

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

Application No.:	22/00934/OUT
Location:	Land Adjacent The Hatch And South of Maidenhead Road And North of Windsor Road Water Oakley Windsor
Proposal:	Outline application for access only to be considered at this stage with all other matters to be reserved for the erection of up to 135 new dwellings, areas of public open space including play spaces and pocket allotments, together with associated landscaping, car parking, footpath/ cycle connections and vehicular access onto Maidenhead Road.
Applicant:	Mr Van Laun
Agent:	Mr Philip Allin
Parish/Ward:	Bray Parish/Clewer And Dedworth West
If you have a question about this report, please contact: Alison Long on 01628 796070 or at alison.long@rbwm.gov.uk	

1. SUMMARY

1.1 Since the main report was written, the following revision to the recommendation is made in order to capture the works secured within the S278 Agreement:

It is recommended the Committee authorises the Head of Planning:	
1.	To grant planning permission on the satisfactory completion of an undertaking to secure the following: <ul style="list-style-type: none"> - On-site policy compliant affordable housing; - On-site policy compliant self- build and custom build units; - Highway works through a S278 Agreement; - Highway works contributions towards pedestrian, cycle and sustainable transport improvements; - Carbon off-set contributions (if required); - Travel plan and associated monitoring fee; and, - Sport pitch contribution (if required). <p>and with the conditions listed in Section 15 of this report.</p>
2.	To refuse planning permission if an undertaking to secure the above has not been satisfactorily completed for the reason that the proposed development would not be accompanied by affordable housing, required highway infrastructure, and other associated infrastructure/contribution provision.

1.2 Condition 26 is also revised as follows to include reference to the plan numbers:

The development hereby permitted shall be carried out in accordance with the approved plans listed below.

AL21-LP1 (Location Plan)
ITL9307-SK-049 Rev C (Access Plan).

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

