up to Holyport, have flood risk owing to Twyford Brook and The Cut, which are both tributaries of the River Thames. Fluvial flood risk is therefore a constraint to development in several areas of the Borough which is not necessarily restricted to locations along the River Thames. Regard should be had to the Thames River Basin Management Plan (RBMP) produced by the Environment Agency."</p>
	<p>Para 12.2.13</p>	<p>Amend para 12.2.13 as follows:</p> <p>"12.2.13 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 probability of flooding. The Borough's Strategic Flood Risk Assessment (SFRA), most recently revised in 2016/17<u>2017/18</u>, 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>"</p>
	<p>Para 12.2.15</p>	<p>Amend para 12.2.15 as follows:</p> <p>"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</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>2. <u>The sequential test is required for all development in areas at risk of flooding, except for proposed developments on sites allocated in this Plan or in a made Neighbourhood Plan which accord with the provisions of those Plans so far as material to the application.</u> In applying this test, development proposals should show how they have had regard to:</p> <ul style="list-style-type: none"> a. the availability of suitable alternative sites in areas of lower flood risk (the sequential test) b. the vulnerability of the proposed use and the flood zone designation c. the present and future flood risk d. the scale of potential consequences e. site evacuation plan in the event of potential flooding. <p>4. Only water compatible uses and essential infrastructure development will be supported in the area defined as functional floodplain. The exception test will still apply.</p> <p>3. <u>The sequential approach should be followed by developers for all development so that the most vulnerable development is located in the lowest risk flood areas within a site, taking account of all sources of flood risk.</u></p> <p>4. <u>Development proposals should include an assessment of the impact of climate change using appropriate climate change allowances over the lifetime of the development so that future flood risk is taken into account.</u></p> <p>3-5. In all cases, development should not itself, or cumulatively with other development, materially</p> <ul style="list-style-type: none"> a. impede the flow of flood water b. reduce the capacity of the floodplain to store water c. increase the number of people, property or infrastructure at risk of flooding d. cause new or exacerbate existing flooding problems, either on the proposal site or elsewhere. e. reduce the waterway's viability as an ecological network or habitat for notable species of flora or fauna

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		<p>5.6. Development proposals should:</p> <ul style="list-style-type: none"> a. increase the storage capacity of the floodplain where possible b. incorporate Sustainable Drainage Systems in order to restrict or reduce surface water run-off c. reduce flood risk both within and beyond sites wherever practical d. be constructed with adequate flood resilience and resistance measures suitable for the lifetime of the development e. <u>where appropriate, demonstrate safe access and egress and incorporate flood evacuation plans</u> where appropriate. <p>7. <u>The exception test will need to be applied in accordance with national policy and guidance in the NPPF and PPG, including on sites allocated in the development plan. This should demonstrate how flood risk would be managed on the site, including that the sustainability benefits of the site outweigh the flood risk and that the development will be safe for its lifetime, taking into account the vulnerability of its users and that it will not increase flood risk elsewhere. Where possible, development will reduce flood risk overall.</u></p> <p>6.8. Development proposals will be required to incorporate appropriate comprehensive flood risk management measures as agreed with the Environment Agency or the Council as Local Lead Flood Authority</p> <p>9. <u>Development proposals near rivers (including culverted rivers) should retain or provide an undeveloped 8 metre buffer zone alongside main rivers and, where practicable and appropriate, ordinary watercourses. This buffer zone should be on both sides of the watercourse and be measured from the top of the river bank at the point at which the bank meets the level of the surrounding land.</u></p> <p>7.10. Further development land associated with strategic flood relief measures will be safeguarded, including the proposed River Thames Scheme and the flood relief channel from Datchet to Wraysbury. Development should facilitate the improvement and integration of waterways in Maidenhead, including the completion of the Maidenhead Waterway Project."</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
<p>MM37</p>	<p>Policy NR 2 (Nature Conservation and Biodiversity) / Section 12.4</p> <p>(Formerly Policy NR3 (Nature Conservation) / Section 12.6)</p> <p>NEW</p> <p>Para 12.4.x</p>	<p>Move Section 12.6 'Nature Conservation' to Section 12.4 and amend heading as follows:</p> <p>"12.6 <u>12.4 Nature Conservation and Biodiversity"</u></p> <p>Add new para after 12.4.6 (formerly 12.6.6) as follows:</p> <p><u>"12.4.x The Green and Blue Infrastructure Study (2019) presents the baseline for the green and blue infrastructure across the Borough, including by identifying and mapping biodiversity designations and priority habitats. It also sets out opportunities for improving biodiversity and green infrastructure, including through joining these assets into a more connected Nature Recovery Network and through urban greening. Taking account of this and other evidence, the Council is expected to adopt a Biodiversity Action Plan by the end of 2021 and the creation of a Nature Recovery Network forms part of its action plan. This evidence can and should be drawn on by developers in demonstrating that proposals can meet the requirements of Policy NR2 and NR3, including identifying areas for biodiversity improvements and avoiding the fragmentation of existing habitats."</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	<p>Policy NR2 (Nature Conservation and Biodiversity) / Section 12.5</p> <p>(Formerly Policy NR3 (Nature Conservation) / Section 12.7)</p>	<p>Move Section 12.7 Policy NR3 Nature Conservation to Section 12.5 Policy NR2 Nature Conservation and Biodiversity and amend policy text as follows:</p> <p><u>12.7 12.5 Policy NR3-NR2 Nature Conservation and Biodiversity</u></p> <p>Policy NR3-NR2</p> <p>Nature Conservation and Biodiversity</p> <ol style="list-style-type: none"> 1. Designated sites of international and national importance, will be maintained, protected and enhanced. Protected species <u>and habitats</u> will be safeguarded from harm or loss <u>and should be enhanced where possible</u>. 2. Development proposals: <ol style="list-style-type: none"> a. Will be expected to demonstrate how they maintain, protect and enhance the biodiversity of application sites including features of conservation value such as hedgerows, trees, river corridors and other water bodies and the presence of protected species. b. Will avoid impacts on habitats and species of principal importance, such as those listed under Section 41 of the NERC Act 2006. c. Either individually or in combination with other developments, which are likely to have a detrimental impact on sites of local importance, <u>including Local Wildlife Sites and Local Nature Reserves</u>, or compromise the implementation of the national, regional, county and local biodiversity actions plans, will not be permitted unless it can be demonstrated that the benefits clearly outweigh the need to safeguard the nature conservation value of the site. d. Will be required to apply the mitigation hierarchy to avoid, mitigate or as a last resort compensate for any adverse biodiversity impacts, where unavoidable adverse impacts on habitats and biodiversity arise. Compensatory measures involving biodiversity offsetting will be considered as a means to prevent biodiversity loss where avoidance and mitigation cannot be achieved. <p><u>Biodiversity</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>3. Development proposals will be expected to identify areas where there is opportunity for biodiversity to be improved and, where appropriate, enable access to areas of wildlife importance. Development proposals shall also avoid the loss of biodiversity and the fragmentation of existing habitats, and enhance <u>connectivity via green corridors, stepping stones</u> and networks. Where opportunities exist to enhance designated sites or improve the nature conservation value of habitats, <u>for example within Biodiversity Opportunity Areas or a similar designated area</u>, they should be designed into development proposals. Development proposals will demonstrate a net gain in biodiversity by quantifiable methods such as the use of a biodiversity metric.</p> <p>4. Development proposals shall be accompanied by ecological reports in accordance with BS42020 to aid assessment of the proposal. Such reports should include details of any alternative sites considered, and any mitigation measures considered necessary to make the development acceptable.</p> <p>5. The biodiversity of application sites should be protected and enhanced by measures to:</p> <ul style="list-style-type: none"> a. conserve and enhance the extent and quality of designated sites b. conserve and enhance the diversity and distribution of habitats c. restore and recreate habitats lost as a result of development d. recognise the importance of green corridors, networks and open space including water bodies, green verges, woodland and hedges; they should also ensure that all new developments next to rivers will not lead to the deterioration of the ecological status of the waterbodies and where feasible will contribute to raising their status in line with the aims of the NPPF, the Water Framework Directive and Thames River Basin Management Plan (RBMP) e. avoid the fragmentation of existing habitats f. where appropriate recognise the importance of urban wildlife g. conserve soil resources to protect below ground biodiversity which in turn helps retain and enhance above ground biodiversity."

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM38	Policy NR3 (Trees, woodland and hedgerows) / Section 12.6 (Formerly Policy NR2 / Section 12.4)	<p>Move Section 12.4 'Trees, woodlands and hedgerows' to Section 12.6 as follows:</p> <p>"12.4 <u>12.6</u> Trees, woodlands and hedgerows"</p> <p>Add new para after 12.6.6 (formerly 12.4.6) as follows:</p> <p>"<u>12.6.7</u> The RBWM Tree and Woodland Strategy 2010-2020, which is due to be refreshed in 2021, provides the evidence base for trees and woodlands in the Royal Borough. It aims to ensure that trees and woodland contribute to a high quality natural environment and help to shape the built environment and new development in a way that strengthens the positive character and diversity of the Borough. The Green and Blue Infrastructure Study (2019) adds that within the urban context, street trees contribute to mitigating the urban heat island effect and therefore contribute to building the Borough's resilience to climate change."</p>
MM39	Policy NR4 (Thames Basin Heaths Special Protection Area) / Para 12.10.4	<p>Amend para 12.10.4 as follows:</p> <p>"12.10.4 Land is identified on the Policies Map as a southern extension to Allen's Field that will increase its mitigation capacity by 84 dwellings. Further new SANG may be identified in due course subject to agreement with Natural England and the landowner. <u>In certain circumstances, SANG land within Bracknell Forest can be used by developments located within the Royal Borough. Bracknell Forest Council supports development sites in the Royal Borough utilising SANG that is controlled by third party landowners in Bracknell Forest. However, this additional SANG source can only be utilised if the development site (comprising 10 dwellings or more) lies within the relevant Bracknell SANG catchment zone (4km or 5km, depending on the size of the SANG). For small windfall sites of 9 dwellings or fewer, there is no SANG distance catchment limit.</u>"</p>

Policy NR4 (Thames Basin Heaths Special Protection Area) / Section 12.12

Amend Policy NR4 as follows:

"Policy NR4

Thames Basin Heaths Special Protection Area

1. New residential development which is likely to have significant effects on its purpose and integrity will be required to demonstrate that adequate mitigation measures are put in place to avoid any potential adverse effects. The measures will have to be agreed with Natural England who will help take a strategic approach to the management of the Special Protection Area (SPA).
2. A precautionary approach to the protection and conservation of the SPA will be taken and development will only be permitted where the Council is satisfied that this will not give rise to significant adverse effects upon the integrity of the SPA.
 - ~~3-~~No sites will be allocated nor planning permission granted, for a net increase in residential development within the 400 metres exclusion zone of the Thames Basin Heath SPA because the impacts of such development on the SPA cannot be fully mitigated.
 - ~~3-~~New residential development beyond 400 metres threshold but within five kilometres linear distance of the SPA boundary (the SPA zone of influence) will be required to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).
 - ~~4-~~Development proposals between five to seven kilometres linear distance from the SPA boundary, for 50 or more residential units, will be assessed on an individual basis to ascertain whether the proposal would have a significant adverse impact on the SPA. This assessment will involve a screening of the likely significant effects of the development and, where the screening suggests it is necessary, an Appropriate Assessment. Where a significant adverse impact is identified then mitigation measures will be required to be delivered prior to occupation and implemented in perpetuity.
- ~~5.~~ Future levels of housing development expected in the area of influence of the SPA will require appropriate mitigation and it is likely that new strategic SANG land will need to be identified in the future. The Council will work with partner organisations to deliver an appropriate level of SANG mitigation to mitigate the impact of new development.
- ~~6.3.~~ The following sites are defined on the Policies Map and allocated as SANG:
 - a. land south of Allen's Field (extension to Allen's Field strategic SANG)

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>b. land at Heatherwood Hospital and Sunningdale Park (bespoke SANGs which may also have a strategic role)</p> <p><u>Future SANG provision</u></p> <p>4. <u>It is likely that new strategic SANG land will need to be identified in the future to provide appropriate mitigation in the area of influence of the SPA. The Council will continue to work with partner organisations to deliver an appropriate level of SANG mitigation to mitigate the impact of new development. If insufficient SANG is available for future developments requiring mitigation then planning permission will be refused.</u></p> <p>8.5. A minimum of eight hectares of SANG land (after discounting to account for current access and capacity) should be provided per 1,000 new occupants. SANG must be secured in perpetuity.</p> <p>7.6. An applicant may wish to provide a bespoke SANG as part of development. Such bespoke SANG provision will usually be necessary only for larger developments of 50 or more dwellings. Where that is the case, all relevant standards including standards recommended by Natural England should be met and a contribution will have to be made towards SAMM. Access management measures will be provided strategically through cooperation between local authorities."</p>
MM40	NEW Para 12.15.1	<p>Insert new para 12.15.1 after Section 12.14 Policy NR5 with heading as follows:</p> <p>"Mineral Safeguarding</p> <p>12.2.18 <u>12.15.1 Minerals are an important, and finite, natural resource. It is important that viable mineral resources are "safeguarded" (protected) from 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.</u></p>

CHAPTER 13 – ENVIRONMENTAL PROTECTION

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
<p>MM41</p>	<p>Policy EP2 (Air Pollution) / Section 13.4</p>	<p>Insert new paras 13.4.2 to 13.4.5 after para 13.4.1 as follows:</p> <p><u>13.4.2</u> There are five AQMAs in the Borough:</p> <ul style="list-style-type: none"> • <u>Maidenhead AQMA</u> • <u>Bray/M4 AQMA</u> • <u>Windsor AQMA</u> • <u>Imperial Road/St Leonards Road Junction AQMA</u> • <u>Wraysbury AQMA</u> <p><u>13.4.3</u> 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><u>13.4.4</u> 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><u>13.4.5</u> Further options which could be adopted if required to mitigate impacts on AQMAs:</p> <ul style="list-style-type: none"> • <u>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 buildings – e.g. through the use of Ground Source Heat Pumps for providing heating and cooling.</u> • <u>Traffic management options to reduce the impact of specific groups or types of vehicles on AQMAs</u> • <u>Investment in public transport or other alternatives to diesel and petrol fuelled road transportation</u>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Policy EP2 (Air Pollution) / Section 13.5	<ul style="list-style-type: none"> • <u>Using green infrastructure, in particular trees, to absorb dust and other pollutants;</u>" <p>Amend clause 2 of Policy EP2 as follows:</p> <p>"Policy EP2</p> <p>Air Pollution</p> <ol style="list-style-type: none"> 1. Development proposals will need to demonstrate that they do not significantly affect residents within or adjacent to an Air Quality Management Area (AQMA) or to residents being introduced by the development itself. 2. Development proposals which may result in significant increases in air pollution must contain appropriate mitigation measures, <u>(such as green infrastructure, sustainable travel, electric vehicle charging parking points, limited vehicle parking, awareness raising, and enabling smarter travel choices)</u> thus reducing the likelihood of health problems for residents. 3. Development proposals should aim to contribute to conserving and enhancing the natural and local environment, by avoiding putting new or existing occupiers at risk of harm from unacceptable levels of air quality. Development proposals should show how they have had regard to the UK Air Quality Strategy or any successive strategies or guidance, ensuring that pollutant levels do not exceed or come close to exceeding national limit values. 4. Development proposals should show how they have considered air quality impacts at the earliest stage possible; where appropriate through an air quality impact assessment which should include the cumulative impacts. Where relevant, air quality and transport assessments should be linked to health impact assessments, including any transport related mitigation measures that prove necessary."
MM42	Policy EP3 (Artificial Light Pollution) / Section 13.7	<p>Amend Policy EP3 as follows:</p> <p>"Policy EP 3</p> <p>Artificial Light Pollution</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<ol style="list-style-type: none"> 1. Development proposals should seek to avoid generating artificial light pollution where possible and development proposals for new outdoor lighting schemes that are likely to have a detrimental impact on neighbouring residents, the rural character of an area or biodiversity, should provide effective mitigation measures. Development proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications. 2. Development proposals should seek to replace any existing light installations in order to mitigate or reduce existing light pollution. 3. The distinction between urban areas and the countryside should be maintained. To determine whether development proposals involving artificial lighting have a detrimental impact, they should be assessed in accordance with the zone in which they are located (E2, E3 or E4) on whether they have the potential to cause harm to the health or quality of life, or to affect biodiversity. 4. <u>All artificial lighting must be directional and focused with cowlings to reduce light spill into river corridors and other wildlife corridors.</u> 4.5. Development proposals should show how they have addressed the environmental zone in which the application is proposed and suggest mitigation measures and methodology accordingly and will also require where appropriate development proposals include landscaping measures to effectively screen lighting installations. The use of overly sensitive 'movement triggered' lighting will be resisted where it would impact on the amenity of the area. 5.6. With particular reference to floodlighting schemes, development proposals should not have an adverse effect on adjacent areas and use suitable methods for data provision, such as an isolux diagram."

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM43	Policy EP4 (Noise) / Section 13.9	<p>Amend Policy EP4 as follows:</p> <p>"Policy EP 4</p> <p>Noise</p> <ol style="list-style-type: none"> 1. Development proposals should consider the noise and quality of life impact on recipients in existing nearby properties and also the intended new occupiers ensuring they will not be subject to unacceptable harm. 2. Development proposals that generate unacceptable levels of noise and affect quality of life will not be permitted. Effective mitigation measures will be required where development proposals may generate significant levels of noise (for example from plant and equipment) and may cause or have an adverse impact on neighbouring residents, the rural character of an area or biodiversity. 3. Development proposals in areas significantly affected by aircraft, road or rail noise will be supported if the applicant can demonstrate via a noise impact assessment, effective mitigation measures. 4. Development proposals will need to demonstrate how they have met the following internal noise standards for noise sensitive developments: <ol style="list-style-type: none"> a. Internal noise levels within all habitable rooms shall not exceed an average noise level (LAeq) of 35 dB(A) during the daytime measured between 07.00am to 11.00pm b. Internal noise levels within all habitable rooms shall not exceed an average noise level (LAeq) of 30 dB(A) during the night – time measured between 11.00pm and 07.00am c. Internal noise levels within the bedroom environment shall not exceed a maximum noise level (LAm_{ax}) of 45 dB(A) during the night – time measured between 11.00pm and 07.00am d. Where feasible, measures shall be taken to ensure the external noise levels as part of the development do not exceed an average noise level (LAeq) of 55 dB(A) during the daytime measured between 07.00am and 11.00pm

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p><u>These noise standards will apply unless there are particular specific circumstances that justify some variation to be made in individual cases.</u></p> <p>5. The Council will require noise impact assessments to be submitted in circumstances where development proposals will generate or be affected by unacceptable levels of neighbourhood or environmental noise.</p> <p>Neighbourhood Noise</p> <p>6. Where neighbourhood noise associated with a particular development is likely to cause unacceptable harm to existing or future occupiers, the Council will require applicants to submit a noise assessment.</p> <p>7. Development proposals will be expected to demonstrate how exposure to neighbourhood noise will be minimised by the use of sound insulation, silencers, noise limiters, screening from undue noise by natural barriers, man made barriers or other buildings and by restricting certain activities on site.</p> <p>Environmental noise</p> <p>8. Development proposals will need to carry out a noise impact assessment in compliance with BS7445-1: 2003 for development proposals affected by environmental noise, to determine the noise levels that affect the development, and will also need to submit noise insulation and ventilation measures in compliance with BS8233. In addition noise mitigation measures will also need to be adopted to provide some protection of outdoor amenities from excessive noise levels from road and rail noise."</p>
MM44	Policy EP5 (Contaminated Land and Water) / Section 13.10 Para 13.10.1	<p>Amend para 13.10.1 as follows:</p> <p>"13.10.1 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. <u>Historic activity leaving a contamination legacy</u> 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</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Para 13.10.2	<p>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> <p>Amend para 13.10.2 as follows:</p> <p>"13.10.2 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 <u>often found around wells, boreholes and springs</u>, identified by the Environment Agency as at risk from potentially polluting activities, often found around wells, boreholes and springs, and applicants. Applicants should provide a full assessment of how they plan to achieve the mitigation of any impacts on such sources. SPZs are designated for all groundwater supplies intended for human consumption."</p>

CHAPTER 14 – INFRASTRUCTURE

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM45	Policy IF1 (Infrastructure and Development Contributions) / Section 14.3	<p>Amend Policy IF1 as follows:</p> <p>"Policy IF 1</p> <p>Infrastructure and Developer Contributions</p> <ol style="list-style-type: none"> 1. Development proposals will be supported that <u>must, where appropriate,</u> deliver infrastructure to support the overall spatial strategy of the Borough, including making contributions to the delivery of <u>all relevant</u> infrastructure projects included in the IDP in the form of financial contributions or on site provision. 2. Implementation of the CIL ensures a consistent and co-ordinated approach to the collection of developer contributions. Alongside CIL, dedicated Planning Agreements (S.106 of the Town and Country Planning Act,1990) will be used to provide

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>the range of site specific facilities which will normally be provided on-site but may where appropriate be provided in an off-site location or via an in-lieu financial contribution.</p> <ol style="list-style-type: none"> 3. Applicants will be subject to a requirement for a financial viability appraisal if it is considered that the level of affordable housing being sought will threaten the viability of the development proposal. 4. The loss of existing infrastructure will be resisted unless a suitable alternative can be provided or it can be demonstrated that the infrastructure is no longer required to meet the needs of the community. The Council will expect development proposals to demonstrate that consultation with an appropriate range of service providers and the community has taken place. 5. The Council will work in partnership with infrastructure service providers and developers to ensure that the infrastructure needed to support development is provided in a timely manner to meet the needs of the community. In some cases, it will be necessary for the infrastructure to be provided before development commences. 6. Development may be phased to ensure the timely delivery of the infrastructure that will be necessary to serve it. Each case will be determined on its individual merits during the development management process."
<p>MM46</p>	<p>Policy IF2 (Sustainable Transport) / Section 14.4 Para 14.4.9</p>	<p>Amend para 14.4.9 as follows:</p> <p>"14.4.9 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."</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>Sustainable Transport</p> <ol style="list-style-type: none"> 1. Development proposals should support the policies and objectives of the Transport Strategy as set out in the Local Transport Plan, <u>or any successor document.</u> 2. The Council will develop and implement revised parking standards. Transport and parking proposals including any varied parking standards set out in Neighbourhood Plans that have been made will also be supported. <u>2.</u> 3) New development should be located close to offices and employment, shops and local services and facilities and provide safe, convenient and sustainable modes of transport. Development proposals that help to create a safe and comfortable environment for pedestrians and cyclists and improve access by public transport will be supported. 4.3. Development proposals should show how they have met the following criteria where appropriate: <ol style="list-style-type: none"> <u>a.</u> d) be designed to improve pedestrian and cyclist access to and through the Borough's centres, suburbs and rural hinterland; <u>b.</u> e) be designed to improve accessibility by public transport; <u>c.</u> e) facilitate better integration and interchange between transport modes particularly for Windsor, Maidenhead and Ascot town centres and railway stations; <u>d.</u> a) be located to minimise the distance people travel and the number of vehicle trips generated; <u>e.</u> b) secure measures that minimise and manage demand for travel and parking; f. optimise traffic flows and circulation to minimise negative environmental impacts of travel including congestion, air pollution and noise; g. provide car and cycle <u>and vehicle</u> parking in accordance with the current Parking Strategy Parking SPD (<u>or the parking standards set in Made Neighbourhood Plans if these are applicable</u>), including disabled parking spaces, motorcycle parking and cycle parking as well as provision of electric vehicle charging points where appropriate. <u>Prior to adoption of the Parking SPD, the parking standards in the 2004 Parking Strategy will be used as a guide</u>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p><u>for determining the appropriate level of parking provision, with consideration also given to the accessibility of the site and any potential impacts associated with overspill parking in the local area.</u></p> <p>5.4. Transport Assessments and Statements and Travel Plans will be required to be prepared and submitted alongside development proposals, including residential schemes, in accordance with Department for Transport guidance and local authority requirements. Appropriate provision for public transport services and infrastructure will also be required.”</p>
MM47	<p>Policy IF3 (Local Green Space) / Section 14.8</p> <p>(Formerly Policy SP6 / Section 6.10)</p>	<p>Move the explanatory text in 6.10 Local Green Space to new section 14.8, with amendments as shown as follows:</p> <p>6.10 14.8 Local Green Space</p> <p>6.10.1<u>14.8.1</u> Paragraph 76 of the The National Planning Policy Framework introduced the ability for <u>enables</u> Local Plans and <u>neighbourhood plans</u> to designate Local Green Space. In accordance with Paragraph 77 of the NPPF <u>national planning policy and 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. • 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>6.10.2<u>14.8.2</u> 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

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		<ul style="list-style-type: none"> • 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>6.10.3<u>14.8.3</u> 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> <p>6.10.4<u>14.8.4</u> 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>6.10.5<u>14.8.5</u> 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>6.10.6<u>14.8.6</u> 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>6.10.7<u>14.8.7</u> 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>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	<p>Policy IF3 / Section 14.9 (Formerly Policy SP6 / Section 6.11)</p>	<p>6.10.8<u>14.8.8</u> 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> <p>Move Section 6.11 Policy SP6 Local Green Space to Section 14.9 Policy IF3 shown as follows:</p> <p>"6.11<u>14.9</u> Policy SP6<u>IF3</u> Local Green Space"</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>Amend Policy IF3 Local Green Space (was Policy SP6) as follows:</p> <p>"Policy <u>SP6_IF3</u></p> <p>Local Green Space</p> <p>1. The Council will give special protection to Poundfield, which is designated as Local Green Space and is shown on the Policies Map.</p> <p><u>2. Proposals to develop land designated as Local Green Space in the Development Plan will be determined in accordance with Policy QP5, which is consistent with national policy as it relates to development in the Green Belt.</u></p> <p>2.3. Inappropriate development within designated Local Green Spaces identified in the BLP and Neighbourhood Plans will not be permitted other than <u>except</u> in very special circumstances, except:</p> <ul style="list-style-type: none"> a. new buildings for appropriate facilities for outdoor sport, outdoor recreation and cemeteries, provided they do not conflict with the purpose of the Local Green Space b. the extension or alteration of a building provided that it does not result in disproportionate addition over and above the size of the original building c. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces."

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM48	<p>Policy IF4 (Open Space) / Section 14.10</p> <p>Para 14.10.2</p> <p>Para 14.10.4</p>	<p>Amend para 14.10.1 as follows:</p> <p>"14.10.1 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> <p>Amend para 14.10.2 as follows:</p> <p>"14.10.2 Both public and private open spaces underpin people's quality of life and well-being, providing green 'lungs' in urban areas and forming an essential part of creating sustainable and healthy communities. It is important that local residents have access to open spaces, including outdoor sports and leisure facilities, near to their homes. The NPPF (2012) protects existing open space through Paragraph 74."</p> <p>Amend para 14.10.4 as follows:</p> <p>"14.10.4 The Council's Open Space Study 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. <u>(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>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Para 14.10.8	<p>Add new para 14.10.8 as follows:</p> <p><u>"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 has been 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 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."</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>Amend Policy IF4 as follows:</p> <p>"Policy IF 4</p> <p>Open Space</p> <p><u>Existing Facilities</u></p> <ol style="list-style-type: none"> 1. Existing open space in the Borough will, <u>where appropriate</u>, be protected, maintained, and where possible, enhanced to increase capacity and make open space <u>it</u> more usable, attractive and accessible. Improvements to the quality of open space will be encouraged and development proposals that create new open space will be supported. 2. New open space will be required on housing sites as set out in the site pro forma and in line with the most up to date requirements contained in the Open Space Strategy. 3. Development proposals to increase access to natural open space should be subject to evaluation of the impact of visitor numbers. 4. Allotments within the Borough will be protected. There will be in principle support for new allotments, community gardens and orchards. 5. Provision of an alternative open space is deemed appropriate as part of development proposals, in a 'close by' suitable location which is flexible in meeting the needs of community and lends itself to a greater range of functional uses required in that area. Open space will be required to be delivered in perpetuity. A "close by" location is defined in accordance with the accessibility criteria in Appendix G. 6. The Council will encourage improvements to the quality and quantity of the Green Infrastructure Network in the Borough. The protection and enhancement of physical access, including Public Rights of Way, to open space is supported 7. Ockwells Park and Nature Reserve, Cox Green, Maidenhead is allocated on the Policies Map to provide Open Space.

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)								
	<p>Policy IF4 (Open Space) / Section 14.11</p>	<p>2. <u>Development involving the loss of open space will only be granted permission where</u></p> <ul style="list-style-type: none"> a. <u>There is clear evidence, for example from the latest published Open Space Study, that the existing facility is no longer required to meet current or projected needs, including for biodiversity improvements/off-setting; or</u> b. <u>The existing facility would be replaced by equivalent or improved provision in terms of quality and quantity in a suitable location within walking distance of the existing facility, or</u> c. <u>The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use</u> <p><u>New Facilities</u></p> <p>3. <u>The following sites are allocated as new or upgraded open space as part of the borough’s Green Infrastructure network:</u></p> <table border="1" data-bbox="934 1266 2223 1709"> <thead> <tr> <th data-bbox="934 1266 1127 1377">Ref</th> <th data-bbox="1127 1266 2223 1377">Site</th> </tr> </thead> <tbody> <tr> <td data-bbox="934 1377 1127 1488">AL15</td> <td data-bbox="1127 1377 2223 1488">Braywick Park, Maidenhead</td> </tr> <tr> <td data-bbox="934 1488 1127 1600">AL27</td> <td data-bbox="1127 1488 2223 1600">Land south of Ray Mill Road East, Maidenhead</td> </tr> <tr> <td data-bbox="934 1600 1127 1709">AL28</td> <td data-bbox="1127 1600 2223 1709">Land north of Lutman Lane, Spencer's Farm, Maidenhead</td> </tr> </tbody> </table> <p><u>Table 18 Sites allocated as new or upgraded open space as part of the borough's Green Infrastructure Network</u></p>	Ref	Site	AL15	Braywick Park, Maidenhead	AL27	Land south of Ray Mill Road East, Maidenhead	AL28	Land north of Lutman Lane, Spencer's Farm, Maidenhead
Ref	Site									
AL15	Braywick Park, Maidenhead									
AL27	Land south of Ray Mill Road East, Maidenhead									
AL28	Land north of Lutman Lane, Spencer's Farm, Maidenhead									

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p><u>These sites are identified on the policies map. Site specific requirements for these green infrastructure sites are set out in proformas in Appendix C. The proformas form part of this policy.</u></p> <p>4. <u>New open space and play facilities for children and young people will be required on sites allocated for new housing and housing-led mixed use developments as set out in the site allocation proformas in Appendix C and in line with requirements contained in the most up to date Open Space Study.</u></p> <p>5. <u>Proposals for residential development on non allocated sites of ten dwellings and above should normally provide new open space and play facilities in accordance with the quantity standards set out in Appendix F, or those within a more up to date Open Space Study. However, where there is clear evidence that there is a quantitative surplus of one or more types of open space/play facilities in the local area, these standards will be applied flexibly in order to address any local deficits.</u></p> <p>6. <u>Whilst on-site provision is preferred, provision of new open space and play facilities on an alternative site within walking distance of the development site, as set out in Appendix F, would be acceptable if this meets the needs of the community and results in a greater range of functional uses. A financial contribution towards improving existing provision may be acceptable if there are qualitative open space deficiencies in the area."</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM49	Policy IF5 (Rights of Way and Access to the Countryside) / Section 14.12	<p>Amend para 14.12.1 as follows:</p> <p>"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. <u>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.</u>"</p>
MM50	<p>DELETE</p> <p>Policy IF6</p> <p>(New Sports and Leisure Development at Braywick Park) / Sections 14.14 and 14.15</p>	<p>Delete Section 14.14 'New Sports and Leisure Development at Braywick Park' and paras 14.14.1, 14.14.2, 14.14.3 and 14.14.4</p> <p>"14.14 New sports and leisure development at Braywick Park</p> <p>14.14.1 The Magnet Leisure Centre on Saint Cloud Way in Maidenhead Town Centre was opened in 1975, and is therefore over 40 years old. It currently provides indoor swimming and other leisure facilities but due to its age, general condition and inability to meet current accessibility requirements, it is no longer considered to meet current standards or to be capable of being made fit for purpose in its current format. Current research has also indicated that, given the growth in population expected over the plan period and the associated step change in the pace of development, there is a need for a replacement facility to provide for the needs of the Borough.</p> <p>14.14.2 A number of development options were considered by the Borough's consultants. It is anticipated that at least two hectares will be required for a new built leisure facility and associated car parking. The first location that was considered was redevelopment of the existing site, but even with the addition of the adjacent ten pin bowling site this site was considered to be too small to accommodate a new leisure centre that met current standards and was also considered to be too constrained by neighbouring uses. It is therefore necessary for the BLP to allocate a new site capable of accommodating development in a sustainable location as shown in Appendix H.</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>14.14.3 A sequential site assessment was undertaken by the Borough's consultants. This sequential test was based on a policy approach that was compliant with the requirements of the NPPF. The sequential assessment considered strategic issues such as other planned development prescribed as part of the overarching Spatial Strategy of the BLP.</p> <p>14.14.4 The sequential assessment also drew on other parts of the evidence base that supports the BLP such as the Edge of Settlement Study. The sequential assessment concluded that a site at Braywick Park currently occupied by the golf driving range was the most sequentially preferable site which is available, suitable and deliverable for the provision of a new leisure centre and associated indoor and outdoor sporting facilities."</p> <p>Delete Section 14.15 Policy IF6 'New sports and leisure development at Braywick Park'</p> <p>"Policy IF-6</p> <p>New Sports and Leisure Development at Braywick Park</p> <p>1. The site of the former golf driving range within Braywick Park is allocated for the provision of a new leisure centre and associated indoor and outdoor sports facilities to include parking and associated infrastructure. The new facilities will be operational before the current Magnet Leisure Centre is decommissioned."</p>
MM51	Policy IF6 (Community Facilities) / Section 14.14 (Formerly Policy IF7 / Section 14.16) Para 14.14.5	<p>Insert text from former para 14.10.6 and renumber as 14.14.5</p> <p>"14.10.6<u>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."</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
<p>MM52</p>	<p>Policy IF7 (Telecommunications) / Section 14.17 (Formerly Policy IF8 / Section 14.19)</p>	<p>Amend Policy IF7 (Formerly IF8) as follows:</p> <p>"14.19<u>17</u> Policy IF8<u>7</u> Utilities</p> <p>Policy IF8<u>7</u></p> <p>Telecommunications</p> <ol style="list-style-type: none"> 1. Expansion of electronic communications networks and the provision of suitable infrastructure to achieve this are supported, subject to appropriate safeguards relating to the impact of the infrastructure. Development proposals that would result in improvements to telecommunications networks will be supported, provided environmental impacts are minimised. 2. Development proposals for telecommunications equipment that require planning permission will be permitted provided that the following criteria are met: <ol style="list-style-type: none"> a. the siting and appearance of the proposed apparatus and associated structures should seek to minimise harm to the visual amenity, character and appearance of the surrounding area b. proposed apparatus and associated structures on buildings should be sited and designed in order to seek to minimise harm to the external appearance of the host building c. proposals for new masts should demonstrate that the applicant has explored the possibility of erecting apparatus in existing locations in the following sequence: <ol style="list-style-type: none"> i. sharing existing masts and other structures ii. on existing buildings iii. on sites currently used for telecommunications infrastructure <p>such evidence should accompany any planning application for new masts and should show clearly why sequentially preferable options have been discounted</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
		<p>d. development proposals should not cause unacceptable harm to areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historical interest.</p> <p>Water Supply and Sewerage Infrastructure</p> <p>3 Development proposals should<u>must</u> demonstrate that adequate water supply and sewerage infrastructure capacity exists both on and off site to serve the development and that the development would not lead to problems for existing users. <u>Developers should contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of / in line with the occupation of the relevant phase of development. Where such evidence is not available or the potential impacts are unclear, the Council will expect developers to carry out appropriate studies to ascertain whether the proposed development would lead to overloading of existing water and sewerage infrastructure.</u></p> <p>4. <u>3. Specific development proposals may require further study into their particular impacts and if the study identifies that the water or sewerage network would be unable to support demand arising from a development proposal and if no improvements are programmed by the water or sewerage company, the developer will need to contact the company to agree what improvements are needed and how they will be funded prior to occupation of the development. Where appropriate, planning permission for developments, which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.</u></p> <p>5. Where works are required to secure water supply and sewerage provision to a development proposal, such works will be secured either by a planning condition or other mechanism as appropriate.</p> <p>6. New water resource schemes, improvements to the water supply network, demand management measures needed to meet current and future water supply needs and those needed to meet the challenges of climate change and environmental protection will be supported. Sites that are identified by water or sewerage undertakers or the Environment Agency as being required to deliver necessary water or sewerage infrastructure will be allocated or safeguarded as appropriate."</p>

CHAPTER 15 – MONITORING AND IMPLEMENTATION

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)							
MM53	Chapter 15 Monitoring Indicator 1	<p>Amend Monitoring Indicators as follows:</p> <p>Monitoring Indicator 1</p> <p>Spatial Strategy</p> <p>Indicators: Delivery of development in accordance with the Spatial Strategy, <u>development in accordance with Climate Change Targets</u></p> <p>Related Policies: SP1, SP2, NR1, NR5</p> <table border="1" data-bbox="917 1094 1952 1814"> <thead> <tr> <th data-bbox="917 1094 1952 1192">Targets:</th> </tr> </thead> <tbody> <tr> <td data-bbox="917 1192 1952 1325">Quantity & type of development delivered in the <u>3 three</u> growth locations set out in the Spatial Strategy</td> </tr> <tr> <td data-bbox="917 1325 1952 1423">Quantity and type of development delivered in other settlements</td> </tr> <tr> <td data-bbox="917 1423 1952 1522">Quantity and type of development delivered in Green Belt areas</td> </tr> <tr> <td data-bbox="917 1522 1952 1621"><u>Amount of development permitted in Flood Zone 3</u></td> </tr> <tr> <td data-bbox="917 1621 1952 1719"><u>Number of developments with effective SUDS features</u></td> </tr> <tr> <td data-bbox="917 1719 1952 1814"><u>Amount of renewable energy delivered</u></td> </tr> </tbody> </table>	Targets:	Quantity & type of development delivered in the <u>3 three</u> 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	<u>Amount of development permitted in Flood Zone 3</u>	<u>Number of developments with effective SUDS features</u>	<u>Amount of renewable energy delivered</u>
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<u>Amount of renewable energy delivered</u>									

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)								
	Monitoring Indicator 2	<p>Table 19: Spatial Strategy</p> <p>Monitoring Indicator 2</p> <p>Special qualities of the Borough<u>Sustainability and placemaking</u></p> <p>Indicators: 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 <u>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.</u></p> <p>Related Policies: SP1, SP2, SP3, SP4, SP5, SP6, TR1, HE1, HE2, HE3, QP1, QP1a, QP1b, QP1c, QP2, QP3, QP3a, QP5</p> <table border="1" data-bbox="914 1014 1938 1822"> <thead> <tr> <th data-bbox="914 1014 1938 1087">Targets:</th> </tr> </thead> <tbody> <tr> <td data-bbox="914 1087 1938 1192"><u>Progress of the Maidenhead Town Centre Strategic Placemaking area Supplementary Planning Document</u></td> </tr> <tr> <td data-bbox="914 1192 1938 1297"><u>Progress of the South West Maidenhead Strategic Placemaking area Supplementary Planning Document</u></td> </tr> <tr> <td data-bbox="914 1297 1938 1402"><u>Progress of the Ascot Strategic Placemaking Area Supplementary Planning Document</u></td> </tr> <tr> <td data-bbox="914 1402 1938 1507"><u>Amount and quality of green and blue infrastructure in new development</u></td> </tr> <tr> <td data-bbox="914 1507 1938 1581">Number of Neighbourhood Plans made</td> </tr> <tr> <td data-bbox="914 1581 1938 1728">Number of tall buildings approved in the Borough<u>Number of tall buildings approved in the Borough in accordance with definitions given in the Tall Buildings Supplementary Planning Document</u></td> </tr> <tr> <td data-bbox="914 1728 1938 1822">No loss of Green Belt<u>No further loss of Green Belt after adoption of the plan</u></td> </tr> </tbody> </table>	Targets:	<u>Progress of the Maidenhead Town Centre Strategic Placemaking area Supplementary Planning Document</u>	<u>Progress of the South West Maidenhead Strategic Placemaking area Supplementary Planning Document</u>	<u>Progress of the Ascot Strategic Placemaking Area Supplementary Planning Document</u>	<u>Amount and quality of green and blue infrastructure in new development</u>	Number of Neighbourhood Plans made	Number of tall buildings approved in the Borough <u>Number of tall buildings approved in the Borough in accordance with definitions given in the Tall Buildings Supplementary Planning Document</u>	No loss of Green Belt <u>No further loss of Green Belt after adoption of the plan</u>
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MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)				
	Monitoring Indicator 3	<div data-bbox="917 384 1938 594" style="border: 1px solid black; padding: 5px;"> <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> </div> <p>Monitoring Indicator 3</p> <p>Meeting housing needs</p> <p>Indicators: Delivery of housing as compared with the housing trajectory; delivery of affordable and specific 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> <div data-bbox="917 1016 1938 1801" style="border: 1px solid black; padding: 5px;"> <p>Targets:</p> <p>Number of dwellings completed for the following periods:</p> <table border="1" data-bbox="923 1163 1932 1234"> <tr> <td data-bbox="923 1163 1172 1234">2013-2018</td> <td data-bbox="1172 1163 1424 1234">2019-2023</td> <td data-bbox="1424 1163 1676 1234">2024-2028</td> <td data-bbox="1676 1163 1932 1234">2029-2033</td> </tr> </table> <p>Retain a five year housing land supply through the plan period</p> <p>Number of affordable houses as a percentage of total dwellings completed</p> <p><u>Number of self and custom build plots made available</u></p> <p>Number of units in different tenures delivered in accordance with the SHMA outputs</p> <p>Housing mix delivered in accordance with SHMA outputs</p> <p>Number of gypsy and traveller plots and pitches</p> <p>Number of windfalls</p> </div>	2013-2018	2019-2023	2024-2028	2029-2033
2013-2018	2019-2023	2024-2028	2029-2033			

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
	Monitoring Indicator 4	<div data-bbox="914 384 1938 459" style="border: 1px solid black; padding: 2px;"> <p>Number of dwellings completed to M4(2) and M4(3) standards</p> </div> <p>Table 21 Meeting housing needs</p> <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> <div data-bbox="914 989 1804 1316" style="border: 1px solid black; padding: 2px;"> <p>Targets:</p> <p>Delivery of office (Use Class B1-E(g)) floorspace</p> <p>Delivery of warehouse and other industrial (use Class B2, B8) floorspace</p> <p>Loss of employment floorspace by type</p> </div> <p>Table 22 Local business economy</p>
	Monitoring Indicator 5	<p>Monitoring Indicator 5</p> <p>Town, district and local centres</p> <p>Indicators: Promote the viability and vitality of the town centres in the Borough; promote appropriate shopping and services in district and local centres.</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)									
	Monitoring Indicator 6	<p>Related Policies: SP1, ED1, ED2, ED3, TR2, TR3, TR4, TR5, <u>TR6</u></p> <table border="1" data-bbox="917 464 1801 856"> <tr> <td>Targets:</td> </tr> <tr> <td>Delivery in Ascot, Windsor and Maidenhead <u>Town Centres</u> according to policies on allocated sites for housing, commercial and retail uses</td> </tr> <tr> <td>Loss and gain of retail floorspace by use class</td> </tr> <tr> <td>No change <u>Change</u> in the number of shops and community uses within designated district and local centres</td> </tr> </table> <p>Table 23 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> <table border="1" data-bbox="917 1388 1801 1850"> <tr> <td>Targets:</td> </tr> <tr> <td>Delivery of infrastructure according to the Infrastructure Delivery Plan (IDP)</td> </tr> <tr> <td>Delivery of key infrastructure elements as set out in the IDP</td> </tr> <tr> <td>Increase in the amount of the Borough provided with Superfast Broadband</td> </tr> <tr> <td><u>Open space and green/blue infrastructure provided on allocated housing sites</u></td> </tr> </table>	Targets:	Delivery in Ascot, Windsor and Maidenhead <u>Town Centres</u> according to policies on allocated sites for housing, commercial and retail uses	Loss and gain of retail floorspace by use class	No change <u>Change</u> in the number of shops and community uses within designated district and local centres	Targets:	Delivery of infrastructure according to the Infrastructure Delivery Plan (IDP)	Delivery of key infrastructure elements as set out in the IDP	Increase in the amount of the Borough provided with Superfast Broadband	<u>Open space and green/blue infrastructure provided on allocated housing sites</u>
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	Monitoring Indicator 7	<table border="1" data-bbox="917 386 1801 705"> <tr> <td data-bbox="917 386 1801 491"><u>Provision of specific new indoor and outdoor leisure and recreation facilities</u></td> </tr> <tr> <td data-bbox="917 491 1801 562"><u>Amount of public open space lost</u></td> </tr> <tr> <td data-bbox="917 562 1801 705"><u>Number of applications delivering new Rights of Way in accordance with Rights of Way Management and Improvement Plan</u></td> </tr> </table> <p data-bbox="917 737 1279 768">Table 24 Infrastructure</p> <p data-bbox="917 816 2362 848">Detailed provision in this area is co-ordinated and guided through the Infrastructure Delivery Plan (IDP).</p> <p data-bbox="917 947 1264 978">Monitoring Indicator 7</p> <p data-bbox="917 1031 1050 1062">Heritage</p> <p data-bbox="917 1108 2694 1192">Indicator: Maintenance and protection of Listed Buildings, Scheduled Monuments, Conservation Areas and registered parks and gardens.</p> <p data-bbox="917 1241 1400 1272">Related Policies: HE1, HE2, HE3</p> <table border="1" data-bbox="917 1316 1801 1850"> <tr> <td data-bbox="917 1316 1801 1388">Targets:</td> </tr> <tr> <td data-bbox="917 1388 1801 1459">Number of entries on the Local Heritage List</td> </tr> <tr> <td data-bbox="917 1459 1801 1564">Number and percentage of Conservation Areas with an up-to-date Character Appraisal</td> </tr> <tr> <td data-bbox="917 1564 1801 1635">No reduction in the extent of Conservation Areas</td> </tr> <tr> <td data-bbox="917 1635 1801 1778"><u>No loss of listed buildings, historic parks and gardens, ancient monuments, ancient woodlands or sites of archaeological interest</u></td> </tr> <tr> <td data-bbox="917 1778 1801 1850">Number of assets on the Heritage at Risk Register</td> </tr> </table>	<u>Provision of specific new indoor and outdoor leisure and recreation facilities</u>	<u>Amount of public open space lost</u>	<u>Number of applications delivering new Rights of Way in accordance with Rights of Way Management and Improvement Plan</u>	Targets:	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	<u>No loss of listed buildings, historic parks and gardens, ancient monuments, ancient woodlands or sites of archaeological interest</u>	Number of assets on the Heritage at Risk Register
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	Monitoring Indicator 9	<p>Table 25 Heritage</p> <p>Monitoring Indicator 9</p> <p>Green and Blue Infrastructure</p> <p>Indicator: Provision of open space; provision of leisure and recreation facilities and rights of way</p> <p>Related Policies: SP1, SP2, SP3, NR1, NR2, IF3, IF4</p> <table border="1" data-bbox="914 835 1804 1371"> <tr> <td data-bbox="914 835 1804 909">Targets:</td> </tr> <tr> <td data-bbox="914 909 1804 982">Amount of green and blue infrastructure in new development</td> </tr> <tr> <td data-bbox="914 982 1804 1056">Open space provided on allocated housing sites</td> </tr> <tr> <td data-bbox="914 1056 1804 1161">Provision of specific new indoor and outdoor leisure and recreation facilities</td> </tr> <tr> <td data-bbox="914 1161 1804 1234">Amount of public open space lost</td> </tr> <tr> <td data-bbox="914 1234 1804 1371">Number of applications delivering new Rights of Way in accordance with Rights of Way Management and Improvement Plan</td> </tr> </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 delivering new Rights of Way in accordance with Rights of Way Management and Improvement Plan
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Amount of green and blue infrastructure in new development								
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Number of applications delivering new Rights of Way in accordance with Rights of Way Management and Improvement Plan								

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)										
	Monitoring Indicator 9 (formerly Monitoring Indicator 10)	<p>Monitoring Indicator 109</p> <p>Climate change and biodiversityBiodiversity</p> <p>Indicators: Minimise the effect of flooding; amelioration of climate change impacts in development proposals; mMaintain and enhance natural environmental conditions .</p> <p>Related Policies: QP1NR1, NR2, NR3, <u>NR4</u>, EP1</p> <table border="1" data-bbox="914 779 1768 1671"> <thead> <tr> <th data-bbox="914 779 1768 852">Targets:</th> </tr> </thead> <tbody> <tr> <td data-bbox="914 852 1768 957">Amount of development permitted in designated flood zones</td> </tr> <tr> <td data-bbox="914 957 1768 1031"><u>Gain in priority habitat across the Borough</u></td> </tr> <tr> <td data-bbox="914 1031 1768 1136"><u>All developments to result in biodiversity net gain (at least 10%)</u></td> </tr> <tr> <td data-bbox="914 1136 1768 1241">Number of dwellings permitted requiring the provision of SANG</td> </tr> <tr> <td data-bbox="914 1241 1768 1346">Amount of SANG provided <u>as well as the amount of SAMM contributions</u></td> </tr> <tr> <td data-bbox="914 1346 1768 1419">Number of developments with effective SUDS features</td> </tr> <tr> <td data-bbox="914 1419 1768 1493">Amount of priority habitat lost and gained</td> </tr> <tr> <td data-bbox="914 1493 1768 1566">Amount of renewable energy delivered</td> </tr> <tr> <td data-bbox="914 1566 1768 1671"><u>Progress with a Borough Wide Local Biodiversity Action Plan</u></td> </tr> </tbody> </table> <p>Table 27 Biodiversity</p>	Targets:	Amount of development permitted in designated flood zones	<u>Gain in priority habitat across the Borough</u>	<u>All developments to result in biodiversity net gain (at least 10%)</u>	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>Progress with a Borough Wide Local Biodiversity Action Plan</u>
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Number of developments with effective SUDS features												
Amount of priority habitat lost and gained												
Amount of renewable energy delivered												
<u>Progress with a Borough Wide Local Biodiversity Action Plan</u>												

CHAPTER 16 – GLOSSARY

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)						
MM54		<p>Amend definition of 'Development Plan' as follows:</p> <table border="1" data-bbox="819 575 1982 835"> <tr> <td data-bbox="819 575 1032 835">Development Plan</td> <td data-bbox="1032 575 1982 835">Comprehensive term for adopted Local Plans, Area Action Plans and Neighbourhood Plans within the Borough, plus one saved policy of the South East Plan, as defined in Section 38 of the Planning and Compulsory Purchase Act 2004</td> </tr> </table> <p>Replace definition in 'Green Infrastructure' as follows:</p> <table border="1" data-bbox="819 1163 1994 1570"> <tr> <td data-bbox="819 1163 1032 1570">Green Infrastructure</td> <td data-bbox="1032 1163 1994 1570">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 <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></td> </tr> </table> <p>Insert definition of 'Mixed Use' as follows:</p> <table border="1" data-bbox="819 1705 1970 1864"> <tr> <td data-bbox="819 1705 1032 1864">Mixed Use</td> <td data-bbox="1032 1705 1970 1864"><u>Type of development that comprises of a mixture of land uses, or more than just a single use</u></td> </tr> </table>	Development Plan	Comprehensive term for adopted Local Plans, Area Action Plans and Neighbourhood Plans within the Borough, plus one saved policy of the South East Plan, as defined in Section 38 of the Planning and Compulsory Purchase Act 2004	Green Infrastructure	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 <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>	Mixed Use	<u>Type of development that comprises of a mixture of land uses, or more than just a single use</u>
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Mixed Use	<u>Type of development that comprises of a mixture of land uses, or more than just a single use</u>							

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)		
		<p>Insert definition of 'Tall Building' as follows:</p> <table border="1" data-bbox="819 489 1970 648"> <tr> <td data-bbox="819 489 1012 648">Tall Building</td> <td data-bbox="1012 489 1970 648">A building of more than 1.5 times the context height of the surrounding area or a minimum of 4 storeys in a 2 storey area</td> </tr> </table>	Tall Building	A building of more than 1.5 times the context height of the surrounding area or a minimum of 4 storeys in a 2 storey area
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DELETED – APPENDIX A - Maidenhead Town Centre Area Action Plan Superseded Policies

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)																		
MM55	Appendix A	<p>Delete Appendix A - Maidenhead Town Centre Area Action Plan Superseded Policies as follows:</p> <table border="1" data-bbox="976 1104 2036 1829"> <thead> <tr> <th colspan="2" data-bbox="976 1104 2036 1184">Maidenhead Town Centre AAP Policy</th> </tr> </thead> <tbody> <tr> <td data-bbox="976 1184 1439 1264">Policy MTC 1 Streets & Spaces</td> <td data-bbox="1439 1184 2036 1264">Extant</td> </tr> <tr> <td data-bbox="976 1264 1439 1344">Policy MTC 2 Greening</td> <td data-bbox="1439 1264 2036 1344">Extant</td> </tr> <tr> <td data-bbox="976 1344 1439 1423">Policy MTC 3 Waterways</td> <td data-bbox="1439 1344 2036 1423">Extant</td> </tr> <tr> <td data-bbox="976 1423 1439 1503">Policy MTC 4 Quality Design</td> <td data-bbox="1439 1423 2036 1503">Extant</td> </tr> <tr> <td data-bbox="976 1503 1439 1583">Policy MTC 5 Gateways</td> <td data-bbox="1439 1503 2036 1583">Extant</td> </tr> <tr> <td data-bbox="976 1583 1439 1663">Policy MTC 6 Tall Buildings</td> <td data-bbox="1439 1583 2036 1663">Superseded in part by Policy SP3 Design</td> </tr> <tr> <td data-bbox="976 1663 1439 1743">Policy MTC 7 Retail</td> <td data-bbox="1439 1663 2036 1743">Superseded by Policy TR3 Maidenhead Town Centre</td> </tr> <tr> <td data-bbox="976 1743 1439 1829">Policy MTC 8 Food & Drink</td> <td data-bbox="1439 1743 2036 1829">Extant</td> </tr> </tbody> </table>	Maidenhead Town Centre AAP Policy		Policy MTC 1 Streets & Spaces	Extant	Policy MTC 2 Greening	Extant	Policy MTC 3 Waterways	Extant	Policy MTC 4 Quality Design	Extant	Policy MTC 5 Gateways	Extant	Policy MTC 6 Tall Buildings	Superseded in part by Policy SP3 Design	Policy MTC 7 Retail	Superseded by Policy TR3 Maidenhead Town Centre	Policy MTC 8 Food & Drink	Extant
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Policy MTC 7 Retail	Superseded by Policy TR3 Maidenhead Town Centre																			
Policy MTC 8 Food & Drink	Extant																			

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)	
		Policy MTC 9 Markets & Events	Superseded by Policy TR8 Markets
		Policy MTC 10 Offices	Superseded by Policy ED1 Economic Development
		Policy MTC 11 Visitor Accommodation	Superseded by Policy VT1 Visitor Development
		Policy MTC 12 Housing	Superseded by HO1 Housing Development Sites
		Policy MTC 13 Community, Culture & Leisure	Extant
		Policy MTC 14 Accessibility	Superseded by Policy IF2 Sustainable Transport
		Policy MTC 15 Transport Infrastructure	Superseded by Policy IF2 Sustainable Transport
		Policy OA 1 West Street Opportunity Area	Superseded in part by HO1 Housing Development Sites and ED2 Defined Employment Sites
		Policy OA 2 West Street Opportunity Area	Superseded in part by HO1 Housing Development Sites and ED2 Defined Employment Sites
		Policy OA 3 York Road Opportunity Area	Superseded in part by HO1 Housing Development Sites and ED2 Defined Employment Sites
		Policy OA 4 Railway Station Opportunity Area	Superseded in part by HO1 Housing Development Sites and ED2 Defined Employment Sites
		Policy OA 5 High Street East / York Stream Opportunity Area	Superseded in part by HO1 Housing Development Sites and ED2 Defined Employment Sites

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)	
		Policy OA 6 Stafferton Way Opportunity Area	Superseded in part by HO1 Housing Development Sites and ED2 Defined Employment Sites
		Policy IMP 1 Compulsory Purchase Powers	Extant
		Policy IMP 2 Infrastructure & Planning Obligations	Superseded by Policy IF1 Infrastructure and Developer Contributions

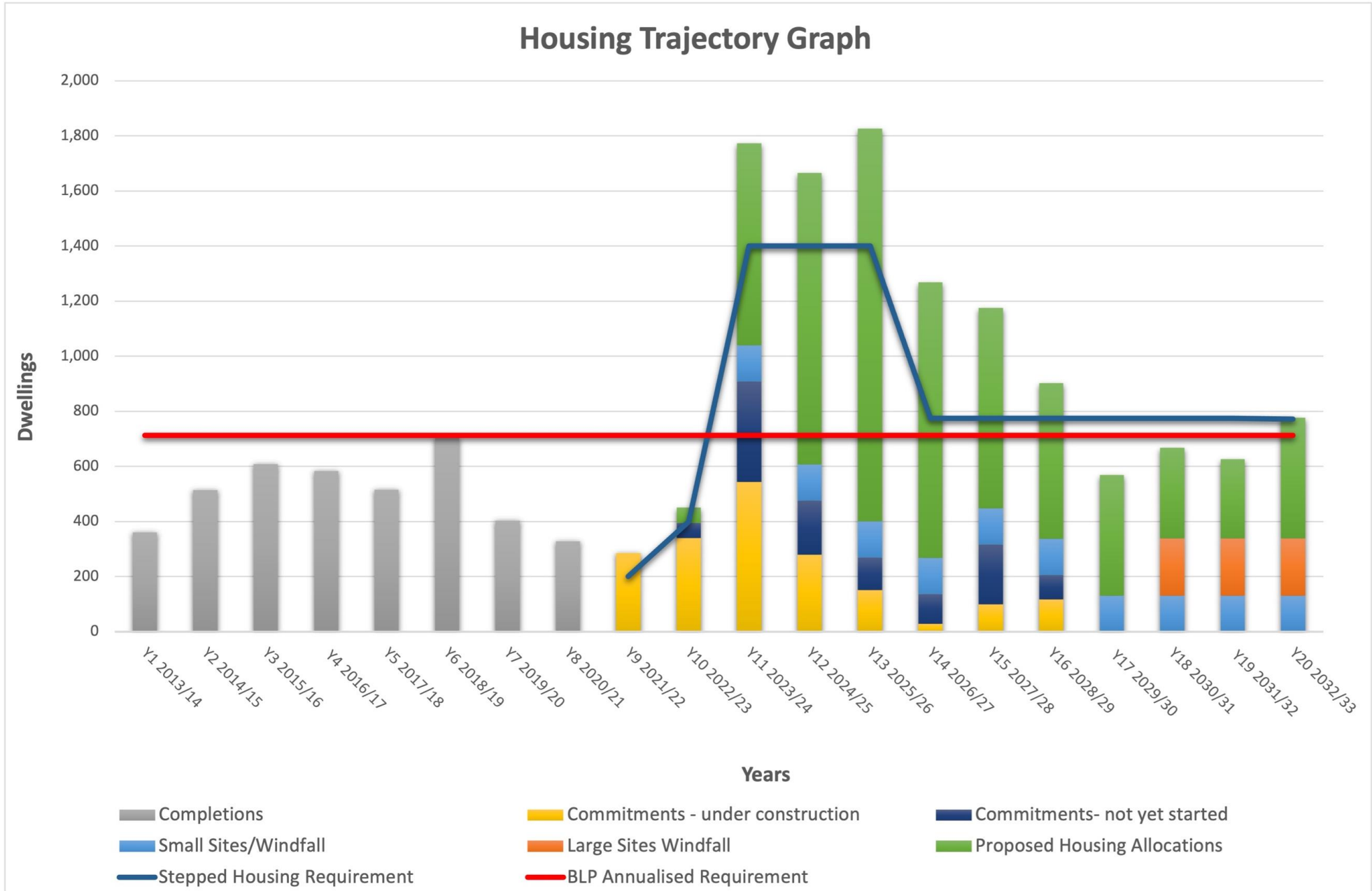
APPENDIX A (Formerly Appendix B) – GREEN BELT BOUNDARY ALTERATIONS

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM56	Appendix A (Formerly Appendix B) (Green Belt Boundary Alterations) Green Belt Boundary Alteration Table and Maps	<p>Renumber Appendix B to Appendix A and rename as follows:</p> <p>Appendix AB Green Belt Boundary AmendmentsAlterations</p> <p>Delete BLPSV Appendix B (Green Belt Boundary Amendments) and replace with new Appendix A (Green Belt Boundary Alterations) attached to this Schedule marked 'Annex 1'.</p> <p><u>The Green Belt Boundary Alteration map for AL26 Land between Windsor Road and Bray Lake, south of Maidenhead requires amendment where the boundary of the site allocation has been extended (see Annex 1, page A1/6).</u></p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)

APPENDIX B (Formerly Appendix C) – HOUSING TRAJECTORY

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM57	Appendix B (Formerly Appendix C) (Housing Trajectory)	<p>Renumber Appendix C to Appendix B as follows:</p> <p>"Appendix <u>B</u>E Housing Trajectory"</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)																																																																																																																																																																								
	Housing Trajectory Graph	<p data-bbox="655 443 1614 474">Replace Housing Trajectory Graph with new graph as follows:</p>  <p data-bbox="1347 548 1822 590">Housing Trajectory Graph</p> <p data-bbox="670 989 706 1108">Dwellings</p> <p data-bbox="1644 1541 1724 1566">Years</p> <p data-bbox="813 1591 2297 1703"> ■ Completions ■ Commitments - under construction ■ Commitments- not yet started ■ Small Sites/Windfall ■ Large Sites Windfall ■ Proposed Housing Allocations — Stepped Housing Requirement — BLP Annualised Requirement </p> <table border="1" data-bbox="655 520 2487 1711"> <caption>Estimated Housing Trajectory Data</caption> <thead> <tr> <th>Year</th> <th>Completions</th> <th>Commitments - under construction</th> <th>Commitments- not yet started</th> <th>Small Sites/Windfall</th> <th>Large Sites Windfall</th> <th>Proposed Housing Allocations</th> <th>BLP Annualised Requirement</th> </tr> </thead> <tbody> <tr><td>Y1 2013/14</td><td>350</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y2 2014/15</td><td>500</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y3 2015/16</td><td>600</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y4 2016/17</td><td>580</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y5 2017/18</td><td>500</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y6 2018/19</td><td>680</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y7 2019/20</td><td>400</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y8 2020/21</td><td>320</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y9 2021/22</td><td>0</td><td>280</td><td>0</td><td>0</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y10 2022/23</td><td>0</td><td>320</td><td>50</td><td>0</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y11 2023/24</td><td>0</td><td>520</td><td>380</td><td>120</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y12 2024/25</td><td>0</td><td>280</td><td>200</td><td>120</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y13 2025/26</td><td>0</td><td>150</td><td>120</td><td>130</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y14 2026/27</td><td>0</td><td>20</td><td>100</td><td>120</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y15 2027/28</td><td>0</td><td>100</td><td>220</td><td>120</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y16 2028/29</td><td>0</td><td>100</td><td>180</td><td>120</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y17 2029/30</td><td>0</td><td>0</td><td>0</td><td>120</td><td>0</td><td>0</td><td>700</td></tr> <tr><td>Y18 2030/31</td><td>0</td><td>0</td><td>0</td><td>120</td><td>200</td><td>0</td><td>700</td></tr> <tr><td>Y19 2031/32</td><td>0</td><td>0</td><td>0</td><td>120</td><td>200</td><td>0</td><td>700</td></tr> <tr><td>Y20 2032/33</td><td>0</td><td>0</td><td>0</td><td>120</td><td>200</td><td>0</td><td>700</td></tr> </tbody> </table>	Year	Completions	Commitments - under construction	Commitments- not yet started	Small Sites/Windfall	Large Sites Windfall	Proposed Housing Allocations	BLP Annualised Requirement	Y1 2013/14	350	0	0	0	0	0	700	Y2 2014/15	500	0	0	0	0	0	700	Y3 2015/16	600	0	0	0	0	0	700	Y4 2016/17	580	0	0	0	0	0	700	Y5 2017/18	500	0	0	0	0	0	700	Y6 2018/19	680	0	0	0	0	0	700	Y7 2019/20	400	0	0	0	0	0	700	Y8 2020/21	320	0	0	0	0	0	700	Y9 2021/22	0	280	0	0	0	0	700	Y10 2022/23	0	320	50	0	0	0	700	Y11 2023/24	0	520	380	120	0	0	700	Y12 2024/25	0	280	200	120	0	0	700	Y13 2025/26	0	150	120	130	0	0	700	Y14 2026/27	0	20	100	120	0	0	700	Y15 2027/28	0	100	220	120	0	0	700	Y16 2028/29	0	100	180	120	0	0	700	Y17 2029/30	0	0	0	120	0	0	700	Y18 2030/31	0	0	0	120	200	0	700	Y19 2031/32	0	0	0	120	200	0	700	Y20 2032/33	0	0	0	120	200	0	700
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APPENDIX C (Formerly Appendix D) – SITE ALLOCATION PROFORMAS

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
<p>MM58</p>	<p>Appendix C (Site Allocation Proformas (Formerly Appendix D (Housing Site Allocation Proformas)</p> <p>Appendix D (Housing Site Allocation Proformas</p>	<p>Renumber Appendix D to C and rename heading as follows:</p> <p>"Appendix C <u>D</u> Housing Site Allocation Proformas"</p> <p>Delete BLPSV Appendix D (Housing Site Allocation Proformas) and replace with new Appendix C (Site Allocation Proformas) as attached to Inspector's Report as Appendix 3.</p>

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
<p>PLEASE NOTE:</p> <ul style="list-style-type: none"> THE FOLLOWING MAIN MODIFICATIONS RELATE TO THE SITE SPECIFIC REQUIREMENTS WITHIN INDIVIDUAL SITE ALLOCATION PROFORMAS AS SHOWN IN APPENDIX 3 OF THE INSPECTOR'S REPORT. 		
MM59	Site AL1 Proforma	Amend site-specific requirements within Proforma
MM60	Site AL2 Proforma	Amend site-specific requirements within Proforma
MM61	Site AL3 Proforma	Amend site-specific requirements within Proforma
MM62	Site AL4 Proforma	Amend site-specific requirements within Proforma
MM63	Site AL5 Proforma	Amend site-specific requirements within Proforma
MM64	Site AL6 Proforma	Amend site-specific requirements within Proforma
MM65	Site AL7 Proforma	Amend site-specific requirements within Proforma
MM66	Site AL8 Proforma	Amend site-specific requirements within Proforma

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM67	Site AL9 Proforma	Amend site-specific requirements within Proforma
MM68	Site AL10 Proforma	Amend site-specific requirements within Proforma
MM69	Site AL11 Proforma	Amend site-specific requirements within Proforma
MM70	Site A12 Proforma	Amend site-specific requirements within Proforma
MM71	Site AL13 Proforma	Amend site-specific requirements within Proforma
MM72	Site AL14 Proforma	Amend site-specific requirements within Proforma
MM73	Site AL15 Proforma	Amend site-specific requirements within Proforma
MM74	Site AL16 Proforma	Amend site-specific requirements within Proforma
MM75	Site AL17 Proforma	Amend site-specific requirements within Proforma
MM76	Site AL18 Proforma	Amend site-specific requirements within Proforma

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM78	Site AL20 Proforma	Amend site-specific requirements within Proforma
MM79	Site AL21 Proforma	Amend site-specific requirements within Proforma
MM80	Site AL22 Proforma	Amend site-specific requirements within Proforma
MM81	Site AL23 Proforma	Amend site-specific requirements within Proforma
MM82	Site AL24 Proforma	Amend site-specific requirements within Proforma
MM83	Site AL25 Proforma	Amend site-specific requirements within Proforma
MM84	Site AL26 Proforma	Amend site-specific requirements within Proforma
MM85	Site AL26A Proforma	Amend site-specific requirements within Proforma
MM86	Site AL27 Proforma	Amend site-specific requirements within Proforma
MM87	Site AL28 Proforma	Amend site-specific requirements within Proforma

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM88	Site AL29 Proforma	Amend site-specific requirements within Proforma
MM89	Site AL30 Proforma	Amend site-specific requirements within Proforma
MM90	Site AL31 Proforma	Amend site-specific requirements within Proforma
MM91	Site AL32 Proforma	Amend site-specific requirements within Proforma
MM92	Site AL32A Proforma	Amend site-specific requirements within Proforma
MM93	Site AL33 Proforma	Amend site-specific requirements within Proforma
MM94	Site AL34 Proforma	Amend site-specific requirements within Proforma
MM95	Site AL35 Proforma	Amend site-specific requirements within Proforma
MM96	Site AL36 Proforma	Amend site-specific requirements within Proforma
MM97	Site AL37 Proforma	Amend site-specific requirements within Proforma

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM98	Site AL38 Proforma	Amend site-specific requirements within Proforma
MM99	Site AL39 Proforma	Amend site-specific requirements within Proforma
MM100	Site AL40 Proforma	Amend site-specific requirements within Proforma
MM101	Site AL40A Proforma	Amend site-specific requirements within Proforma

APPENDIX D (Formerly Appendix E) – MARKETING AND VIABILITY EVIDENCE

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM102	Appendix D (Formerly Appendix E) (Marketing and Viability Evidence)	Renumber Appendix E to D as follows: "Appendix ED Marketing and Viability Evidence"

APPENDIX E (Formerly Appendix F) – LOCAL CENTRE MAPS

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM103	Appendix E (Formerly Appendix F) (Local Centre Maps)	<p>Renumber Appendix F to E as follows:</p> <p>"Appendix <u>E</u>F Local Centre Maps"</p>

APPENDIX F (Formerly Appendix G) – OPEN SPACE STANDARDS

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM104	Appendix F (Formerly Appendix G) (Open Space Standards) Table Heading	<p>Renumber Appendix G to F as follows:</p> <p>"Appendix <u>E</u>G Open Space Standards"</p> <p>Amend heading in fourth column to read "Quality Guideline" shown as follows:</p> <p>"<u>Quality</u>Quantity Guideline"</p>

DELETED APPENDIX H – SPORTS AND LEISURE DEVELOPMENT SITE PROFORMA

MM Ref	Policy/Para No.	Proposed Main Modification of Borough Local Plan Submission Version (BLPSV)
MM105	Appendix H (Sports and Leisure Development Site Proforma)	Deletion of Appendix H Sports and Leisure Development Site Proforma