

Report Title:	South West Maidenhead Development Framework Supplementary Planning Document
Contains Confidential or Exempt Information	No – Part I
Cabinet Member:	Councillor Haseler, Cabinet Member for Planning, Parking, Highways and Transport
Meeting and Date:	Cabinet - 15 December 2022
Responsible Officer(s):	Adrien Waite, Head of Planning
Wards affected:	Bray, Oldfield and Cox Green



REPORT SUMMARY

This report seeks approval for the adoption of the South West Maidenhead Development Framework Supplementary Planning Document (SPD).

The Borough Local Plan identifies the South West Maidenhead area for major housing and employment development. The adoption of the SPD will help to coordinate development across the area, providing more detail to supplement the policies and proposals in the Local Plan. It will be an important material consideration in the determination of planning applications.

Development in the South West Maidenhead area will help in delivering on key Corporate Plan goals. In addition to goals relating to housing delivery and provision of affordable homes, the Corporate Plan includes a specific goal which states:

Enable delivery of the key social, physical and green infrastructure to support new development at the Desborough / South West Maidenhead site (AL13 in the Borough Local Plan), including strategic highway improvements, public transport, cycling and walking infrastructure, new primary and secondary schools, community facilities and open space.

1. DETAILS OF RECOMMENDATION(S)

RECOMMENDATION: That Cabinet notes the report and:

- i) Approves the adoption of the South West Maidenhead Development Framework Supplementary Planning Document, as set out in Appendix B.**
- ii) Delegates authority for minor changes to the Supplementary Planning Document to be made prior to publication to the Head of Planning in consultation with the Cabinet Member for Planning, Parking, Highways and Transport**

2. REASON(S) FOR RECOMMENDATION(S) AND OPTIONS CONSIDERED

Options

Table 1: Options arising from this report

Option	Comments
<p>Adopt the South West Maidenhead Development Framework Supplementary Planning Document (SPD) with the recommended changes, and delegate authority for further minor changes to be made prior to publication to the Head of Planning in consultation with the Cabinet Member for Planning, Parking, Highways and Transport</p> <p>This is the recommended option</p>	<p>Policy QP1b of the Borough Local Plan indicates that a Development Framework SPD will be produced.</p> <p>The SPD provides the opportunity to ensure that development in the area comes forward in a strategic and comprehensive manner. It sets design principles to ensure coordinated and high quality development across the area, outline other key requirements and principles for development, and set out the infrastructure requirements for development of the area and how they can be delivered in a timely manner.</p>
<p>To not adopt the South West Maidenhead Development Framework Supplementary Planning Document (SPD) with the recommended changes and not delegate authority for further minor changes to be made prior to publication to the Head of Planning in consultation with the Cabinet Member for Planning, Parking, Highways and Transport</p> <p>This is not a recommended option</p>	<p>This approach would result in an uncoordinated approach to development across the area. It is likely to result in a lack of coordination of key infrastructure provision with the risk that not all infrastructure is provided, or it is not provided for in a timely manner. It also risks the lack of joined up thinking in relation to key design principles across the area.</p>
<p>To delay the adoption of the SPD</p> <p>This is not a recommended option</p>	<p>This would increase the risk that planning applications would have to be determined before the SPD is finalised.</p>

- 2.1 The core aim of the spatial strategy (Policy SP1) of the Borough Local Plan is to focus new development on the three strategic growth areas of Maidenhead, Ascot and Windsor, to make best use of infrastructure and services, and to provide a sustainable approach to growth. Within Maidenhead, the South West Maidenhead area is one of two strategic growth locations identified in the town.

- 2.2 The Borough Local Plan provides the policy framework within which development can come forward in the South West Maidenhead area. Specific policies and proposals for the area are:
- Policy QP1b – South West Maidenhead strategic placemaking area. This sets out the overall approach to the development of the area, including a series of key principles and requirements for the area
 - The following site allocations and accompanying “proformas” at Appendix C of the Plan which sets out site specific requirements and considerations:
 - Site AL13 – Desborough, Harvest Hill Road, South West Maidenhead – housing allocation for approximately 2,600 homes, two schools and a new local centre
 - Site AL14 – “The Triangle site” – allocated for industrial and warehousing development
 - Site AL15 – Braywick Park – allocated for mixed use strategic green infrastructure accommodating indoor and outdoor sports facilities, public park, special needs school and wildlife zone
- 2.3 Policy QP1b states that to ensure the development of the placemaking area 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 area as a whole. The policy indicates that the SPD will be produced by the Council in partnership with the developers, landowners, key stakeholders and in consultation with the local community.
- 2.4 The National Planning Policy Framework (NPPF) defines Supplementary Planning Documents (SPDs) as, *Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.* They are therefore important documents in helping to deliver the policies and proposals set out in the Borough Local Plan. But it is important to emphasise that SPDs do not create new policy, do not replace existing policy in the Borough Local Plan and cannot amend existing policy in the Borough Local Plan.
- 2.5 The Draft South West Maidenhead Development Framework Supplementary Planning Document was published (under Regulation 13 of The Town and Country Planning (Local Planning) (England) Regulations 2012, as amended) for six weeks consultation from 6 July to 17 August 2022. More details on the consultation and the responses made can be found in Section 8 below.
- 2.6 Following the consultation, officers have amended the draft SPD to take account of representations received and new evidence.
- 2.7 The final SPD:

- Sets out design principles for the area
- Includes an illustrative framework masterplan
- Sets out a range of other requirements and principles for development in the South West Maidenhead area, particularly AL13 site and covers a range of matters including:
 - Community needs
 - Connectivity and
 - Sustainability and Environment.
- Sets out the infrastructure requirements for the development of the area and how this infrastructure should be funded and delivered.

2.8 The changes made to the SPD following consultation on the draft SPD are summarised below:

- Wording reviewed to ensure consistency with the role of SPDs and to ensure appropriate policy references are clear.
- Greater clarity on the requirement for a central green space (as part of the Illustrative Framework Plan in the SPD) and its importance in the transition zone between the two neighbourhoods.
- Ensuring guidance refers to the importance of building heights “stepping down” towards the edge of the development and clearer cross referencing to the Tall Buildings SPD
- A number of other detailed updates and clarifications in the design section
- Greater clarity on housing mix guidance and provision of further information to support the approach
- Further evidence to support the affordable housing size mix guidance in the SPD.
- Further information on the need for the schools, the timing of when they are needed and updated cost estimates.
- New sub-section on playing pitches within the section on open space, highlighting the likely need for contributions to off-site playing pitch provision
- Greater clarity on biodiversity net gain and emphasising the importance of securing best biodiversity outcomes
- Further detail and clarification on the potential approaches to infrastructure delivery, the policy basis, and the respective roles of the community infrastructure levy and section 106 agreements
- An update on expected infrastructure costs, including indexing of costs to the present day, and inclusion of land costs for land for community uses (mainly schools)

- 2.9 It is important to emphasise that this SPD does not include a detailed design for the development areas, or individual parcels of land within them, but sets the framework within which individual planning applications can come forward.
- 2.10 The final SPD is accompanied by a Strategic Environmental Assessment report (background paper) and a Consultation Statement (Appendix C) that summarise all engagement and consultation undertaken in the preparation of the SPD and a response to the comments made on the draft SPD. In addition, as part of checking the deliverability of the development in the light of changes nationally and the guidance in the SPD, an update to the Borough Local Plan viability assessment of the AL13 housing site was undertaken. This showed that the site continues to be viable (also a background paper).

3. KEY IMPLICATIONS

- 3.1 The key implication of adopting an SPD for the South West Maidenhead area is the ability to coordinate development and its associated infrastructure provision across the area and ensure a comprehensive approach. There are multiple landowners and potential developers with an interest in the sites allocated in the South West Maidenhead area. It is critical that they deliver both on the key design and other principles set out in the SPD and make timely and proportionate contributions to the delivery of the necessary supporting infrastructure. The SPD provides the framework for infrastructure funding such as section 106 contributions alongside the Community Infrastructure Levy, thereby supporting the delivery of key infrastructure. This supports the Corporate Plan Priority relating to ‘Quality Infrastructure’.
- 3.2 As well as taking forward the proposals in the Borough Local Plan, work on the SPD has been integrated with broader strategic work on a range of other areas such as the Local Walking and Cycling Infrastructure Plan, the Bus Service Improvement Plan, school place planning, and delivery of the Housing Strategy. This joined-up approach will help to ensure a more coordinated and comprehensive approach to delivery of development and infrastructure in the area.
- 3.3 Whilst SPDs are not part of the statutory development plan (such as the Borough Local Plan) with its associated planning status and weight in decision making, they are an important material consideration when determining planning applications. As noted above the preparation of this SPD is specifically referred to in the Policy for the South West Maidenhead area, Policy QP1b.

Table 2: Key Implications

Outcome	Unmet	Met	Exceeded	Significantly Exceeded	Date of delivery
Adoption of the South West Maidenhead SPD	SPD not adopted or adopted in early 2023	SPD adopted on 15 December 2022	n/a	n/a	SPD adopted in December 2022

4. FINANCIAL DETAILS / VALUE FOR MONEY

4.1 The production of the SPD has cost approximately £172,000. This is funding:

- Specialist Design and Masterplanning advice
- Infrastructure planning evidence
- Planning Policy advice and Project Management
- Strategic environmental assessment
- Some other specialist officer advice.

4.2 The work has been funded by a planning performance agreement with the main landowner/developer interests. The preparation of the SPD is within existing budgets. The cost of the vast majority of officer time is being carried by the Council from within existing resources with a small amount funded from the planning performance agreement.

5. LEGAL IMPLICATIONS

5.1 The SPD does not form part of the statutory development plan but will be an important material consideration in making planning decisions.

5.2 There is a statutory process for preparing an SPD. Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out these requirements.

5.3 The Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) also require the Council to consider whether or not Strategic Environmental Assessment (SEA) of the SPD should be undertaken. Following consultation with the Environment Agency, Historic England and Natural England it was agreed that SEA should be carried out for this SPD. The SEA Report has been listed as a background document accompanying this report.

5.4 There are no direct legal implications as a result of this report.

6. RISK MANAGEMENT

6.1 The headline risks are set out in Table 3 below:

Table 3: Impact of risk and mitigation

Risk	Level of uncontrolled risk	Controls	Level of controlled risk
Poor quality and uncoordinated development and infrastructure provision as there is no relevant guidance in the	High	Adopt the South West Maidenhead Development Framework SPD	Low

form of a South West Maidenhead SPD			
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7. POTENTIAL IMPACTS

- 7.1 Equalities. The Equality Act 2010 places a statutory duty on the council to ensure that when considering any new or reviewed strategy, policy, plan, project, service or procedure the impacts on particular groups, including those within the workforce and customer/public groups, have been considered. A EQIA (Equalities Impact Assessment) Screening has been completed and is available in Appendix A.
- 7.2 Climate change/sustainability. The allocation of major development in the South West Maidenhead area has been the subject of a full sustainability appraisal process as part of the preparation of the Borough Local Plan, and the allocation of development sites in the South West Maidenhead area were found to be “sound” by an independent planning inspector, having regard to the outcome of that sustainability appraisal. The preparation of this SPD was also subject to a strategic environmental assessment (SEA). The SEA Report can be viewed at <https://consult.rbwm.gov.uk/file/6030259>. A post adoption SEA statement will be made available on the Council’s website as soon as reasonably practicable after the SPD is adopted.
- 7.3 Whilst consultation during the preparation of the Borough Local Plan, and engagement and consultation on this SPD (see below) highlighted concerns about the impact on the environment and climate change, including on biodiversity and the potential loss of trees, the SPD sets out more detail on how more sustainable development of the area can be brought forward including:
- Seeking 10% biodiversity net gain
 - Seeking net zero carbon development (operational)
 - Delivery of a green infrastructure network
 - New tree planting
 - Setting out requirements for more sustainable forms of building
 - Provision of new and enhanced walking, cycling and public transport links to provide good alternatives to car travel
 - Provision of schools and local facilities on site to reduce the need for new residents to travel and enhance their ability to reach those facilities by non-car modes.
- 7.4 Data Protection/GDPR. The consultation on the South West Maidenhead Development Framework SPD was undertaken by the council in accordance with the Data Protection Act 2018 and the General Data Protection Regulation.
- 7.5 The built and natural environment are major determinants of health and wellbeing of the population, and this development should provide opportunities for a healthy living environment which promotes and enables healthy behaviours.
- 7.6 The golf course part of the AL13 housing allocation that forms part of the SPD is part of the Council’s landownership assets.

8. CONSULTATION

- 8.1 As part of preparing the SPD early public engagement took place in the form of three online events together with the opportunity for people to submit written comments afterwards. There was extensive publicity about the events in advance including writing to nearly 1,000 homes in the vicinity of the main development sites, consulting an extensive list of people on the planning policy consultee database, holding a press briefing (with subsequent articles and publicity about the events on the local media), and regular use of social media to publicise the events.
- 8.2 At the Regulation 13 consultation stage (consultation on the draft SPD), the Council wrote again to nearly 1,000 local residents and a wide range of consultees on the consultee database. Three staffed drop-in sessions were held in different weeks during July 2022, two at the Maidenhead Library and one at the Braywick Leisure Centre and an online event was held via Microsoft Teams. About 90 written representations were received from residents and other stakeholders. These made a wide range of comments, ranging from opposition to the principle of development, through to more technical comments on the SPD. A Consultation Statement has been produced summarising all engagement and consultation undertaken in the preparation of the SPD. It also summarised the responses received and provides a response to the issues raised. Some of the key issues raised included:
- Concerns around loss of trees/greenspace/biodiversity
 - Concerns re density and building heights, especially at the northern end of the golf course
 - Impact on Harvest Hill Road
 - Comments on proposed housing mix
 - The approach to biodiversity net gain and carbon neutral development
 - The approach to infrastructure delivery and funding
- 8.3 Engagement has also taken place with landowner/developer interests, ensuring that they can take account of emerging thinking on the SPD as they start to prepare planning applications. Some engagement also took place with some infrastructure providers to understand the impact of development on infrastructure and to consider appropriate mitigation/enhancements.

9. TIMETABLE FOR IMPLEMENTATION

- 9.1 Implementation date if not called in: 29 December 2022. The full implementation stages are set out in Table 4.

Table 4: Implementation timetable

Date	Details
15 December 2022	Cabinet decides whether to approve South West Maidenhead SPD.
29 December 2022	South West Maidenhead SPD comes into force, following Call In period.

10. APPENDICES

10.1 This report is supported by three appendices:

- Appendix A – Equality Impact Assessment Screening
- Appendix B – Final South West Maidenhead Development Framework SPD.
- Appendix C – Consultation Statement

11. BACKGROUND DOCUMENTS

11.1 This report is supported by three background documents:

- Royal Borough of Windsor and Maidenhead – Borough Local Plan 2013-2033.
<https://www.rbwm.gov.uk/home/planning-and-building-control/planning-policy/development-plan/adopted-local-plan>
- Strategic Environmental Assessment (SEA) Report
- AL13 site Additional Viability Assessment

12. CONSULTATION

13. Name of consultee	Post held	Date sent	Date returned
<i>Mandatory: Statutory Officers (or deputies)</i>			
Adele Taylor	Executive Director of Resources/S151 Officer	11/11/2022	17/11/2022
Emma Duncan	Director of Law, Strategy & Public Health/ Monitoring Officer	11/11/22	17/11/22
<i>Deputies:</i>			
Andrew Vallance	Head of Finance (Deputy S151 Officer)	15/11/22	15/11/22
Elaine Browne	Head of Law (Deputy Monitoring Officer)	15/11/22	21/11/22
Karen Shepherd	Head of Governance (Deputy Monitoring Officer)	11/11/22	14/11/22
<i>Mandatory: Equalities Officer – to advise on EQiA, or agree an EQiA is not required</i>			
Ellen McManus	Equalities & Engagement Officer	21/11/2022	22/11/2022
<i>Other consultees:</i>			

<i>Directors (where relevant)</i>			
Tony Reeves	Interim Chief Executive		
Andrew Durrant	Executive Director of Place	15/11/22	18/11/22
Kevin McDaniel	Executive Director of People Services	10/11/2022	11/11/2022
<i>Heads of Service (where relevant)</i>			
Alysse Strachan	Head of Neighbourhood Services		
Nikki Craig	Head of HR, Corporate Projects and IT	10/11/2022	17/11/2022
Tracy Hendren	Head of Housing, Environmental Health and Trading Standards		
Anna Richards	Head of Public Health	14/11/2022	14/11/2022
Chris Joyce	Head of Infrastructure, Sustainability and Economic Growth		
Adrien Waite	Head of Planning	11/11/2022	22/11/2022
<i>External (where relevant)</i>			
N/A			

Confirmation relevant Cabinet Member(s) consulted	Cabinet Member for Planning, Parking, Highways and Transport	Yes
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REPORT HISTORY

Decision type:	Urgency item?	To follow item?
Key Decision Added to Forward Plan 19 October 2022	No	No

Report Authors: Ian Motuel, Planning Policy Manager, 01628 796429 and Ian Manktelow, Principal Policy Planner, 01628 796200

Appendix A - Equality Impact Assessment Screening

Essential information

Items to be assessed: (please mark 'x')

Strategy		Policy		Plan	X	Project		Service/Procedure	
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Responsible officer	Ian Manktelow	Service area	Planning Policy	Directorate	Place
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Stage 1: EqIA Screening (mandatory)	Date created: 22/11/2022	Stage 2: Full assessment (if applicable)	Date created : n/a
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Approved by Head of Service / Overseeing group/body / Project Sponsor:

"I am satisfied that an equality impact has been undertaken adequately."

Signed by (print): Adrien Waite

Dated: 22/11/22

Guidance notes

What is an EqIA and why do we need to do it?

The Equality Act 2010 places a 'General Duty' on all public bodies to have 'due regard' to:

- Eliminating discrimination, harassment and victimisation and any other conduct prohibited under the Act.
- Advancing equality of opportunity between those with 'protected characteristics' and those without them.
- Fostering good relations between those with 'protected characteristics' and those without them.

EqIAs are a systematic way of taking equal opportunities into consideration when making a decision, and should be conducted when there is a new or reviewed strategy, policy, plan, project, service or procedure in order to determine whether there will likely be a detrimental and/or disproportionate impact on particular groups, including those within the workforce and customer/public groups. All completed EqIA Screenings are required to be publicly available on the council's website once they have been signed off by the relevant Head of Service or Strategic/Policy/Operational Group or Project Sponsor.

What are the “protected characteristics” under the law?

The following are protected characteristics under the Equality Act 2010: age; disability (including physical, learning and mental health conditions); gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

What's the process for conducting an EqIA?

The process for conducting an EqIA is set out at the end of this document. In brief, a Screening Assessment should be conducted for every new or reviewed strategy, policy, plan, project, service or procedure and the outcome of the Screening Assessment will indicate whether a Full Assessment should be undertaken.

Openness and transparency

RBWM has a 'Specific Duty' to publish information about people affected by our policies and practices. Your completed assessment should be sent to the Strategy & Performance Team for publication to the RBWM website once it has been signed off by the relevant manager, and/or Strategic, Policy, or Operational Group. If your proposals are being made to Cabinet or any other Committee, please append a copy of your completed Screening or Full Assessment to your report.

Enforcement

Judicial review of an authority can be taken by any person, including the Equality and Human Rights Commission (EHRC) or a group of people, with an interest, in respect of alleged failure to comply with the general equality duty. Only the EHRC can enforce the specific duties. A failure to comply with the specific duties may however be used as evidence of a failure to comply with the general duty.

Stage 1 : Screening (Mandatory)

1.1 What is the overall aim of your proposed strategy/policy/project etc and what are its key objectives?

To adopt the South West Maidenhead Development Framework Supplementary Planning Document (SPD) for planning purposes, following public consultation, along with supporting evidence base documents.

The SPD has been prepared to provide clear and specific guidance to help coordinate the development of major sites allocated in the Borough Local Plan in the South West Maidenhead area. It includes design principles, an illustrative framework masterplan, other key requirements and principles for development, and guidance on the provision and delivery of infrastructure that is required as a result of the development.

It does not (and cannot) develop new policy but elaborates on certain policies in the Borough Local Plan. It should be noted that an Equalities Impact Assessment has been undertaken for the Borough Local Plan.

1.2 What evidence is available to suggest that your proposal could have an impact on people (including staff and customers) with protected characteristics? Consider each of the protected characteristics in turn and identify whether your proposal is Relevant or Not Relevant to that characteristic. If Relevant, please assess the level of impact as either High / Medium / Low and whether the impact is Positive (i.e. contributes to promoting equality or improving relations within an equality group) or Negative (i.e. could disadvantage them). Please document your evidence for each assessment you make, including a justification of why you may have identified the proposal as "Not Relevant".

Protected characteristics	Relevance	Level	Positive/negative	Evidence
Age	Relevant	Medium	Positive	<p>The Borough Local Plan allocates the South West Maidenhead area for major housing and employment development, and for green infrastructure provision. The Borough Local Plan (Submission Version) was subject to an Equality Impact Assessment in 2017 and also subsequently on adoption, which did not identify any negative impacts for any particular group with protected characteristics.</p> <p>The South West Maidenhead SPD develops the policies and requirements set out in the Borough Local Plan. It does not create new policy.</p> <p>Borough Local Plan Policy 'HO2 Housing Mix and Type' recognises that new homes should support the changing needs of individuals and families at different stages of life, and the expectation is that a proportion of new housing should meet the higher accessibility standards of Requirement M4(2) (Building Regulations). The SPD reinforces the need for different housing types and tenures to meet a range of local needs, including a good mix of family housing and flats.</p> <p>The SPD and subsequent more detailed planning applications will highlight the need to provide for a range of different open spaces to meet the needs of different age groups – e.g., children's playspace, orchards/community gardens, informal walking areas etc</p>

Disability	Relevant	Medium	Positive	<p>The Borough Local Plan allocates the South West Maidenhead area for major housing and employment development, and for green infrastructure provision. The Borough Local Plan (Submission Version) was subject to an Equality Impact Assessment in 2017 and also subsequently on adoption, which did not identify any negative impacts for any particular group with protected characteristics.</p> <p>The South West Maidenhead SPD develops the policies and requirements set out in the Borough Local Plan. It does not create new policy.</p> <p>Borough Local Plan Policy 'HO2 Housing Mix and Type' recognises that new homes should support the changing needs of individuals and families at different stages of life, and the expectation is that a proportion of new housing should meet the higher accessibility standards of Requirement M4(2) (Building Regulations) and also makes provision for a proportion of homes to be of M4(3) standard to meet higher standards for wheelchair users. The SPD reinforces the need for different housing types and tenures to meet a range of local needs, including a good mix of family housing and flats and a proportion of housing that meets the accessibility standards.</p> <p>In addition, the SPD will highlight the importance of connectivity by a range of means travel, including the importance of high quality walking and cycling facilities. Provision of high quality walking and cycling provision, particularly of a segregated nature, and providing good connectivity to local facilities in the</p>
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				local centre on the site could be of benefit to those with physical disabilities in particular.
Gender re-assignment	Not relevant			The SPD will have no impact on this protected characteristic.
Marriage/civil partnership	Not relevant			The SPD will have no impact on this protected characteristic.
Pregnancy and maternity	Relevant	Low	Positive	<p>The Borough Local Plan allocates the South West Maidenhead area for major housing and employment development, and for green infrastructure provision. The Borough Local Plan (Submission Version) was subject to an Equality Impact Assessment in 2017 and also subsequently on adoption, which did not identify any negative impacts for any particular group with protected characteristics.</p> <p>The South West Maidenhead SPD develops the policies and requirements set out in the Borough Local Plan. It does not create new policy.</p> <p>Borough Local Plan Policy 'HO2 Housing Mix and Type' recognises that new homes should support the changing needs of individuals and families at different stages of life, and the expectation is that a proportion of new housing should meet the higher accessibility standards of Requirement M4(2) (Building Regulations) and also makes provision for a proportion of homes to be of M4(3) standard to meet higher standards for wheelchair users. The SPD reinforces the need for different housing types and tenures to meet a range of local needs, including a good mix of family housing and flats and a proportion of housing that meets the accessibility standards.</p>

				In addition, the SPD will highlight the importance of connectivity by a range of means of travel, including the importance of high quality walking and cycling facilities. Provision of high quality walking and cycling provision, particularly of a segregated nature, and providing good connectivity to local facilities in the local centre on the site could be of benefit to those with young children.
Race	Not relevant			The SPD will have no impact on this protected characteristic.
Religion and belief	Relevant	Low	Positive	<p>The Borough Local Plan allocates the South West Maidenhead area for major housing and employment development, and for green infrastructure provision. The Borough Local Plan (Submission Version) was subject to an Equality Impact Assessment in 2017 and also subsequently on adoption, which did not identify any negative impacts for any particular group with protected characteristics.</p> <p>Places of worship are categorised as ‘Community facilities’ and deemed as making a significant contribution to the wellbeing of residents and the sustainability of communities.</p> <p>The SPD makes no specific provision for places of worship but does highlight the scope for the provision of a community facility as part of the local centre. This could have scope to accommodate religious meetings as part of a potential multi-functional facility.</p>
Sex	Relevant	Low	Positive	It will be important to ensure that routes and public spaces at SWM are well lit so that everyone to feel safe. Public safety issues will be addressed in more

				detail at the planning application stage. The principle of designing places with public safety in mind is incorporated into the Borough Wide Design Guide, which the SWM SPD refers to, e.g., see principle 6.2 of the Design Guide.
Sexual orientation	Not relevant			The SPD will have no impact on this protected characteristic.

Outcome, action and public reporting

Screening Assessment Outcome	Yes / No / Not at this stage	Further Action Required / Action to be taken	Responsible Officer and / or Lead Strategic Group	Timescale for Resolution of negative impact / Delivery of positive impact
Was a significant level of negative impact identified?	No	None. At this time, it is considered that the proposed South West Maidenhead Development Framework SPD is unlikely to have a disproportionate impact on any particular group.	Ian Manktelow	Positive impacts will emerge over the lifetime of the delivery of the development – this is likely to be over a period of at least 10 years
Does the strategy, policy, plan etc require amendment to have a positive impact?	No	None	Ian Manktelow	n/a

If you answered **yes** to either / both of the questions above a Full Assessment is advisable and so please proceed to Stage 2. If you answered “No” or “Not at this Stage” to either / both of the questions above please consider any next steps that may be taken (e.g. monitor future impacts as part of implementation, re-screen the project at its next delivery milestone etc).

Appendix B – South West Maidenhead Development Framework Supplementary Planning Document

ATTACHED AS A SEPARATE DOCUMENT

**Appendix C – Consultation Statement for the South West Maidenhead
Development Framework Supplementary Planning Document**

ATTACHED AS A SEPARATE DOCUMENT