

STAKEHOLDER MASTERPLAN DOCUMENT
DECEMBER 2022



lillibrooke

LAND EAST OF WOODLANDS PARK AVENUE, MAIDENHEAD
LOCAL PLAN SITE AL24

Contents

1. INTRODUCTION	05
1.1. Purpose of the Document	07
2. CONTEXT	09
2.1. Planning Policy Context	10
2.2. Site Location	12
2.3. Sense of Place	14
3. STAKEHOLDER & COMMUNITY ENGAGEMENT	19
3.1. The Engagement Process	20
4. UNDERSTANDING THE SITE	27
4.1. Site Constraints	28
4.2. Site Opportunities	30
4.3. Technical Analysis	32
5. VISION & DESIGN OBJECTIVES	35
5.2. Vision	36
5.3. Design Objectives	37
6. MASTERPLAN FRAMEWORK	39
6.1. Design Principles	40
6.2. Masterplan Framework	44
7. MASTERPLAN FRAMEWORK DESIGN OBJECTIVES	47
7.1. Homes for the Future	48
7.2. Nature Recovery	50
7.3. Healthy Placemaking	52
8. SUMMARY	59
8.1. Site Requirements	60
8.2. Scheme Benefits	62
8.3. Next Steps and Delivery	63

The Team



CLIENT
Berkeley Strategic Land Ltd
Berkeley House, 19 Portsmouth Road,
Cobham, KT11 1JG

www.berkeleygroup.co.uk



MASTERPLANNING
JTP
Unit 5, The Rum Warehouse
Pennington Street, London E1W 2AP

www.jtp.co.uk



HIGHWAYS & DRAINAGE
Glanville
Cornerstone House, 62 Foxhall Road
Didcot, Oxfordshire, OX11 7AD

www.glanvillegroup.com



PLANNING
Boyer
Crowthorne House, Nine Mile Ride,
Wokingham, Berkshire. RG40 3GZ

www.boyerplanning.co.uk



COMMUNICATIONS & ENGAGEMENT
Forty Shillings
10 Coppergate Mews, Brighton Road,
Surbiton, KT6 5NE

www.fortyshillings.com



LANDSCAPE ARCHITECTS
Fabrik
4 Exton St, London,
SE1 8UE

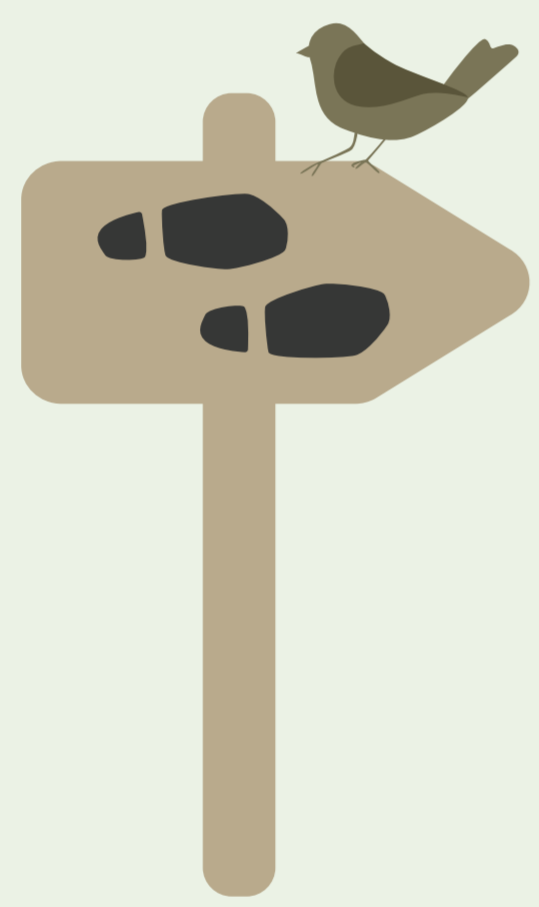
www.fabrikuk.com



ECOLOGY
Hankinson Duckett Associates
The Stables, Howbery Park, Benson Lane,
Wallingford, Oxfordshire, OX10 8BA

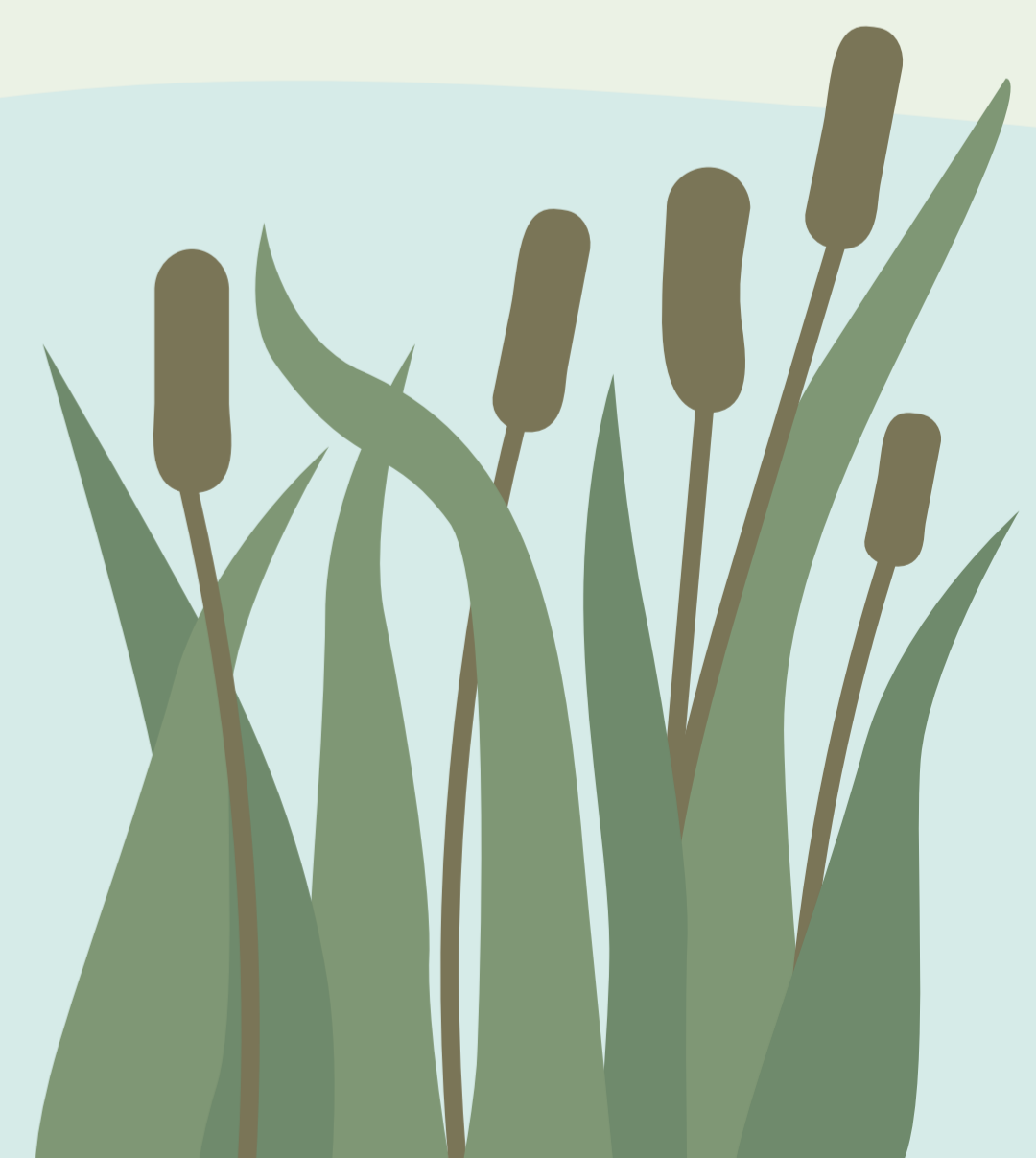
www.hda-enviro.co.uk





one

INTRODUCTION



1.1 Purpose of the Document



Site Location Plan

Purpose of the Document

This Stakeholder Masterplan Document (SMD) has been prepared to guide future development on Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead, referred to hereafter as 'Lillibrooke'.

Lillibrooke has been identified as allocation AL24 within the Royal Borough of Windsor and Maidenhead (RBWM) Borough Local Plan (BLP). The BLP requires the preparation of a stakeholder masterplan for the site.

This SMD provides information on the site constraints and opportunities, the design objectives and the engagement process undertaken which in turn has informed the preparation of a series of design principles and a masterplan which subsequent planning application(s) will be expected to be in general accordance with.

The aim of the SMD is as follows:

- Inform the preparation of the masterplan for Lillibrooke;
- Help inform design objectives; and
- Provide an opportunity for local stakeholders to engage in the design process and help shape the design principles and masterplan.

It will form a material consideration in the determination of the subsequent planning application(s).

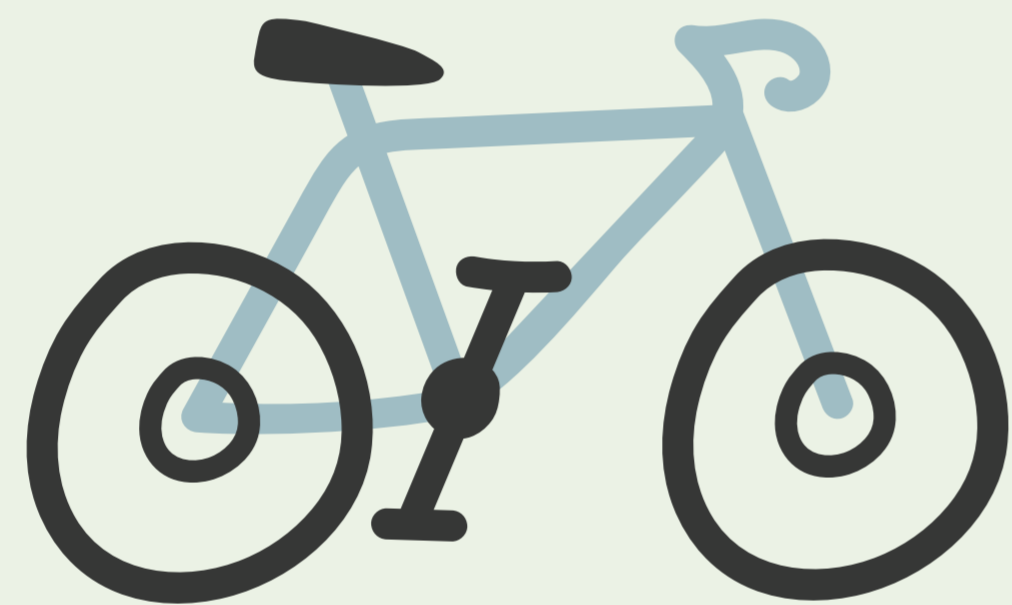
The SMD has been prepared on behalf of Berkeley.

Document Structure

The SMD sets out the process that has been undertaken to inform the Masterplan and the Masterplan Document, and will be used in the consideration of future planning applications on the site.

The structure is as follows:

- Section 2 provides a description of the site and the planning policy context surrounding the allocation;
- Section 3 sets out the stakeholder and community engagement and the outcome of the engagement;
- Section 4 sets out the constraints and opportunities identified for the site and the 'key issues' which future planning applications will have to address;
- Section 5 sets out the design objectives, which have derived through the stakeholder engagement. The design objectives for Lillibrooke include:
 - High quality Green and Blue Infrastructure
 - Access and Movement
 - Maintaining and Enhancing Heritage
 - Landuse and Amenities (including open space and sports facilities)
- Section 6 outlines the design principles that have evolved through the engagement process and introduces the masterplan;
- Section 7 sets out how the masterplan achieves the design objectives; and
- Section 8 deals with delivery and next steps.



two

CONTEXT



2.1 Planning Policy Context

Site Description

The site extends to approximately 16.6ha of agricultural land and woodland. Part of the site is also used for the storage of soil and other material associated with an adjoining turf business.

The site is located approximately 3km to the south-west of Maidenhead town centre and is adjacent to the neighbourhood of Cox Green. The site falls within Cox Green Parish and White Waltham Parish lies to the west of the site.

Woodlands Park Road runs along the northern site boundary and Woodland Park Avenue to the west. Residential properties are located to the north and west. A complex of buildings at Lillibrooke Manor are located to the east of the site comprising Grade II listed buildings. Woodlands Park Business Park and Alexander Devine Children's Hospice are located to the south of the site.

A public footpath runs along the southern and eastern site boundary. The site is enclosed by mature trees and hedgerows on all sides. The local area provides a wide range of amenities and facilities as well as good walking and cycling links to the town centre and surrounding countryside.

Planning Policy Context

The Royal Borough of Windsor & Maidenhead Borough Local Plan (BLP) sets out RBWM's spatial development strategy for the Borough up to 2033. RBWM's overarching strategy is to focus most development in Maidenhead, Windsor and Ascot, in order to optimise infrastructure and provide a sustainable approach to growth. The plan sets out several spatial objectives, including providing sufficient new housing to meet the Borough's needs. To ensure the borough has a sufficient supply of varied housing in sustainable locations, the plan has allocated sites around the borough where it is considered new homes are acceptable.

The BLP was adopted by the Council on the 8th of February 2022 and is now the key statutory planning document that shapes and manages new development in the Borough.

Lillibrooke, or site AL24, as it is referred to in the BLP, is allocated for approximately 300 new homes, strategic open space and sports pitches. Whilst the western half of the site has been removed from the Green Belt, the eastern half and central tree belt are retained in the Green Belt.

The pro-forma in Appendix C of the BLP identifies the following key requirements for the site:

- Approximately 300 new homes;
- Strategic Open Space;
- Sporting Hub;

Further detailed site-specific requirements are contained in the pro-forma relating to a variety of design and other matters.

The SMD has been prepared alongside the policies within the BLP, NPPF, PPG, National Design Guide and Borough Wide Design Guide, Building for a Healthy Life and Manual for Streets.



Central tree belt and western field

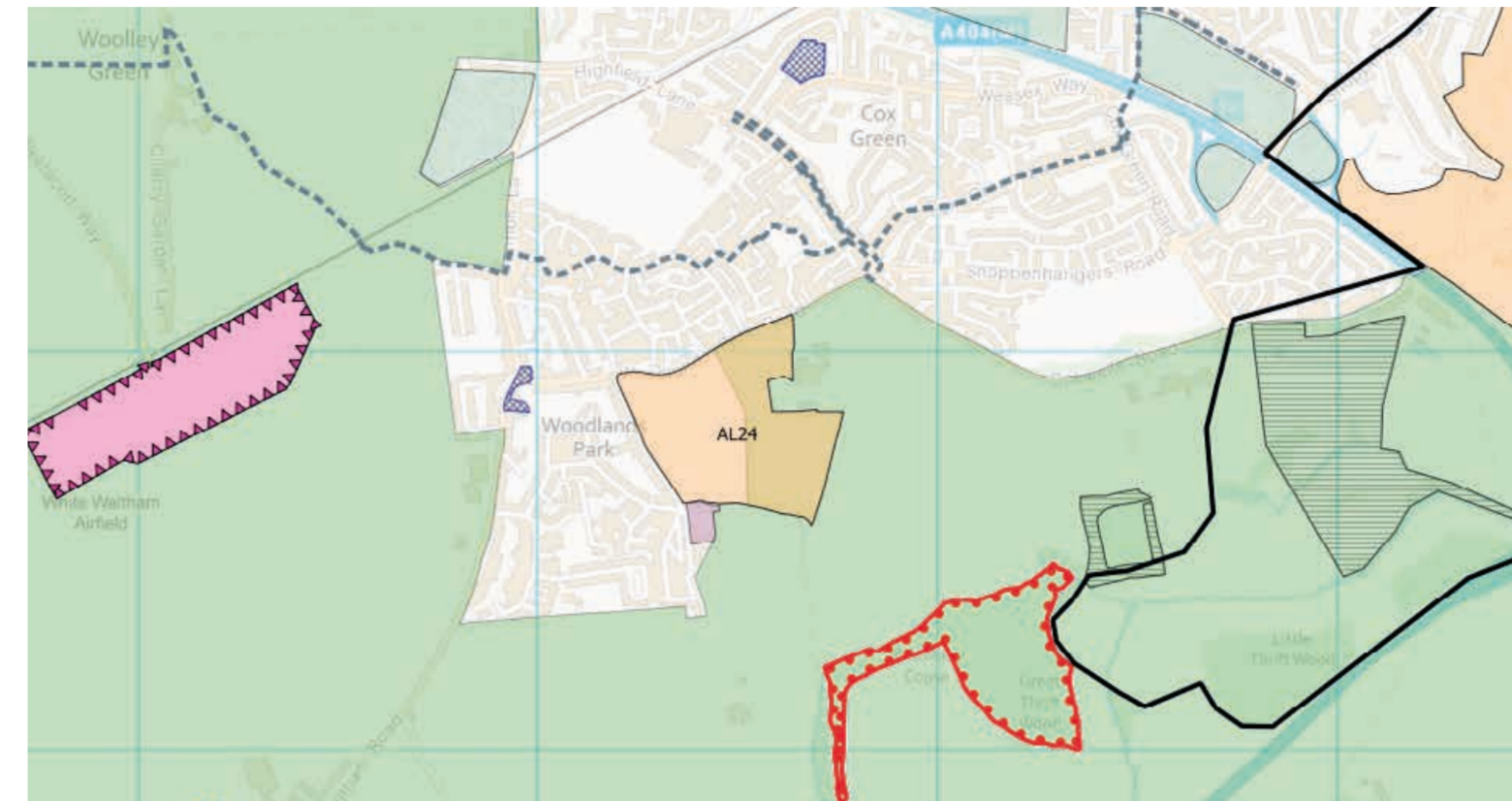


Turf and soil processing business in eastern field



View from Lillibrooke Manor across the north-eastern field

2.1 Planning Policy Context



Key

- Site Allocation
- Green Belt
- Established Employment Sites in the Green Belt
- Site of Special Scientific Interest

Key

- Allocation boundary
- Retained green belt
- Area removed from the green belt
- Parish boundary

Local Plan Proposals Map



Site Location Plan

2.2 Site Location

Local Facilities & Connections

The site is located approximately 3km to the south-west of Maidenhead town centre and is adjacent to the neighbourhood of Cox Green.

The local area provides a wide range of amenities and facilities as well good walking and cycling links to the town centre and surrounding countryside.

Cox Green local centre is located 1km north-east of the site and has a range of services including a food shop, newsagent, takeaways and pharmacy amongst other provisions. A cluster of community facilities are located west of Highfield Lane including a youth and community centre, leisure centre and library.

There are a number of schools within close proximity to the site, Woodlands Park Primary to the south and Manor Green School, Lowbrook Academy, Cox Green School and Wessex Primary School to the north.

Woodlands Park Doctors Surgery is located to the west of the site on Woodlands Park Road.

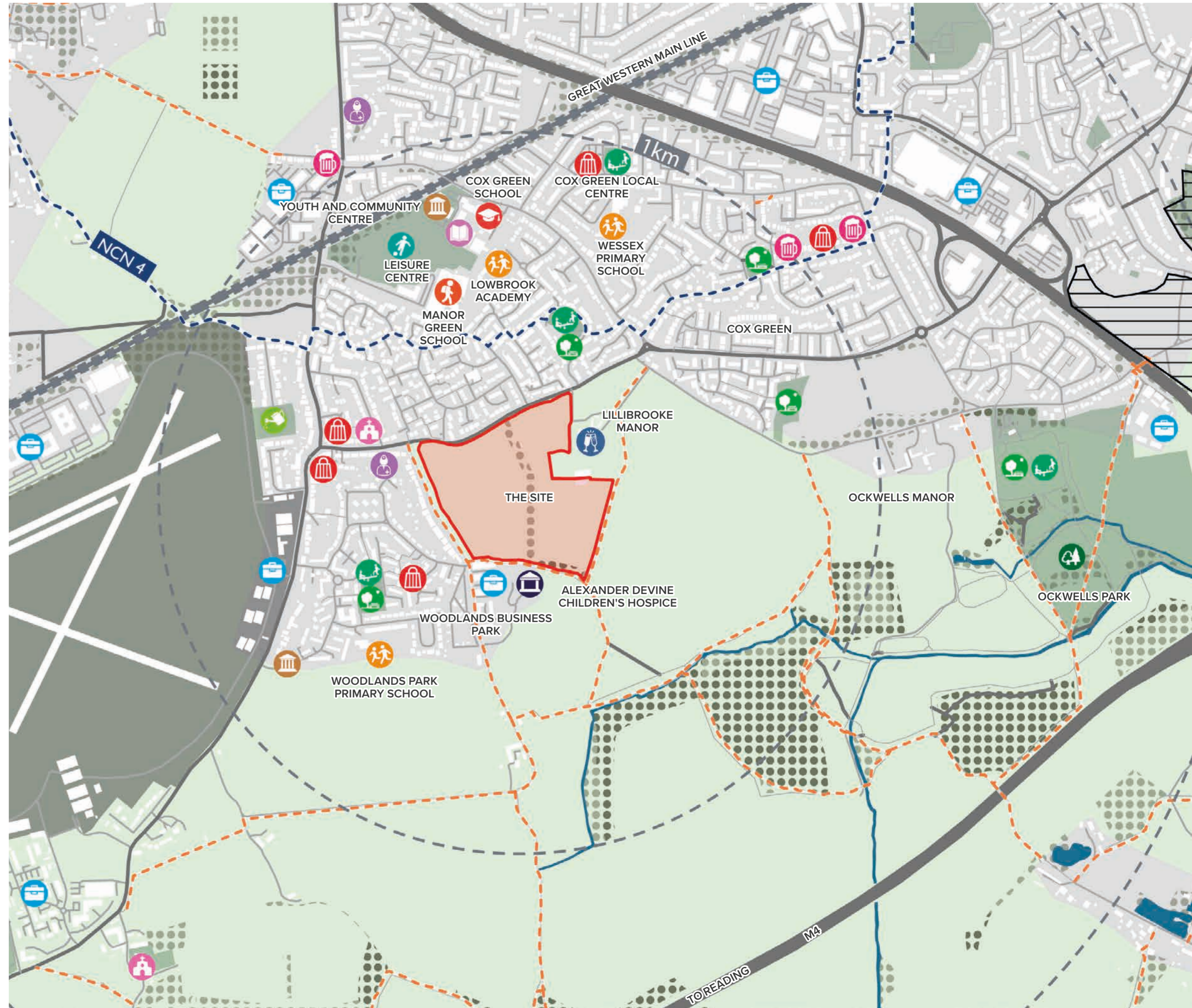
Local Facilities

Key

- Site Boundary
- Railway Line
- Roads and Paths
- Waterways
- PROW
- NCN 4
- Built Up Area
- Town Centre Area
- Green Spaces
- Other Open Space
- Airfield
- Woodland
- Ancient Woodland
- South West Maidenhead Allocation Sites

- Primary School
- Secondary School
- Special School
- Play Area
- Library
- Village Hall/Community Centre
- GP Surgery
- Hospice
- Park/Recreation Ground
- Nature Reserve
- Local Shop/Local Centre
- Pub
- Events Venue
- Place of Worship
- Leisure Centre
- Employment
- Allotments

2.2 Site Location



2.3 Sense of Place

Architectural Character

Cox Green was historically a small village on the south-western edge of Maidenhead. Cox Green Lane has a mixed architectural character, including some historic buildings. Homes range from large detached houses set within generous mature gardens to simple symmetrical terraced houses providing frontage onto the lane. The vernacular architecture is characterised by timber framing, brick and rendered elevations with tile hanging at first floor level. Elevations are articulated by bay windows, porches and dormer windows. Roofs are typically covered with red clay tiles or traditional grey slates.

Ockwells Road is rural and leafy in character, homes are typically detached double fronted properties set within a landscaped setting.

Over time the neighbourhoods of Cox Green, Heynes Green and Woodlands Park have developed and extended south-west towards the site. The character predominantly dates from the late 20th century, from 1960 onwards.

The adjacent residential neighbourhoods of Cox Green and Woodlands Park were developed in the 1970s and 1980s.



Aerial Photograph: Site Context

2.3 Sense of Place



1. Semi-detached homes, Woodlands Park



2. Detached homes, Heynes Green



3. Detached house, Cox Green Lane



4. Terraced houses, Cox Green Lane



5. The Barley Mow Pub, Cox Green



6. Timber framed house, Cox Green Lane



7. Ockwells Manor, Grade I Listed Manor House



8. Ockwells Road



9. Ockwells Road



10. Ockwells Road

2.3 Sense of Place

Landscape Character

The site sits within a relatively flat landscape on the edge of Woodlands Park and Cox Green.

A series of interconnected ancient woodlands and copses to the south-east, include Shrubbery Copse, Great Thrift Wood and Little Thrift Wood. Great Thrift Wood is a Site of Special Scientific Interest including broadleaved, mixed and yew woodland.

The Cut is a historic stream which flows eastwards through the woodlands.

A network of footpaths and bridleways cross the landscape connecting Cox Green to the rural countryside to the south.

Ockwells Park, once part of Ockwells Manor Estate is now a local nature reserve where areas of woodland, meadow and copses can be explored via paths and nature trails. This is a key destination for recreation and play for all ages.



Landscape Context: Wider Nature Recovery Network

2.3 Sense of Place



1. Public Right of Way



2. Poplar trees along driveway to Lillibrooke Manor



3. Lillibrooke Manor



4. Mature tree belt



5. Track leading into the site



6. The Cut watercourse



7. Woodland track



8. Track adjacent to Lillibrooke Manor



three

STAKEHOLDER & COMMUNITY
ENGAGEMENT

3.1 The Engagement Process

SMD Engagement

The engagement process carried out has directly informed the Masterplanning Framework for the site. Regular Community Liaison Group (CLG) meetings began in June 2022, which have established a continued dialogue with local key stakeholders in the development of the emerging proposals.

The CLG meetings included a site visit and workshop in July 2022.

In addition to the CLG meetings, the design team has met with local stakeholders throughout the preparation of the SMD.

A draft SMD was consulted on for a period of 5 weeks and included a public consultation event in September 2022.

The consultation with local stakeholders and the community has shaped the final masterplan.

Community Liaison Group Engagement

To assist with the preparation of the stakeholder masterplan and to understand the needs and aspirations of the local community at an early stage, Berkeley set up a Community Liaison Group (CLG) comprising of a range of local stakeholders.

After undertaking a community mapping exercise, and liaising with local groups and key stakeholders, the Community Liaison Group was established. The Liaison Group consists of officers and members from the Royal Borough of Windsor & Maidenhead, representatives from Cox Green and White Waltham Parish Councils and representatives from local organisations and businesses including the Maidenhead Civic Society.

The role of the CLG has been to:

- Provide early-stage input into the key issues involved;
- Identify the constraints and opportunities that the masterplan should consider;
- Provide input into the draft masterplan; and
- Understand how the views of the community have been incorporated into the final masterplan.

The first CLG meeting was held on 9th June 2022 via Zoom and attended by a range of stakeholders including representatives from Cox Green and White Waltham Parish Council, Lillibrooke Manor, Alexander Devine Children's Hospice, Maidenhead Civic Society, Woodlands Park Surgery, Royal Borough of Windsor and Maidenhead Council, Berkeley and members of the wider project team.

The purpose of this introductory meeting was to provide an overview of the planning policy context of the site and how it is included in the RBWM Local Plan, the policy context for the stakeholder masterplan and Berkeley's involvement on the site to date. A draft Terms of Reference for the CLG was also discussed.

Participants had a chance to ask questions of the Project Team who also provided an overview of key site issues, opportunities and constraints. Some of the key issues discussed included landscaping, drainage, traffic, noise and impacts on the local area including Lillibrooke Manor and Alexander Devine Children's Hospice. A commitment was given to further explore key issues discussed and to hold a second CLG meeting as soon as possible.

The second meeting of the CLG was held on 5th July 2022 at Lillibrooke Manor. To start with the group undertook a walkabout around the site; this was suggested at the previous CLG by attendees as a way to bring a better context to the discussion.

The group then returned to a workshop session designed to delve deeper into the points raised. JTP (project architects) gave an overview of the site and its context. The latest opportunities and constraints plans were also presented alongside the emerging concept plan for the scheme. An interactive post-it notes session was conducted where everyone was given the opportunity to voice various issues and aspirations for the site. Each post-it note was read out to the group and points raised led to further discussion of challenges and possible solutions.

The attendees then split into three groups to further discuss the challenges and aspirations of the site marking up site plans with their thoughts. Each group presented and reported back to everyone attending with key discussion points. Key themes that emerged from the workshop session are summarised on the following pages.

3.1 The Engagement Process

Public Consultation Timeline



CLG Site Visit: July 2022



CLG Site Visit: July 2022



CLG Site Visit: July 2022

3.1 The Engagement Process

CLG Workshop Key Themes

After the CLG Workshop the design team analysed and summarised the ideas people had, in order to start shaping the proposals. The following key themes are a summary of the various discussions and workshops that have taken place to date.

TRAFFIC, PARKING & GETTING AROUND

Participants raised concerns regarding current traffic speeds along Woodlands Park Road and highlighted the need to improve the visibility at the junction between Woodlands Park Road and Woodlands Park Avenue.

Options for site access were discussed including suggestions for a roundabout access from Woodlands Park Road and emergency access from Woodlands Park Avenue.

The need to provide safe pedestrian and cycle connectivity to the existing facilities and schools in Cox Green and Woodlands Park was highlighted as a priority. There is potential to connect to the wider PROW and national cycle network, both linking to the surrounding settlement and wider countryside. It was suggested that a heritage trail could connect Lillibrooke and Ockwells Park as a walking route. Active travel should be encouraged through the site and beyond.

Options for parking provision were discussed to serve potential open space uses proposed for the site, such as sports provision and allotments. A participant suggested creation of an environmentally friendly parking area in keeping with the natural setting, rather than a large tarmac car park.

RESPECTING THE LOCAL HERITAGE

Participants noted the heritage value of Lillibrooke Manor and its setting. The sensitivity of the listed buildings should be taken into consideration when developing design proposals.

OPEN SPACE & RECREATION

The local stakeholders welcomed the opportunity for the site to deliver publicly accessible open space for both existing and new residents. Participants expressed a preference for the provision of informal open space for bio-diversity and nature as opposed to formal space. Suggestions included adventure play, woodland trim trail, outdoor gym, natural play, skate/BMX track, forest schools and allotments. A participant recommended having allotments adjacent to children's play so parents can watch their kids as they play.

The Parish Council expressed an interest in taking over the management of the public open space east of the tree belt.

DRAINAGE

Many participants discussed mitigating surface water drainage with the aspiration of planning water infrastructure and management that creates attractive and bio-diverse habitats. Group discussions suggested locating ponds and wetlands responding to the natural gradients of the site. Water attenuation areas could potentially provide water to serve the allotments.

HOUSING

Housing should be well designed, in keeping with the context referencing local character and architectural style. A mix of size and tenure is important to build a balanced community. The provision of affordable housing is key, and the suggestion was made that the development could deliver key worker homes and homes for the younger generation living and working around Maidenhead. Many participants discussed the appropriate location for flats, voicing concern that new homes should not overtly overlook existing properties. The scheme provides the opportunity to deliver a mix of homes, focusing on 2, 3 and 4 bedroom homes.

OTHER USES

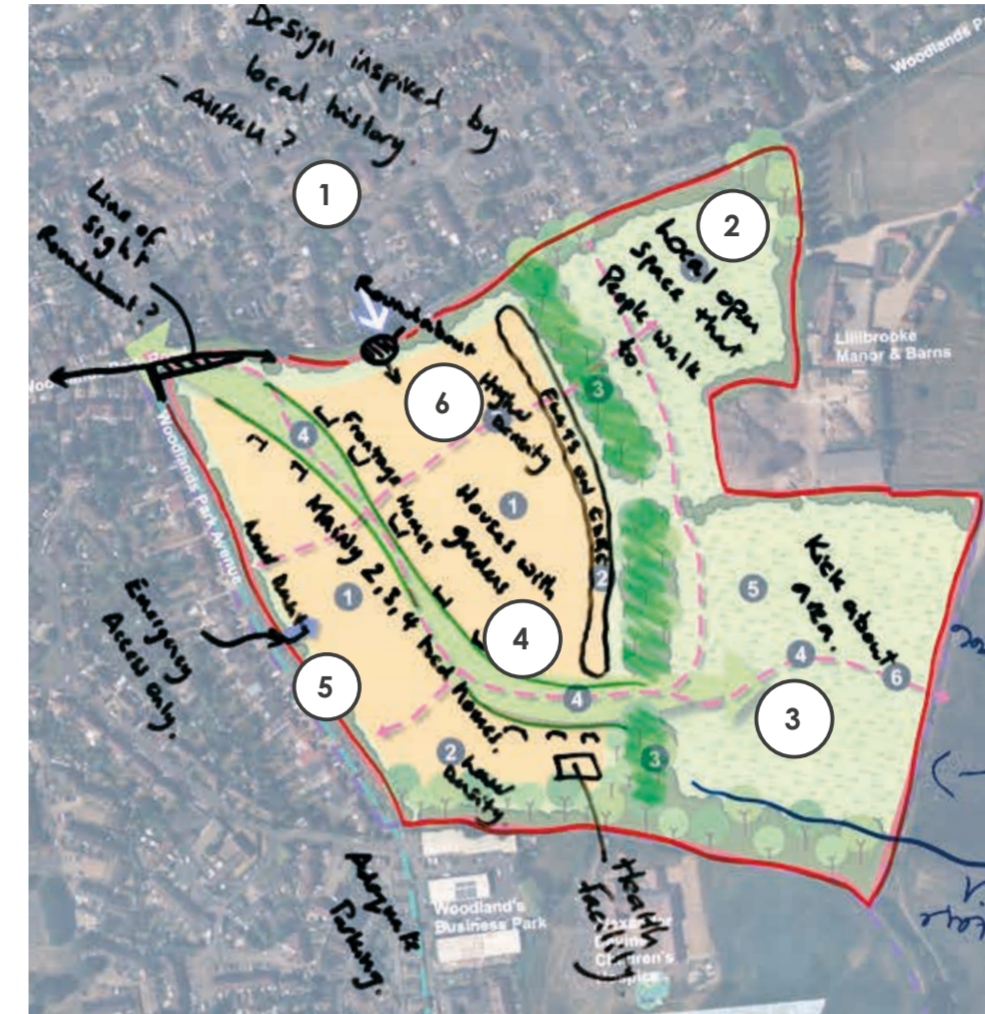
The delivery of new homes and increase in local residents will impact on the existing GP surgery and other services. It was suggested that the opportunity to deliver a health facility could be explored.

CONTINUED COMMUNITY ENGAGEMENT

Many participants appreciated the opportunity to be involved at the early stage in helping shape the proposals and are keen to stay involved and informed. The future design stages will include further liaison with the CLG and wider community.

3.1 The Engagement Process

“We need to make space for the younger generation...”



Example of Hands on Planning Drawing from CLG Workshop

1. Design inspired by local history
2. Local open space that people walk to
3. Kick about area, wetlands and heritage trail
4. Mainly 2, 3, 4 bed homes with gardens
5. Lower density homes
6. Higher density homes - potential for some apartments in appropriate locations



CLG Presentation: July 2022



CLG Hands on Planning Workshop: July 2022



CLG Hands on Planning Report Back: July 2022

3.1 The Engagement Process

Public Consultation on Stakeholder Masterplan Document

PUBLIC EXHIBITION

A public exhibition on the draft Stakeholder Masterplan Document was held in Cox Green Youth and Community Centre in Maidenhead on the 30th September 2022 from 3pm to 7pm.

The public exhibition gave an opportunity for local residents to see the initial design proposals and discuss any queries with the project team.

CONSULTATION WEBSITE

Simultaneously, a five week virtual consultation was held from the 30th September to the 4th November 2022 on www.lillibrooke.co.uk where the public exhibition material was made available to read online.

The public exhibition and consultation presented an opportunity for the local community to view the initial proposals, give feedback and have a say in the preparation of the Lillibrooke SMD.

Feedback forms were provided both for the public exhibition and the virtual consultation. Feedback was reviewed by the project team and informed further development of the masterplan and supporting SMD.

“It would be good to create more affordable homes for keyworkers and young families ...”



Public Exhibition: September 2022



Public Exhibition: September 2022



Public Exhibition: September 2022

3.1 The Engagement Process

Public Consultation Feedback

The design team analysed and summarised the feedback received from the local community and stakeholders. Key comments and concerns raised are categorised under the following themes.

ACCESS & MOVEMENT

The local community voiced their concerns about the increase in traffic and the visibility at the junction between Woodlands Park Road and Woodlands Park Avenue. Concerns regarding the visibility at the junction will be addressed by improving the visibility splays to meet national standards based on speed surveys undertaken on Woodlands Park Road. The visibility splay will be kept clear of any development and will be offered for adoption to the Highways Authority to ensure it remains unobstructed.

A number of local residents were in favour of a potential roundabout access off Woodlands Park Road, though some were opposed to the idea. Those in favour felt it would lower dangerous car speeds, whilst those in opposition thought it would add to congestion. The provision of a roundabout has been investigated but it is considered to have too significant an impact on the existing mature trees along Woodlands Park Road. It also has a significant impact on the amount of developable land available and would therefore not be compliant with the Local Plan site allocation. A roundabout would increase queueing and delay on Woodlands Park Road and would be excessive provision for the number of dwellings being proposed. Instead the proposed ghost island priority T junction will provide traffic calming whilst the provision of dwellings on the southern side of the road will increase the drivers perception of Woodlands Park Road being a residential road which will also help reduce vehicular speeds.

Residents wanted to understand how the emergency access from Woodlands Park Avenue would be restricted to prevent it becoming a thoroughfare for all vehicles. The detailed design of the access junction will ensure restrictions are in place to only allow authorised emergency vehicles, pedestrians and cyclists to enter the development at this entrance.

PARKING

Residents asked if adequate parking would be provided for new occupants within the site. The parking will be provided in accordance with RBWM's relevant parking standards in accordance with RBWM policy. Visitor parking will also be provided on site. It is therefore not anticipated that there will be overspill parking onto local residential roads.

BUS ROUTE

Recent changes to the number 7 bus route were highlighted, where the eastbound route no longer operates along the section of Woodlands Park Road past the site. Given this change, it is proposed to improve the westbound stop opposite Lowbrook Drive and consideration will be given to improving the stop at the northern end of Woodlands Park Avenue.

ACTIVE TRAVEL

Concern was expressed that the pavement on Woodlands Park Road is too narrow and is a safety issue for cyclists and pedestrians. It is proposed to widen the footway in the immediate vicinity of the site access where it is at its narrowest.

Residents would like to see additional crossing points on Woodlands Park Road and felt uncontrolled pedestrian crossings are not sufficient for safe pedestrian movement. Further work will be undertaken with the relevant authorities to achieve the best solution for pedestrian crossings on Woodlands Park Road to deliver safe, attractive and convenient crossing points.

GREEN INFRASTRUCTURE

Retention of the central tree belt, mature trees and headgerows along the periphery of the site, strengthening the existing green infrastructure and creating opportunities for movement of local wildlife within and around the site was well received.

OPEN SPACE & RECREATION

The local stakeholders welcomed the opportunity for the site to deliver publicly accessible informal open space for both existing and new residents. The maintenance and management strategy of informal open space was raised.

There is a significant demand for allotments in the local area. Therefore the area identified for allotments in the eastern part of the site was well received and further suggestions have been received to increase its size.

DRAINAGE

Frequent flooding of the southern edge of the site in recent times has resulted in local residents questioning the drainage strategy for the proposal. Concerns were raised about the capacity of the newly proposed sustainable urban drainage systems and if the development proposes a risk of flooding into the existing neighbouring properties.

The proposed flood mitigation measures have been sized to accommodate the potential flood risk volumes. Therefore the risk has been reduced.

HOUSING

Houses were preferred over flats. Multiple concerns regarding building heights, loss of privacy and overlooking for residents along Woodlands Park Avenue were received.

Current development parcels will be set back from the boundary with Woodlands Park Avenue through additional planting. This will minimise any perceived loss of privacy for existing residents.

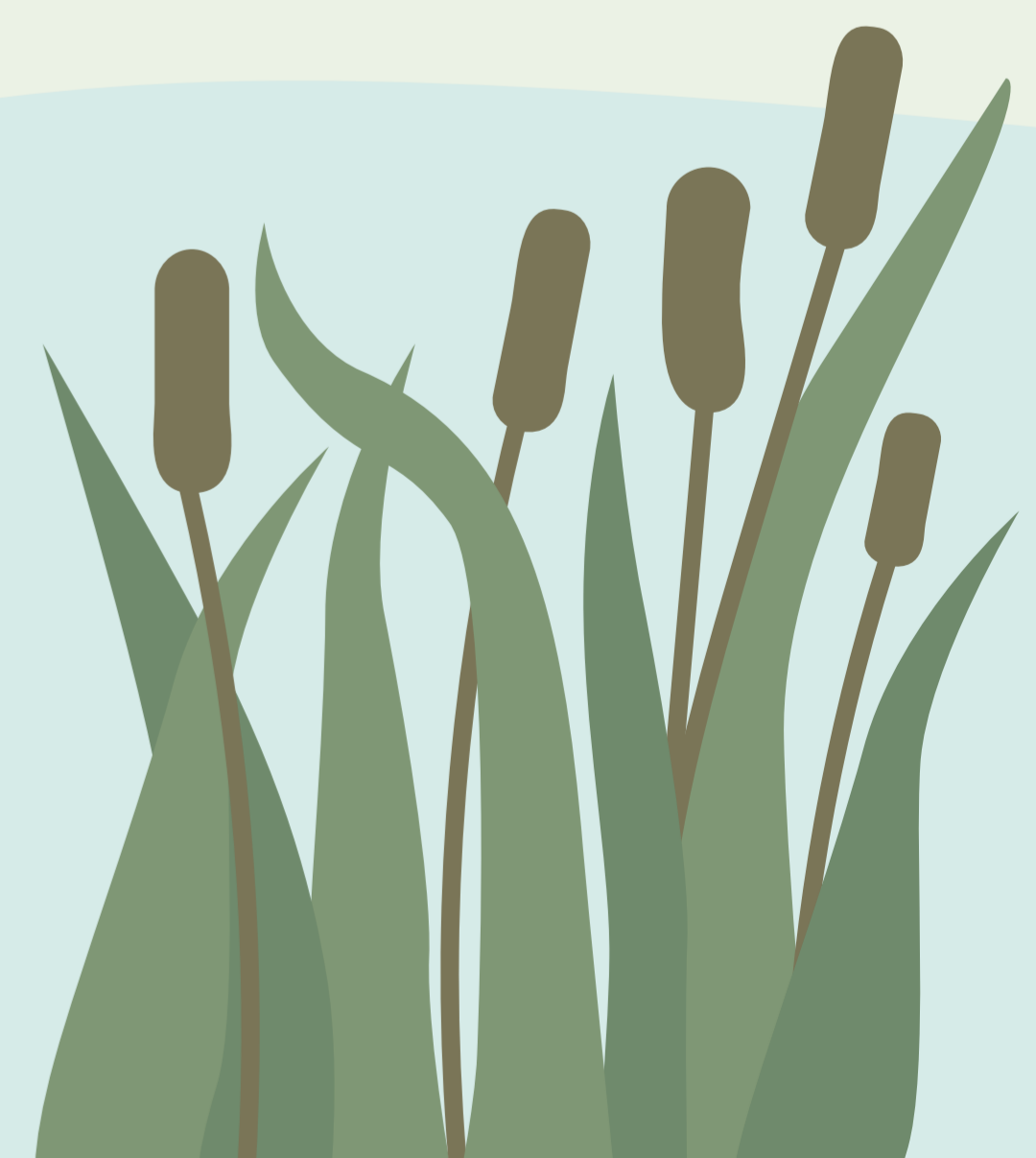
SUPPORTING INFRASTRUCTURE

Local residents raised concerns about how the addition of up to 300 homes would increase demand on local amenities such as education, health care and waste. The development will pay the Community Infrastructure Levy (CIL) and make financial contributions towards upgrading and improving local infrastructure. CIL payments from the development will be spent on infrastructure improvements such as strategic highways improvement; enhancements to existing schools to enable the provision of additional school places; improvements to existing healthcare facilities; enhancements to existing libraries, social and community facilities and public realm.



four

UNDERSTANDING
THE SITE



4.1 Site Constraints

LANDSCAPE SETTING

The site has a strong landscape character, its boundaries are well defined by hedgerows with mature trees, including significant large oak trees, and there is a strong tree belt dissecting the site from north to south. Ancient woodland is present on the south eastern boundary of the site. The tree survey has identified a number of category A and B trees that should be retained where possible within the Masterplan Framework.

The framework of woodland and tree belts connects to the wider landscape network to the south-east; comprising the interconnected Shrubbery Copse, Great Thrift Wood and Little Thrift Wood where The Cut watercourse meanders through.

GREEN BELT

The central tree belt through the middle of the site defines the Green Belt edge, the tree belt and the land to the east of the trees falls within the Green Belt.

HERITAGE

An initial heritage constraints and built environment assessment has been undertaken. The main heritage assets potentially affected are Lillibrooke Manor (Grade II listed), Barn, Horse engine, threshing house (Grade II listed); and the Garden Wall at Lillibrooke Manor (Grade II listed) located to the east of the site. Lillibrooke Manor is a medieval manor, the hall house dating from the 14th century.

The eastern part of the site forms part of Lillibrooke Manor's setting and the whole site is an original part of the manor's estate. The land south and west of Lillibrooke Manor is within the Green Belt and will provide open space in the Masterplan Framework.

SURROUNDING USES

Lillibrooke Manor is a popular wedding venue, there is potential for noise from events to extend into the site. A soil processing and turf business is located to the east of the site and occupies part of the site. Alexander Devine Children's Hospice is located to the south of the site. Consideration needs to be given to the privacy of the hospice and its gardens.

UTILITIES

A twin 525mm dia surface water sewer runs through the middle of the site from northwest to southeast. The sewer line requires an easement; however, there is potential for its route to be realigned to facilitate the layout of the Masterplan or for it to be retained and incorporated as part of the open space framework. The sewer is owned by Thames Water and as such, any works to the sewer, or within the permitted easement, will require approval from them accordingly.

FLOODING & DRAINAGE

The majority of the site is within flood zone 1 with a very small proportion of the site in the south lying within flood zone 2. The western part of the site includes areas of low to medium overland (pluvial) flood risk. This risk is due to the natural topography of the site which currently causes water to flow along this boundary and as such, the development will need incorporate a flow path which allows water to pass through the site in a similar manner.



Central tree belt and western field



Break in central tree belt looking east



Eastern field used by soil processing and turf business



Lillibrooke Manor: Listed Building

4.1 Site Constraints



Constraints Plan

Key

- - - Site boundary
- Topography levels (AOD)
- Primary road
- ↔ Restricted junction visibility
- - - Public right of way
- - - Restricted byway
- - - Existing sewer line
- ↔ Views from hospice & gardens into the site
- ↔ Potential noise from events
- ✱ Listed building
- Green Belt
- Ancient woodland
- Category A tree
- Category B tree
- Root protection area
- Surface water flood depth 300-900mm
- Surface water flood depth below 300mm
- Floodzone 2
- Floodzone 3
- Land leased to South East Water Limited

4.2 Site Opportunities

ENHANCED LANDSCAPE & OPEN SPACE

There is an opportunity to create a connected network of woodland, trees and wildlife habitats, both within and beyond the site forming a nature recovery network.

The central tree belt will define the Green Belt edge and open space to the east has the opportunity to form a natural interface to the countryside, respecting the setting of Lillibrooke Manor.

Open space within the Green Belt can deliver natural greenspace and space for recreation which will respond to the needs of the local community and new residents.

There is an opportunity to provide landscape screening on the southern boundary of the site providing privacy for Alexander Devine Children's Hospice.

There is potential to deliver a landscaped edge incorporating additional planting along the western site boundary ensuring privacy for the existing residents on Woodlands Park Avenue.

NATURAL DRAINAGE SOLUTIONS

The land gently slopes towards the south and the site provides the opportunity to work with the natural topography to alleviate surface water drainage issues. Drainage ponds and swales should be natural in character, integrated within the landscape proposals creating habitats for wildlife and contributing to bio-diversity net gain.

ACCESS & MOVEMENT

The primary access into the site will be from Woodlands Park Road. An emergency only access will be provided off Woodlands Park Avenue with restrictions in place to ensure access for only authorised emergency vehicles, pedestrians and cyclists.

PROMOTE SUSTAINABLE TRAVEL

Existing bus stops are located within a 5 minute walk of the site providing direct links to the town centre and train station. There is an opportunity to improve the existing bus stops, following the re-routing of bus route 7, to encourage sustainable travel amongst residents.

ENCOURAGE ACTIVE MOVEMENT

There is an opportunity to provide new footpaths and cyclepaths which connect to the existing network, creating links to the surrounding community facilities, to the wider countryside and to Ockwells Park.

NEW HOMES

Residential development will be located to the west of the central tree belt and new homes will be set within a rich landscape setting with a close connection to nature.



Housing set within a rich landscape setting



Open space for recreation and leisure



Natural open space for people and wildlife



New planting creating wildlife habitats

4.2 Site Opportunities



Opportunities Plan

Key

- - - Site boundary
- Primary road
- ↔ Opportunity to improve junction visibility
- Ⓚ Potential to enhance bus stops
- - - Public right of way
- - - Restricted byway
- ➔ Potential main vehicular access
- ➔ Emergency vehicle & pedestrian/cycle access only
- ➔ Potential new pedestrian crossing points
- - - Opportunity for landscape screening
- Area for residential development
- ▨ Multifunctional open space
- - - Woodland corridor
- - - Green/blue corridor including swales & attenuation

4.3 Technical Analysis

ECOLOGY

The proposals have been informed by the emerging findings of an ecological desk study, a phase 1 habitat survey and ongoing specialist surveys for protected and notable species including bats, dormice, badgers and reptiles.

This work to date has shown that no statutory or non-statutory designations pertain to the site or adjacent land, and that the site largely comprises habitats of limited nature conservation interest in their own right being dominated in the west by arable farmland and in the east by species-poor agriculturally improved grassland and bare ground/ephemeral vegetation associated with a soil processing works. Where habitats of higher interest occur, these are generally located around the site/ field margins and include:

- A network of hedgerows around field boundaries;
- A belt of broadleaved plantation woodland running north to south through the centre of the site and along the north eastern site boundary; and
- An area of woodland, included on Natural England's ancient woodland inventory, is located on the south eastern site boundary.

Protected species recorded at the site to date include:

- Bats: The ongoing bat survey work has identified low-status bat roosts in three trees on the northern and southern site boundaries. The site is also used by relatively low numbers of bats for foraging and commuting.
- Badgers: One main badger sett is present within the site, located to the east of the central woodland belt.
- Reptiles: The site supports a population of Slow-worm, generally associated with rough grassland and tall ruderal habitats along woodland and field edges.
- No Dormice have been recorded at the site to date.

The emerging proposals show that it will be possible to retain key habitats within the scheme such as the woodland habitats crossing and bordering the site, including retention of the small area of ancient woodland affording it appropriate buffers in accordance with Natural England Standing Advice. Although the emerging proposals indicate that it will be possible to retain the confirmed bat roosts, the main Badger sett will be closed due to the unstable condition of the mound of debris in which it is located which presents a health and safety risk to existing and future site users. An artificial Badger sett is subsequently proposed in the south east of the site in association with the informal open greenspace with good connections to the wider countryside.

The landscape scheme for the proposed development includes opportunity to enhance existing and provide new green corridors comprising a variety of semi-natural habitats across the site. Additionally, the provision of substantial informal greenspace across the site, particularly in the east, will provide opportunity to create substantial areas of semi-natural habitat in areas currently dominated by habitats of limited ecological interest. Habitats of benefit to wildlife to be provided in this area could include a selection of species-rich meadow grassland, and native shrub and tree planting, complementing the areas of woodland within and adjacent to the site.

In addition the proposals provide opportunity to create ponds and other wetland habitats as part of the surface water drainage scheme.

ARBORICULTURE

The proposals have been informed by a BS5837 Tree Survey to

identify constraints in relation to trees. The emerging proposals seek to retain all high-quality trees and minimise loss of hedgerows. Where it is unavoidable that trees or hedgerows are lost, predominantly in association with access points, these will be mitigated by new tree and hedgerow planting appropriate to the local area.

TOPOGRAPHICAL SURVEY

A topographical survey was carried out in May 2022 to gather spatial information relating to the site and its natural and man-made land features.

The results show that the eastern field has a high level of 32m AOD and a low level of 26m AOD. The direction of the fall is from north to south. The survey shows that the western field has a high level of 31m AOD and a low level of 27m AOD. The direction of fall is from north-east to south-west.

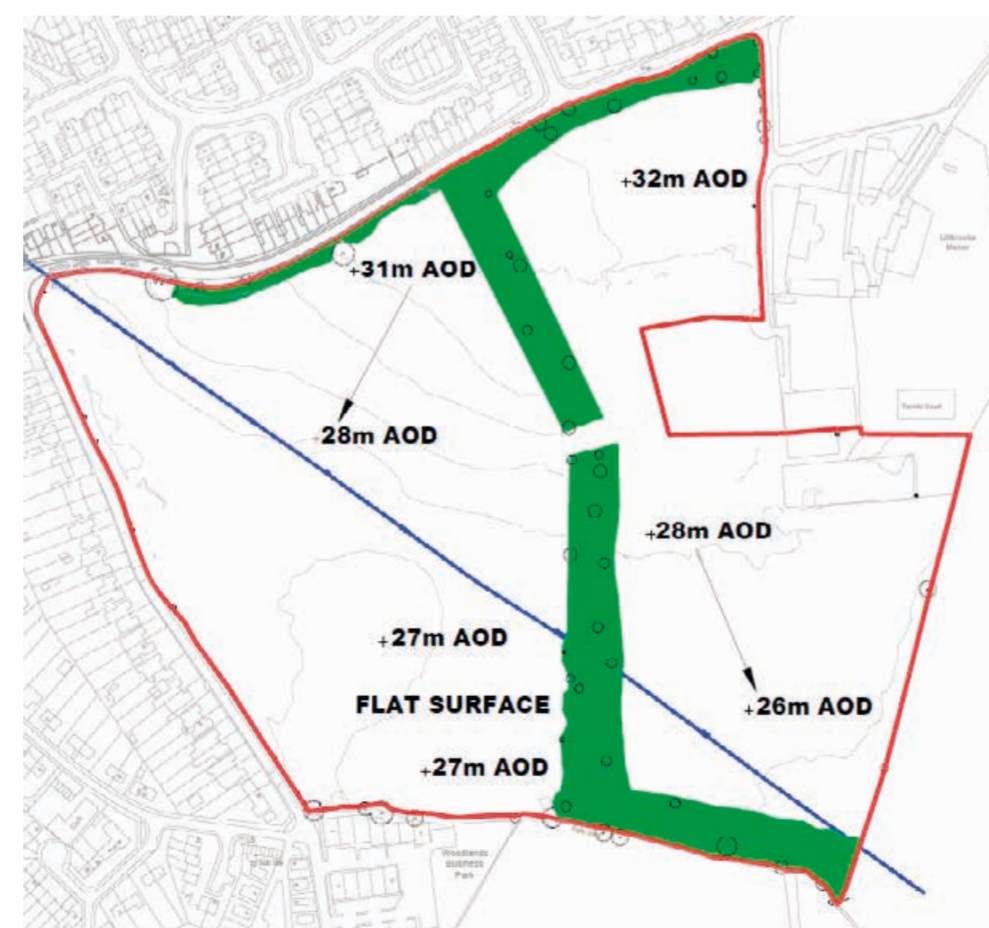
The lowest lying land is located in the south-east corner of the site at c. 26m AOD. This will be the natural place for surface water to ultimately drain and offers opportunities for SUDS and wetland creation.

UTILITIES

Local utility record searches have been carried out to determine any constraints to development. The main utility constraints have been identified through this process.

A medium pressure gas main has been identified running along the northern boundary of the site with a Gas Governor located in the verge at the junction of Woodlands Park Avenue/Woodlands Park Road. In assessing highway access options for the site, this constraint has been considered.

A Surface Water sewer was identified as crossing the site diagonally from the north-west to the south-east of the site. A CCTV survey has identified this sewer as twin 525mm pipes. Options to retain, divert or alter this sewer are being discussed with Thames Water and there may be opportunities for these improvements to contribute towards



Topography Plan

net-biodiversity gain.

Vodafone communication cables are located in Woodlands Park Road and will be considered in the site access design.

In addition to asset searches, enquiries with utility operators have been lodged in order to identify any reinforcement of key infrastructure that would be required to support the development.

HERITAGE

An initial heritage constraints and built environment assessment has been undertaken. The main heritage assets potentially affected would be Lillibrooke Manor (Grade II listed), Barn, Horse engine, threshing house at Lillibrooke Manor (Grade II listed); and the Garden Wall at Lillibrooke Manor (Grade II listed). The original estate boundaries are intelligible to an informed eye, contributing towards significance. Alterations to the rural setting would have potential to affect significance. If the proposals are sympathetic to the setting of the listed buildings they should not be adversely affected.

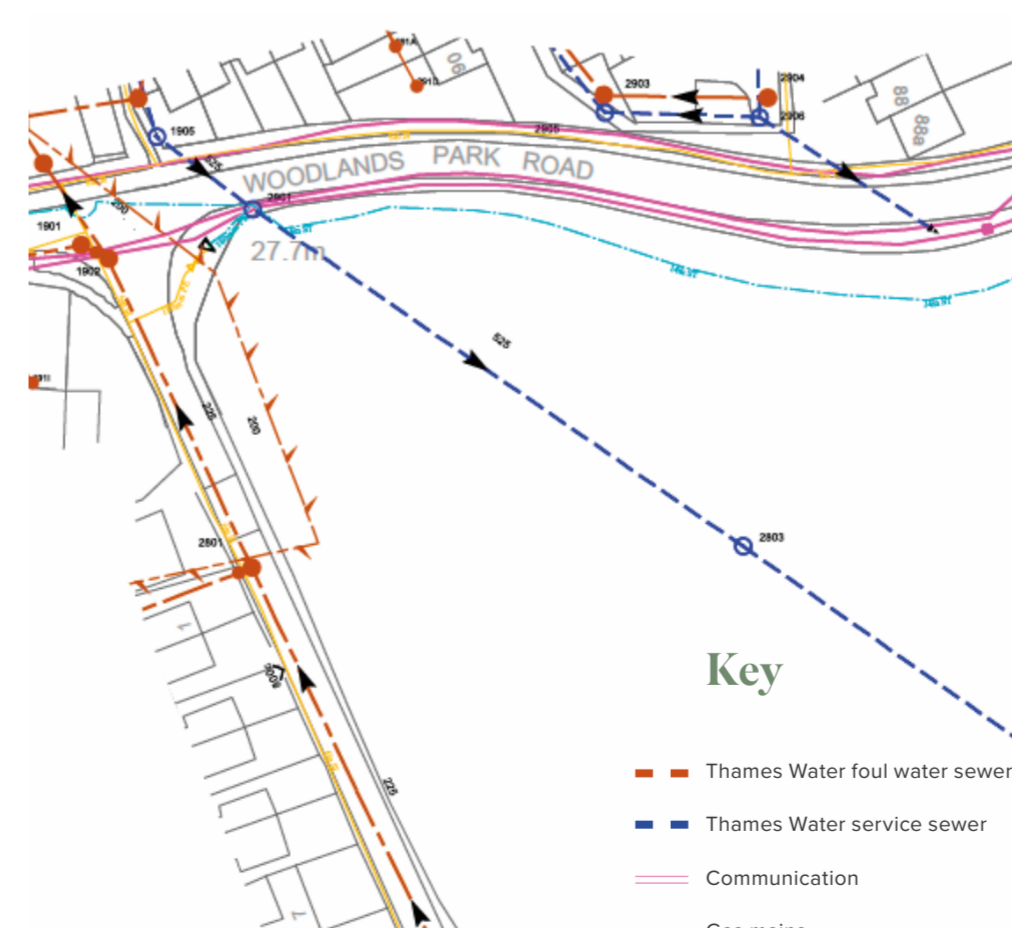
ARCHAEOLOGY

A desk based archaeological assessment has been undertaken. Within the general area a range of finds and features have been recorded from the prehistoric to the post-medieval periods.

Further information from field observation will be required to establish the archaeological potential of the site.

FLOOD RISK & DRAINAGE STRATEGY

Site specific flood data has been used to calculate overland flows coming into the site from Woodlands Park Road to the north, and Woodlands Park Avenue to the west. This data has then been modelled with consideration to the development proposals to create new overland flow paths through the site. This enables flows to continue to pass through the site without causing an increase in flood risk to the neighbouring properties as well as to the proposed development. The onsite drainage will utilise sustainable drainage systems (SuDS) to convey, clean and attenuate the flows. The site will



Utilities Plan

4.3 Technical Analysis

discharge these flows at the current greenfield runoff rate, therefore not causing any increase in discharge downstream of the site. The SuDS features will be a mix of open topped swales, filter drains and attenuation ponds. These features will be soft features enabling them to become part of the wider landscaping design.

HIGHWAYS MODELLING

The impact of the development on the local highway network will be assessed during both the AM and PM peak hours. This assessment will be undertaken for the site access junction and nearby off-site junctions using the industry standard computer modelling software.

To undertake this modelling, traffic flows will be obtained from RBWM's Strategic Traffic Model in order to assess the impact of the junction when combined with the other Local Plan sites and in particular the nearby South West Maidenhead SPD site. Where required, junction mitigation will be proposed to ensure that the cumulative impact of the development is minimised.

As per Policy IF1 within RBWM's Borough Local Plan, the proposals at Lillibrooke will help to deliver infrastructure to support the overall spatial strategy of the Borough, including making contributions to assist the delivery of the relevant infrastructure projects included in the IDP in the form of financial contributions.

ACCESS AND MOVEMENT

Access options have been explored including appropriate locations and potential junction arrangements.

The provision of a roundabout has been investigated but it is considered to have too significant an impact on the existing mature trees along Woodlands Park Road. It also has a significant impact on the amount of developable land available and would therefore not be compliant with the Local Plan site allocation. A roundabout would increase queueing and delay on Woodlands Park Road and would be excessive provision for the number of dwellings being proposed. Instead the proposed ghost island priority T junction will provide traffic calming whilst the provision of dwellings on the southern side of the road will increase the drivers perception of Woodlands Park Road being a residential road which will also help reduce vehicular speeds.

A roundabout access arrangement was therefore discounted in favour of a priority T junction access.

NOISE

Noise surveys were carried out across the development site during August 2022. This month was selected to represent a reasonable worst case assessment of all noise sources with particular focus on peak recreational aviation activity from the nearby White Waltham Airfield. The airfield were consulted during the surveys and flight logs obtained in order to validate the noise model.

The results of the initial assessment conclude that the relevant internal and external noise criteria can be achieved for the new dwellings. The initial assessment also looks at the noise impacts from the development on nearby sensitive receptors. This assessment identified the sports pitches as a potential noise source for which mitigation measures will be explored.



five

VISION & DESIGN
OBJECTIVES



5.1 Vision

The Vision for Lillibrooke is of a thriving new neighbourhood that accommodates exemplary new homes set within a naturally enriched landscape.

Its identity will be influenced by its strong connection to the surrounding established beautiful landscape and rich cultural heritage.

It will be a new place rooted in nature.

Living embedded within nature is beneficial to people's health and wellbeing. Lillibrooke will be a place at one with nature, where people can coexist with wildlife in a beautiful landscape setting.

Initial Concepts

- A new community sensitively shaped by the rich landscape fabric of the site, integrating woodland, trees and hedgerows into a green network connecting Lillibrooke and the countryside.
- A connected place, providing links to surrounding amenities and the countryside via safe walking and cycling routes. Homes within walking distance to a bus route.
- A sensitive response to the existing development edge and heritage buildings at Lillibrooke Manor.
- Key existing landscape assets retained and reinforced by new planting to create green corridors linking town and countryside.
- A green edge which delivers accessible open space for both people and wildlife. Space for recreation, food growing, play and biodiversity.



Concept Plan

5.2 Design Objectives

The Vision is Founded on Three Key Design Objectives:

Homes for the Future

Homes for the Future

SUSTAINABLE IDENTITY
Deliver sustainable homes for the future, low carbon and energy efficient. A place with a strong climate conscience where residents respect the environment they inhabit responding with changes in lifestyle.

HOMES FOR EVERYONE
A variety of homes with a mix of sizes for all generations and life stages creating a balanced community, delivering much needed affordable homes for the younger generation, key workers and families.

ROOTED IN PLACE
Homes with character, referencing the local architectural style. Homes set within a landscape with a close connection to nature.

Nature Recovery

Healthy Placemaking



Low carbon technologies



EV charge points



Biodiversity enhancement



Retain and enhance habitats



Wetland, woodlands & meadows where wildlife thrives

Nature Recovery

NATURE NETWORK
Connect and enhance the existing natural qualities of the site - the established trees, woodland and hedgerows linking to the surrounding copses, woods and waterways, creating new nature networks.

ECOLOGICALLY RICH & BIODIVERSE
A nature recovery network linking protected habitats for wildlife, supporting increased biodiversity and creation of a rich landscape character incorporating woodland, wetlands and wildflower meadows. A thriving living landscape achieving bio-diversity net gain.

DEFINING THE GREEN BELT EDGE
Defining a robust natural interface to the countryside, respecting the setting of Lillibrooke Manor.

Healthy Placemaking

CONNECTED TO CONTEXT
Active travel will be encouraged, linking to public footpaths and the cycle network; connecting to Cox Green and the wider countryside.

RECREATION & ACTIVITY
Active greenspace for all the community; space for sports, a trim trail through woodland and adventure play. Wild open spaces for people to rest and relax.

GROWING & GARDENS
Food growing in allotments or community gardens to encourage cultivating, sharing and cooking locally grown food. A community coexisting with nature and wildlife, with a culture and ethos of healthy living.



Walking and cycling routes



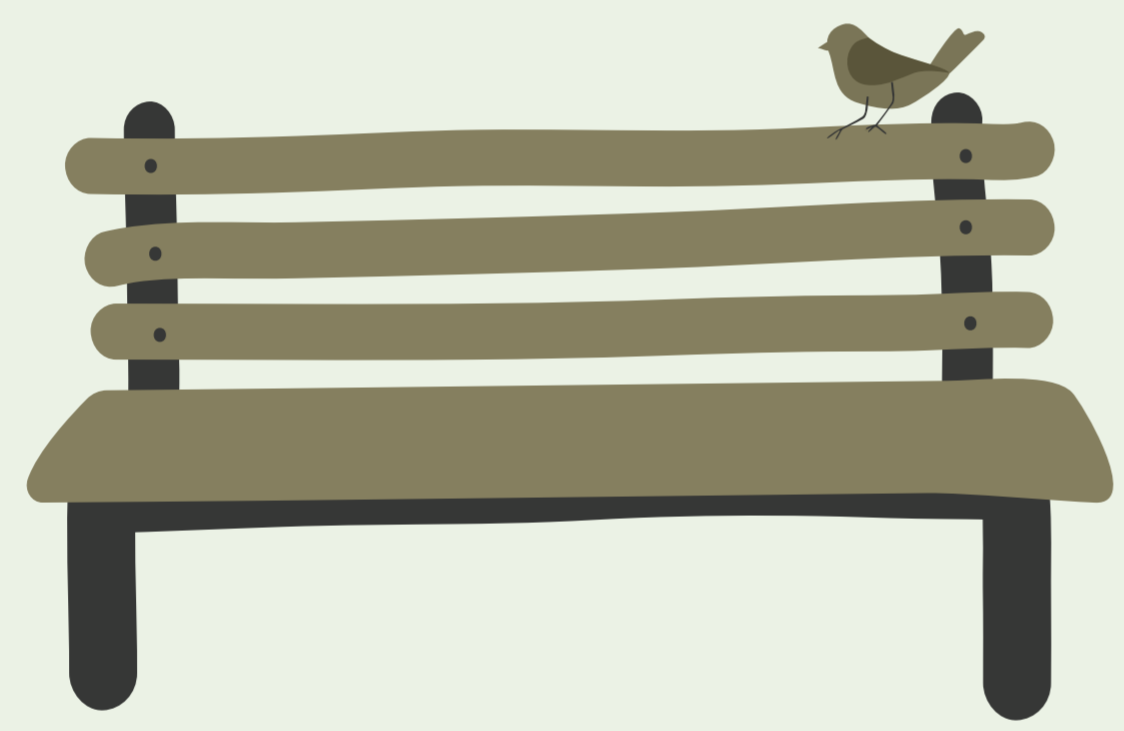
Accessible public open space



Sports pitches and play areas

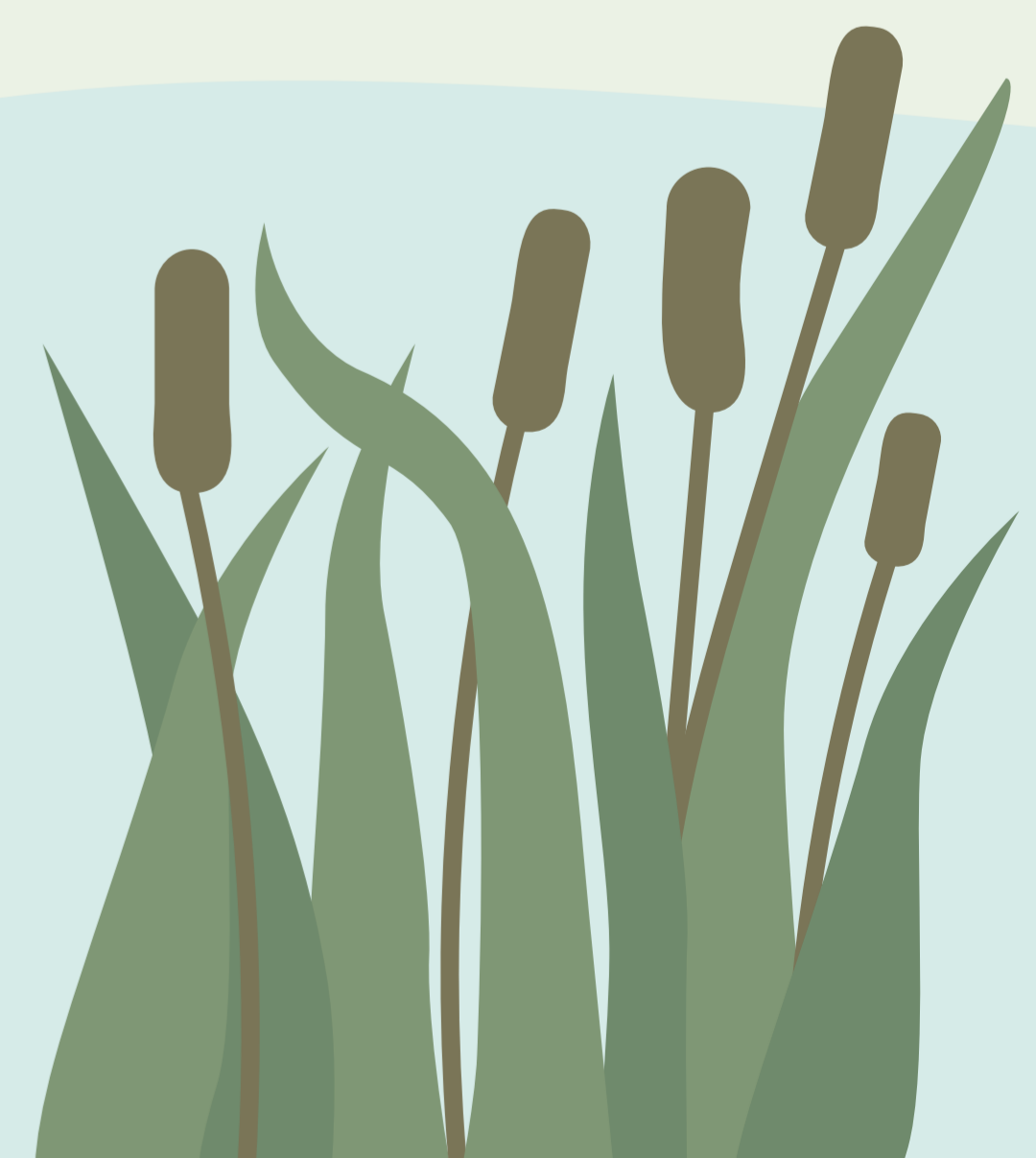


Allotments and food growing



six

MASTERPLAN
FRAMEWORK



6.1 Design Principles

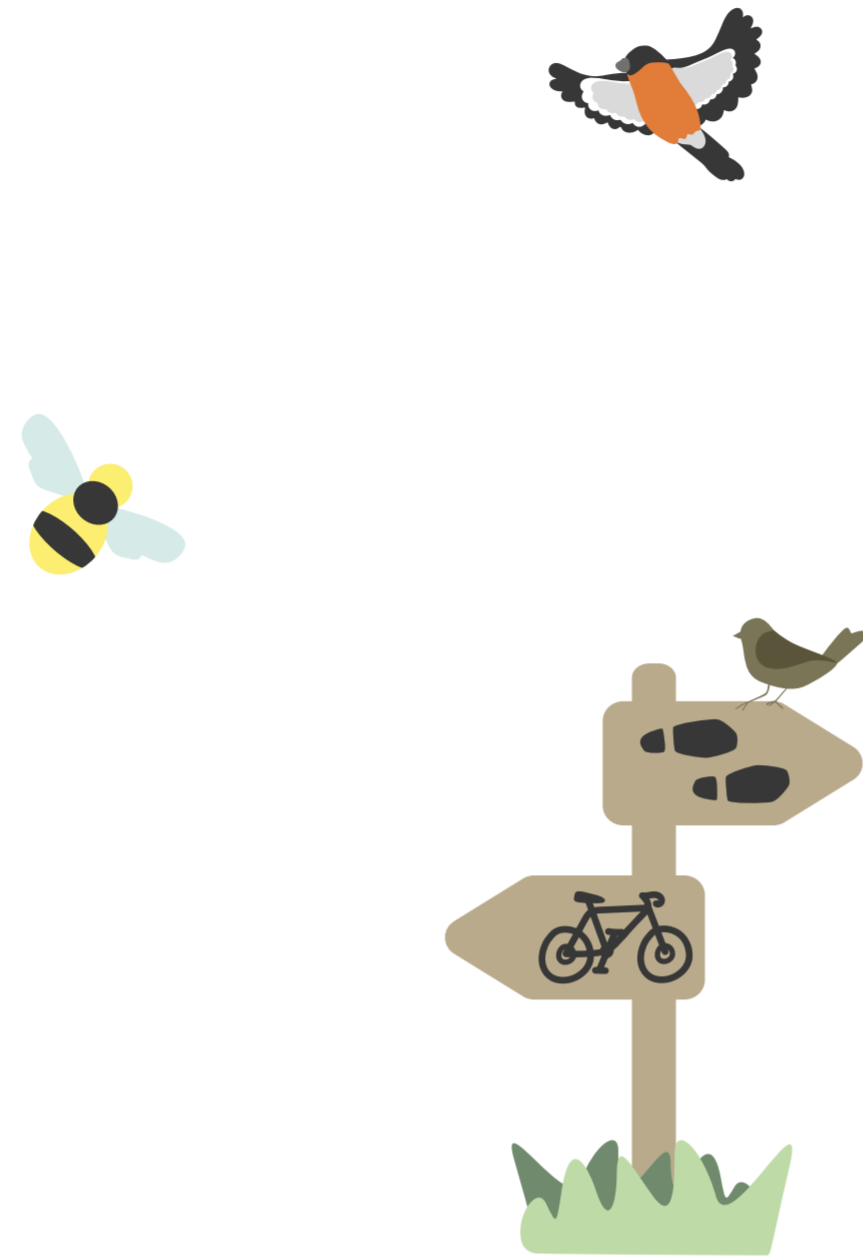
The Masterplanning Framework

This section of the SMD illustrates how an understanding of the site and its opportunities has developed a series of design principles which will form the layers of the Masterplan Framework. The design principles ensure the Masterplan Framework responds to and connects with the surrounding context, linking to Maidenhead and the wider countryside. These principles establish structuring elements for a new neighbourhood informed by its landscape setting whilst creating rich multi-functional accessible open space.

The section concludes with the Masterplan Framework.

Design Principles

The following seven design principles illustrate the defining structuring elements underpinning the Masterplan Framework. The Masterplan Framework provides an illustrative masterplan which establishes a set of design principles to guide future design and engagement.



EXISTING LANDSCAPE FEATURES

The site is characterised by its strong landscape character. Mature trees and hedgerow line Woodlands Park Road, a dense central tree belt dissects the site from north to south and ancient woodland is located on the south-eastern site boundary.

Existing trees and hedgerow will be retained where possible contributing to the landscape setting of the new neighbourhood.

Key

- Site boundary
- Green belt
- Existing tree clusters



Existing Landscape Features

6.1 Design Principles

RESPECT HERITAGE ASSETS

The setting of the listed buildings at Lillibrooke Manor will be conserved and enhanced through the sensitive design of open space and landscaping on the eastern part of the site.

Key

- Site boundary
- Existing tree clusters
- Existing buildings
- Listed building
- Indicative setting of listed buildings



Respect Heritage Assets

BLUE NETWORK

A blue network comprising blue/green wildlife corridors incorporating marshy wetland ponds, habitats for wildlife and boardwalks bringing people closer to nature. Addressing sustainable drainage and biodiversity in a natural environment.

Key

- Site boundary
- Wetland corridors forming the drainage strategy
- SuDS and attenuation features



Blue Network




6.1 Design Principles

CONNECTING LANDSCAPE & NATURE

Mature woodland blocks and hedgerows within the site will be retained within an integrated green/ blue infrastructure network. Existing trees and woodland will be reinforced and enhanced to strengthen landscape and habitat connectivity, forming a nature recovery network.

Green spaces will be multi-functional in character, delivering informal areas of meadow, allotments, play areas and sports facilities to promote active lifestyles and enable people to connect and interact with nature.

Key

-  Site boundary
-  Woodland link
-  Green/blue corridor





Connecting Landscape & Nature

LIVING WITH NATURE

Homes will be located on the western part of the site, on land removed from the Green Belt, and set within a network of existing mature trees and hedgerows forming beautiful new green spaces.

The eastern part of the site will provide a series of natural green spaces for sport and active play, food production, water attenuation and biodiversity gain, easily accessible for new and existing residents to enjoy.

Key

-  Site boundary
-  Residential parcels



Living with Nature

6.1 Design Principles

MOVEMENT & CONNECTIONS: FOOT & CYCLE

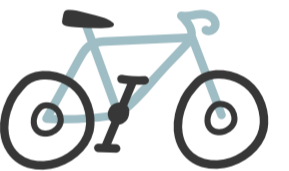
The development will provide a walkable neighbourhood based around a clear movement framework with designated pedestrian and cycle routes to encourage active travel.

Safe crossing points will provide links to existing neighbourhoods and facilities at Cox Green and Woodlands Park.

Connections will be created to the surrounding public rights of way network providing convenient countryside links and access to Ockwells Park to the east.

Key

-  Site boundary
-  Restricted byway
-  Public right of way/footpaths/cyclepaths












Movement & Connections: Foot & Cycle

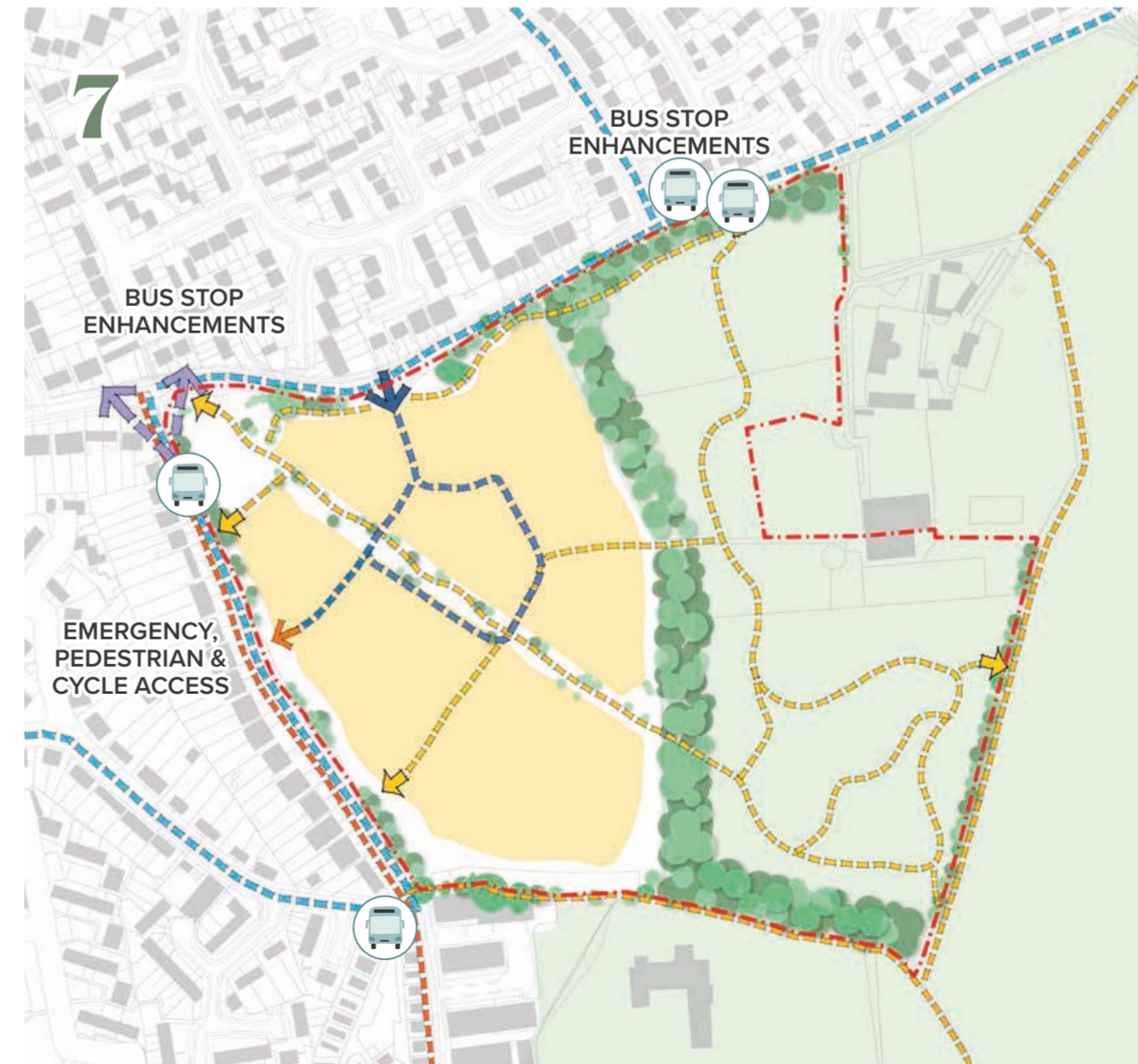
MOVEMENT & CONNECTIONS: CAR & BUS

The gateway to the neighbourhood will be provided from Woodlands Park Road with emergency vehicle and pedestrian access on to Woodlands Park Avenue. The exact design and location of the access points will need to be agreed following further assessment and discussion with RBWM.

Bus stop enhancements will encourage sustainable transport use.

Key

-  Site boundary
-  Restricted byway
-  Public right of way/footpaths
-  Vehicular access
-  Emergency vehicle & pedestrian/cycle access only
-  Primary vehicular routes
-  Bus route no.7
-  Bus stop enhancements
-  Opportunity to improve junction visibility

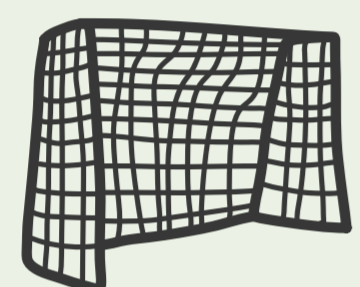


Movement & Connections: Car & Bus

6.2 Masterplan Framework

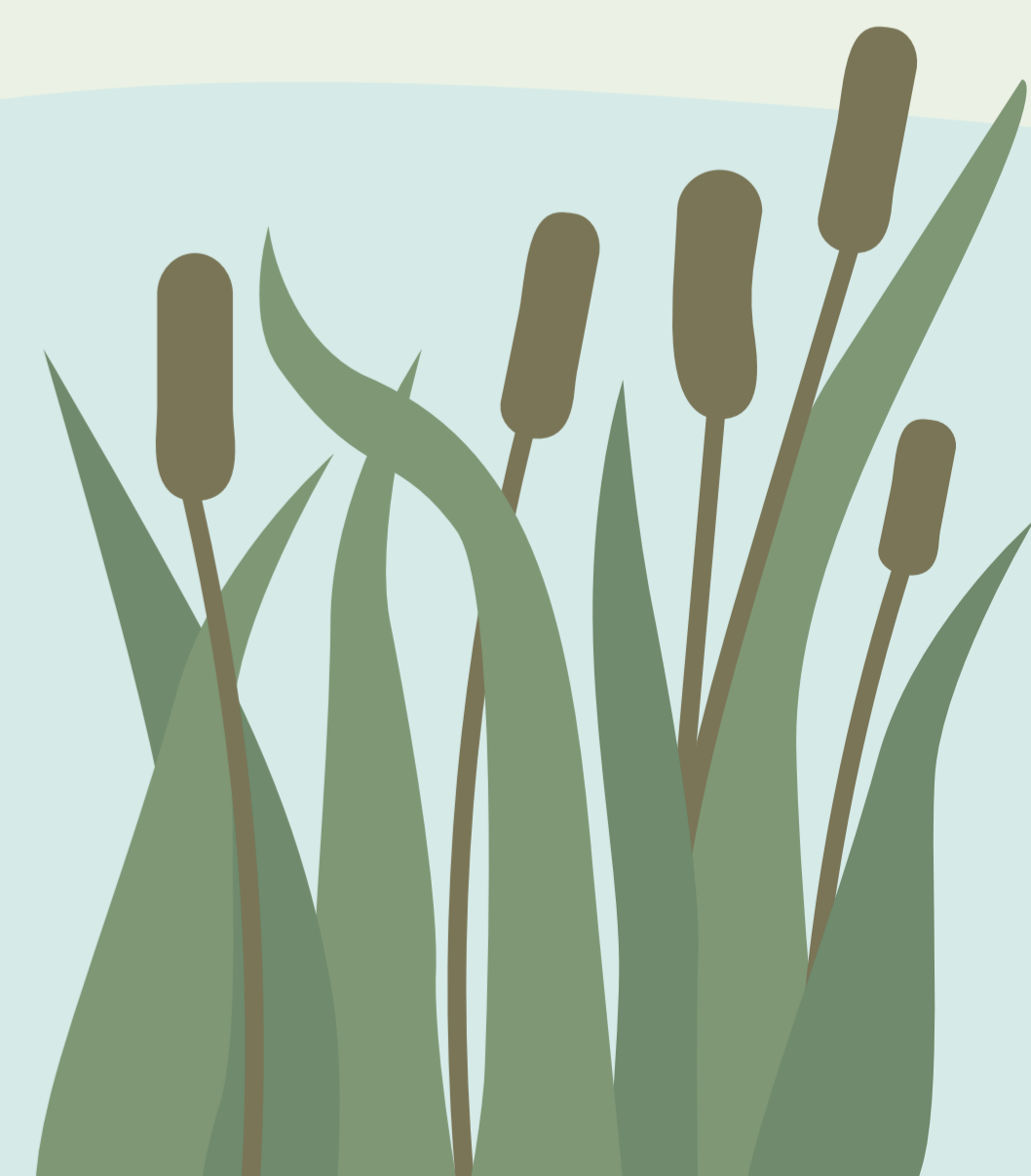
- ① **HOMES FOR ALL**
Homes of all types and tenures, that people can afford. A strong sense of place, rooted and respectful of the natural and historic setting.
- ② **GATEWAY TO THE NEIGHBOURHOOD**
Primary vehicular access forming key gateway to the new neighbourhood.
- ③ **LINKS & CONNECTIONS**
Emergency vehicle and pedestrian/cycle access only provided off Woodlands Park Avenue.
- ④ **SUSTAINABLE MOVEMENT**
A walkable neighbourhood served by buses on Woodlands Park Road with a 15 minute journey time to Maidenhead Train Station. New pedestrian crossings and enhanced bus stops on Woodlands Park Road.
- ⑤ **MOVING IN NATURE**
Network of pathways through diverse natural spaces, encouraging walking and cycling to the wider countryside, linking to rights of way.
- ⑥ **NATURE RECOVERY NETWORK**
Existing woodlands and tree belts retained and enhanced; a rich habitat for nature and wildlife.
- ⑦ **WETLANDS & WILDLIFE**
A generous blue/green wildlife corridor incorporating marshy wetland ponds, habitats for wildlife and boardwalks bringing people closer to nature. Addressing sustainable drainage and biodiversity in a natural environment.
- ⑧ **SPORTS & PLAY HUB**
An area for sport and play within a woodland setting. Easily accessible promoting health and wellbeing through facilitating an active lifestyle outdoors in nature.
- ⑨ **PLAY IN THE WOODS & WILD GARDENS**
Focal natural play area for a range of ages and abilities that provides a fun, challenging and exciting space for children. Trim trail providing dispersed natural play and recreational opportunities.
- ⑩ **PLAY ALONG THE WAY**
A trail of natural features such as tree trunks and stepping stones integrated within the green network encouraging children to play along the way in natural greenspaces.
- ⑪ **ACCESSIBLE FOR ALL**
Car parking serving sports provision, community orchards and growing gardens.
- ⑫ **GROWING LOCALLY**
Promoting a sense of community through collective food growing and sustainable food production at local allotments and orchards.
- ⑬ **SAFE MOVEMENT**
Visibility to the right when turning out of Woodlands Park Avenue will be improved for safer vehicle and pedestrian movement.
- ⑭ **ENHANCED LANDSCAPING**
Reinforced planting on southern boundary to screen views from Alexander Devine Children's Hospice.
- ⑮ **WOODLANDS PARK AVENUE EDGE**
Reinforced planting and landscaped edge on western boundary to screen views from existing properties on Woodlands Park Avenue. New homes set back behind a bio-diverse and richly planted landscape edge incorporating drainage swales. New homes served by private drives within the development to maintain the integrity of the landscaped edge. Connectivity to Woodlands Park Avenue provided via multiple pedestrian/cycle connections.





seven

RESPONSE TO
MASTERPLAN FRAMEWORK
DESIGN OBJECTIVES



7.1 Homes for the Future

This section sets out how the Framework Masterplan has responded to the three Design Objectives; Homes for the Future, Nature Recovery and Healthy Placemaking.

SUSTAINABLE IDENTITY

The land at Lillibrooke presents an opportunity to deliver truly sustainable and affordable homes for the future, low carbon and energy efficient. A place with a strong climate conscience where residents respect the environment they inhabit responding with changes in lifestyle, living with a close connection to nature.

The development will contribute to the target of net zero carbon emissions by 2050 as set out in Policy SP2 of the BLP.

The proposed homes will be fully compliant with current Building Regulations, and be capable of being easily adapted to satisfy the needs of its residents through all stages of life. Construction materials will be responsibly and locally sourced where possible. The development will be designed in accordance with the Building for a Healthy Life design tool.

A Sustainability Statement will be submitted with the future planning application which will include further details of the proposals for sustainability.



ILLUSTRATIVE ENVIRONMENT & CLIMATE STRATEGY



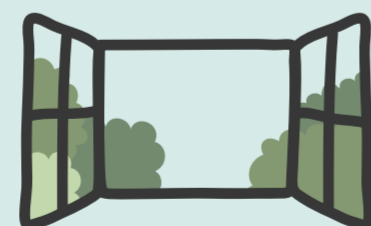
Landscape led approach
Bio-diversity enhancements
Active healthy lifestyle for residents
Tree lined streets



Fabric First Approach
Street & Plot orientation
Renewable energy
(photovoltaic panels on available roof space)
Waste Water Heat Recovery
Mechanical Extract Ventilation



Electric car charging points
Attractive walking & cycling routes
Investment in public transport



Energy saving
Water efficiency
Homes with gardens
Sustainable drainage systems
Construction & domestic waste management

7.1 Homes for the Future



HOMES FOR EVERYONE

The land at Lillibrooke will deliver a distinct and inspiring place that provides new homes for local people. A wide spectrum of types, tenures and sizes will be provided from one bed to five bedroom homes. The majority of the homes will be two, three and four bedroom family homes with gardens.

The site will provide 40% affordable housing and 5% of market housing units for custom and self-build plots, subject to viability. The number of homes and housing density will be a product of achieving the appropriate mix of housing typologies and layout design which responds positively to both the site features and the surrounding context.

Lillibrooke will cater for all ages and different housing needs which in turn will create a mixed, balanced and socially sustainable community. New dwellings will be designed to be adaptable providing flexible, accessible and age friendly homes. Where viable, a proportion of the new homes will meet Building Regulation requirements for greater accessibility, in line with the BLP.

ROOTED IN PLACE

Lillibrooke will integrate into the surrounding neighbourhoods, new homes will front onto both Woodlands Park Road and Woodlands Park Avenue set behind mature landscape planting.

An understanding of the local architectural style and vernacular will influence the building design ensuring Lillibrooke references the unique features of its context whilst creating a strong identity for a new place set within nature.



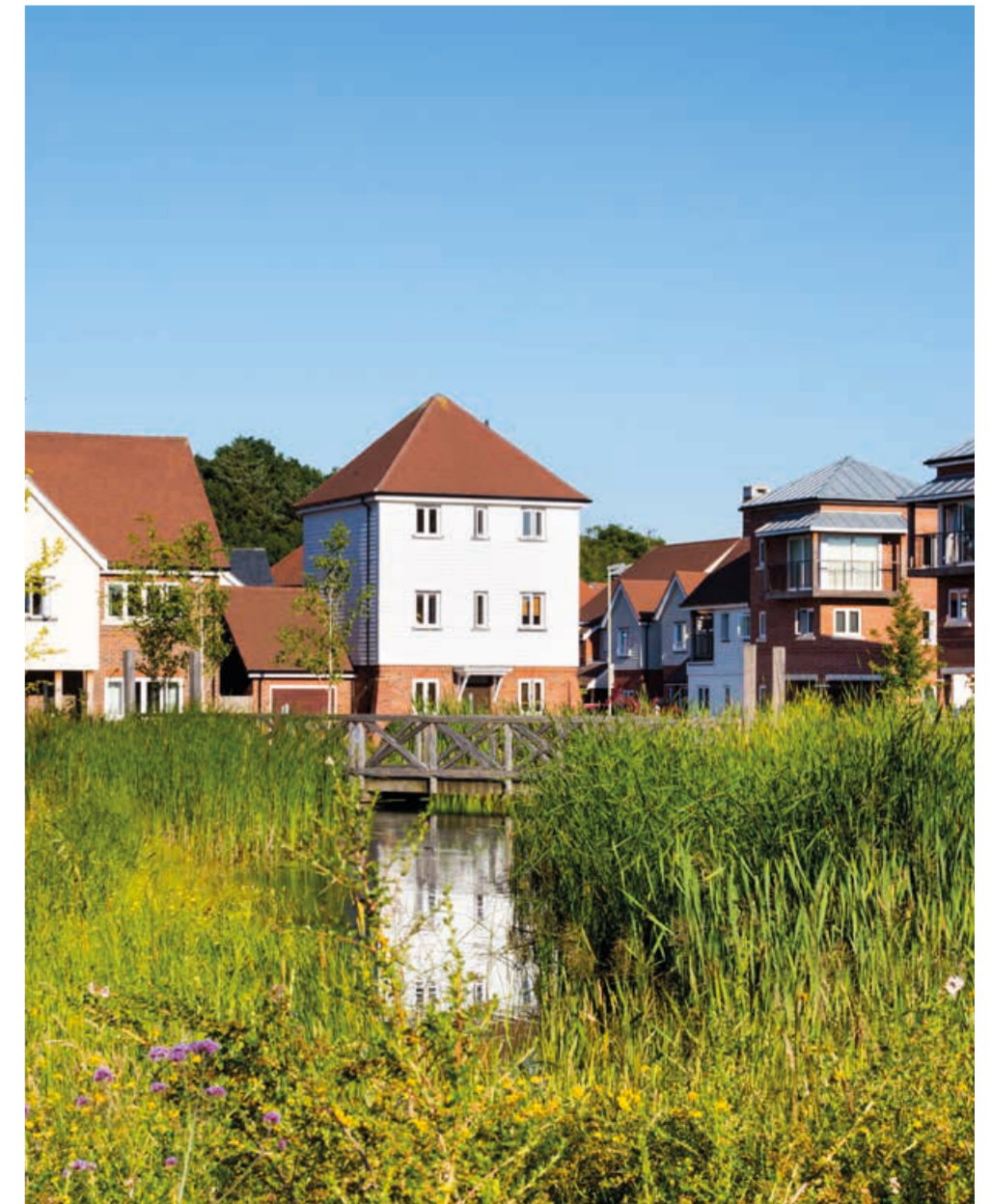
Sustainable homes



High quality homes



High quality architecture and range



7.2 Nature Recovery



NATURE NETWORK

The existing established trees, woodland and hedgerows will be retained forming a strong landscape setting. Protected ancient woodland on the southern edge of the site connects to the wider woodland network including Shrubby Copse and Great Thrift Wood.

ECOLOGICALLY RICH & BIODIVERSE

The landscape structure of the site will be enhanced and landscaped edges established incorporating structural vegetation and ecotone creating habitat diversity.

Opportunities for movement of wildlife will be provided within and around the site through strengthening of existing treelines and hedgerow corridors and associated seminatural habitats alongside provision of new linear habitats including hedgerow, tree and scrub planting. The creation of beautiful open spaces and new wildlife habitats will deliver at least 10% biodiversity net gain.

Proposed new planting will reinforce the existing treeline along the southern boundary of the site acting as screening for the Alexander Devine Children's Hospice.

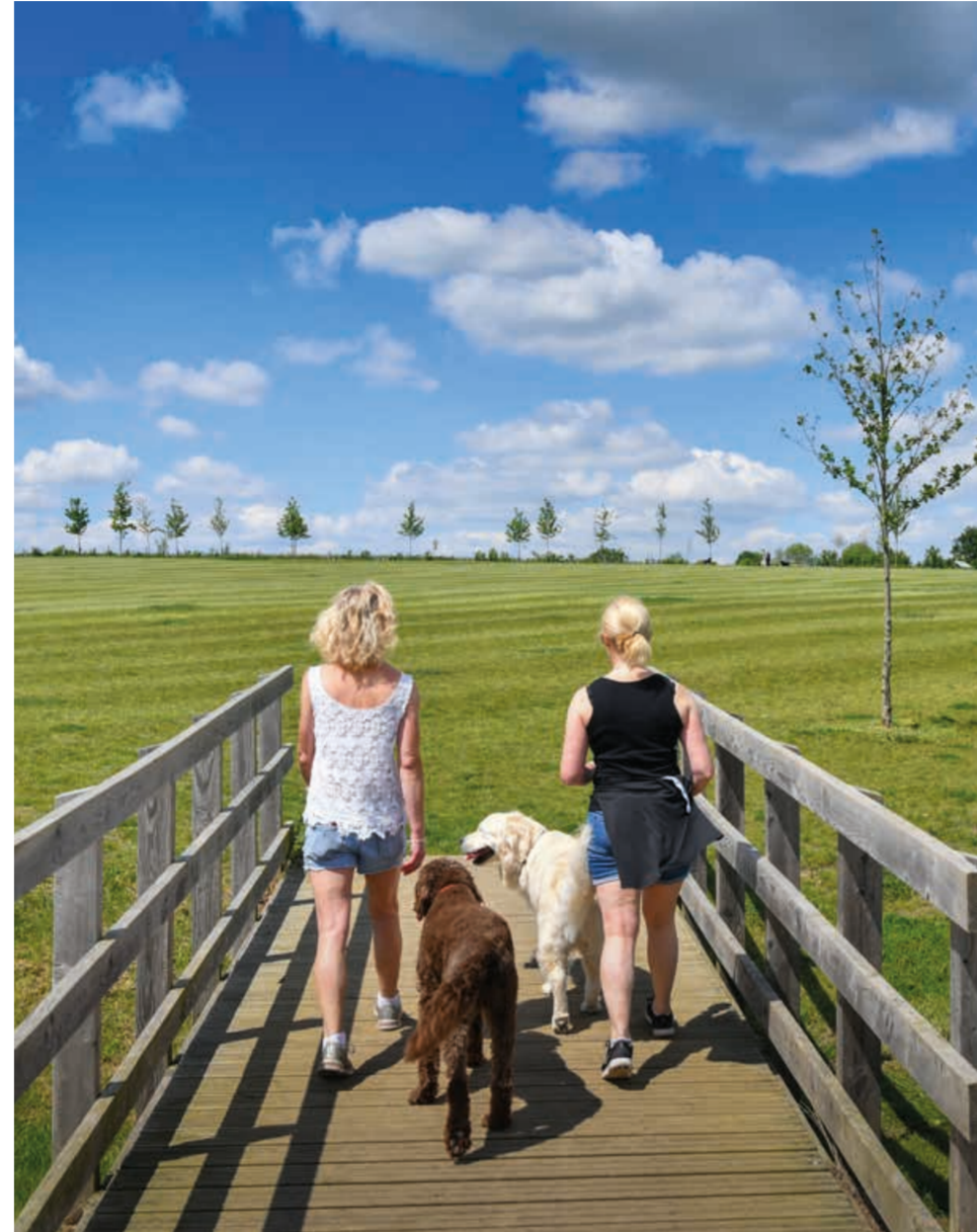
A replacement badger sett will be provided in the south-eastern part of the site close to woodland and scrub screening providing a secluded and undisturbed habitat with links to the wider countryside.

The south-eastern part of the site will be a naturalistic open space incorporating swathes of meadow, native tree and shrub planting and damp marginal habitats associated with the sustainable urban drainage basins and wetland habitats.

New wetland habitats including ponds, ditches, swales, reedbeds and wet grasslands will be sympathetically designed and natural in character, as part of the surface water drainage strategy, complementing the existing aquatic habitats in the wider area. Biodiverse and wildlife friendly in design including gently shelving margins, areas of open water and native aquatic/marginal planting whilst providing opportunities for recreation.

DEFINING THE GREEN BELT EDGE

New tree planting along the eastern site boundary will reinforce layers of structural planting defining the green belt edge, respecting the setting of Lillibrooke Manor and connecting to the wider countryside.



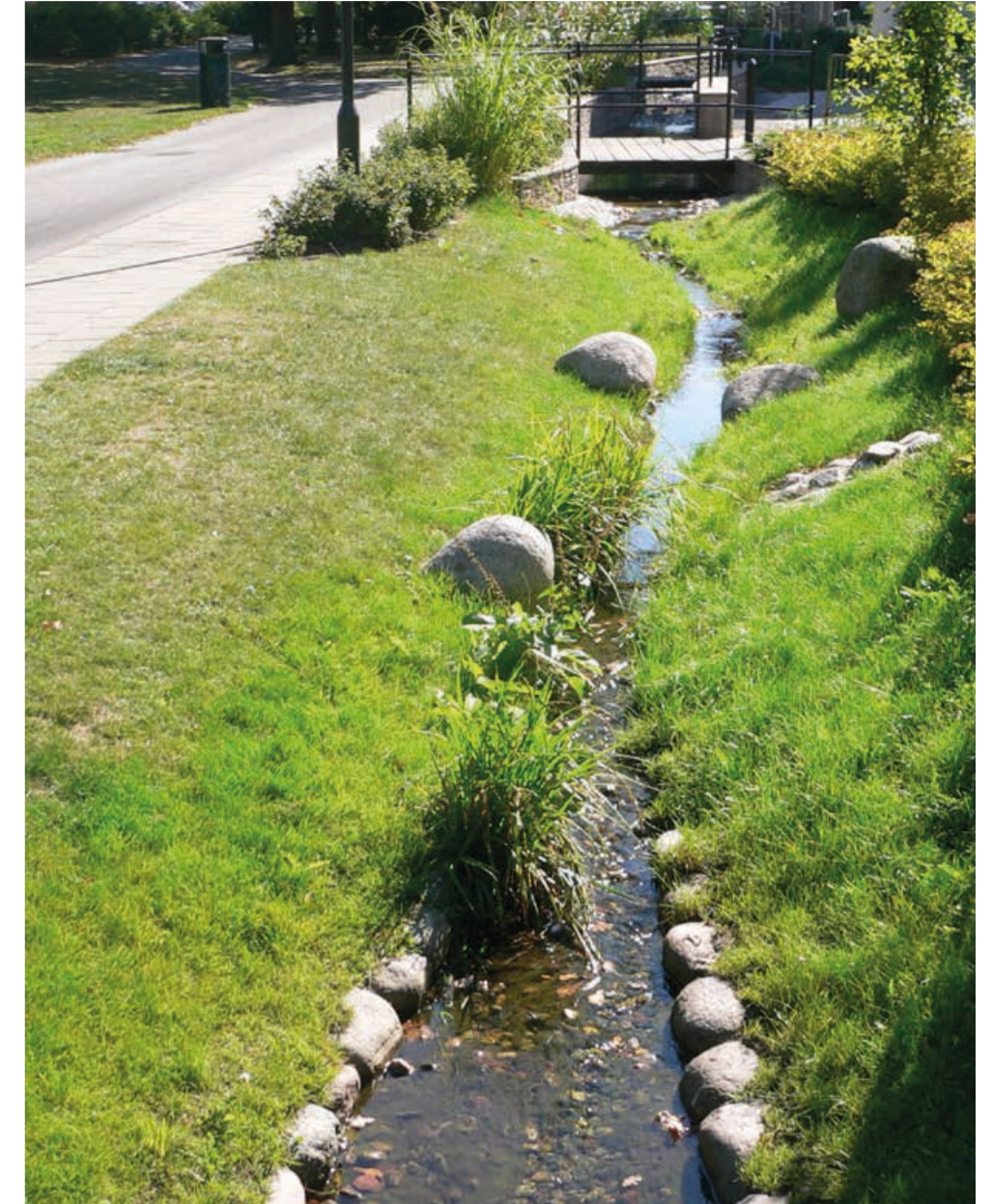
Walking routes through parkland



Natural and organic attenuation feature



Structural vegetation and ecotone

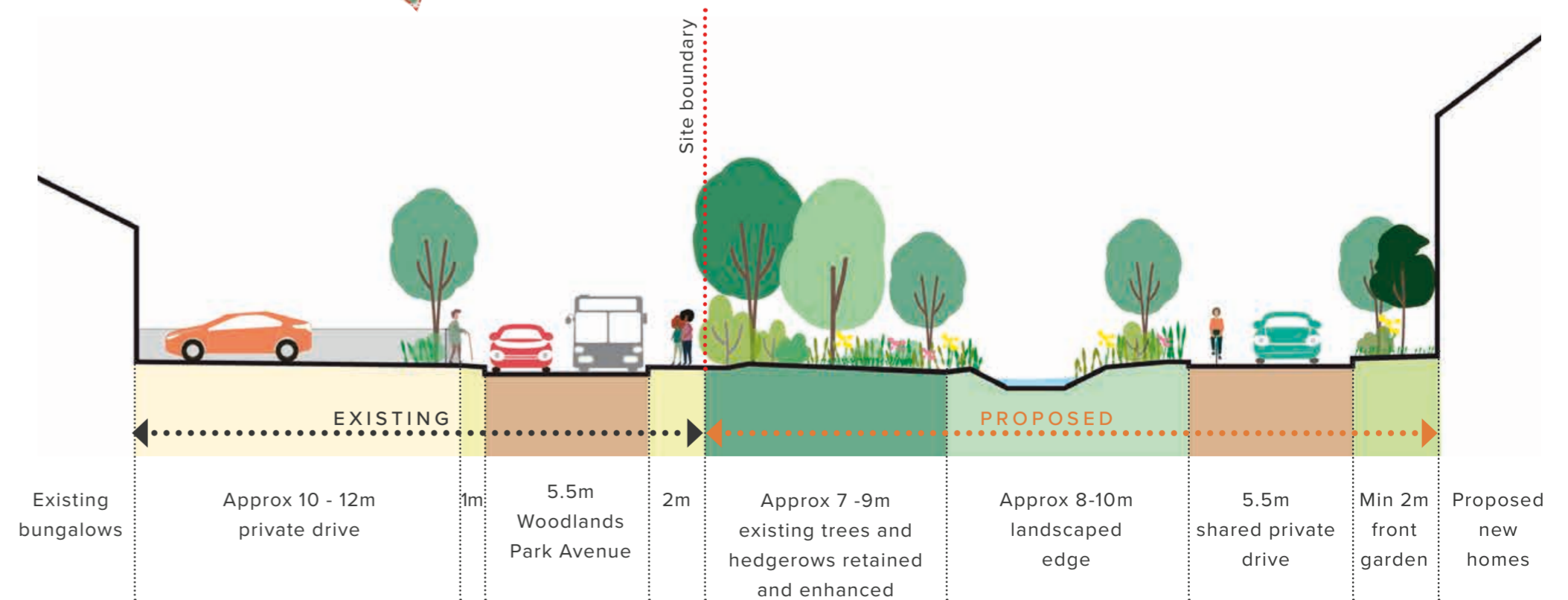


Swales



LANDSCAPE NETWORK

A landscaped buffer along the western site boundary incorporates landscape enhancements, tree planting and sustainable urban drainage. It forms part of the wider landscape network delivering rich and bio-diverse habitats and green spaces. Proposed homes are set back behind the landscaped buffer, which provides screening for the existing residents on Woodlands Park Avenue.



7.2 Nature Recovery

7.3 Healthy Placemaking

CONNECTED TO CONTEXT

Active and sustainable travel will be encouraged. All homes will be within 400 metres walking distance of a bus stop.

A network of public footpaths and cycle paths will connect to the surrounding neighbourhoods and wider countryside. New pedestrian crossing points across Woodlands Park Road will provide connectivity to nearby facilities and amenities.

BUS STOP IMPROVEMENTS

The site is well located to existing bus services with bus route 7 providing a half hourly service to Maidenhead town centre. This bus service is accessible from stops on Woodlands Park Road and Woodlands Park Avenue in the immediate vicinity of the site.

It is therefore proposed to improve the bus stop on Woodlands Park Road by providing a bus shelter and additional space for waiting passengers at the westbound stop at the junction with Lowbrook Drive.

At the bus stop, a pedestrian crossing will also be provided to improve access to the bus stops.

Consideration will be given to relocating the former eastbound stop near Lowbrook Drive to a position which serves the re-routed bus route but this is subject to discussions with RBWM and the bus operator and confirmation that the amended trial route will be made permanent.



Bus serving Woodlands Park Avenue



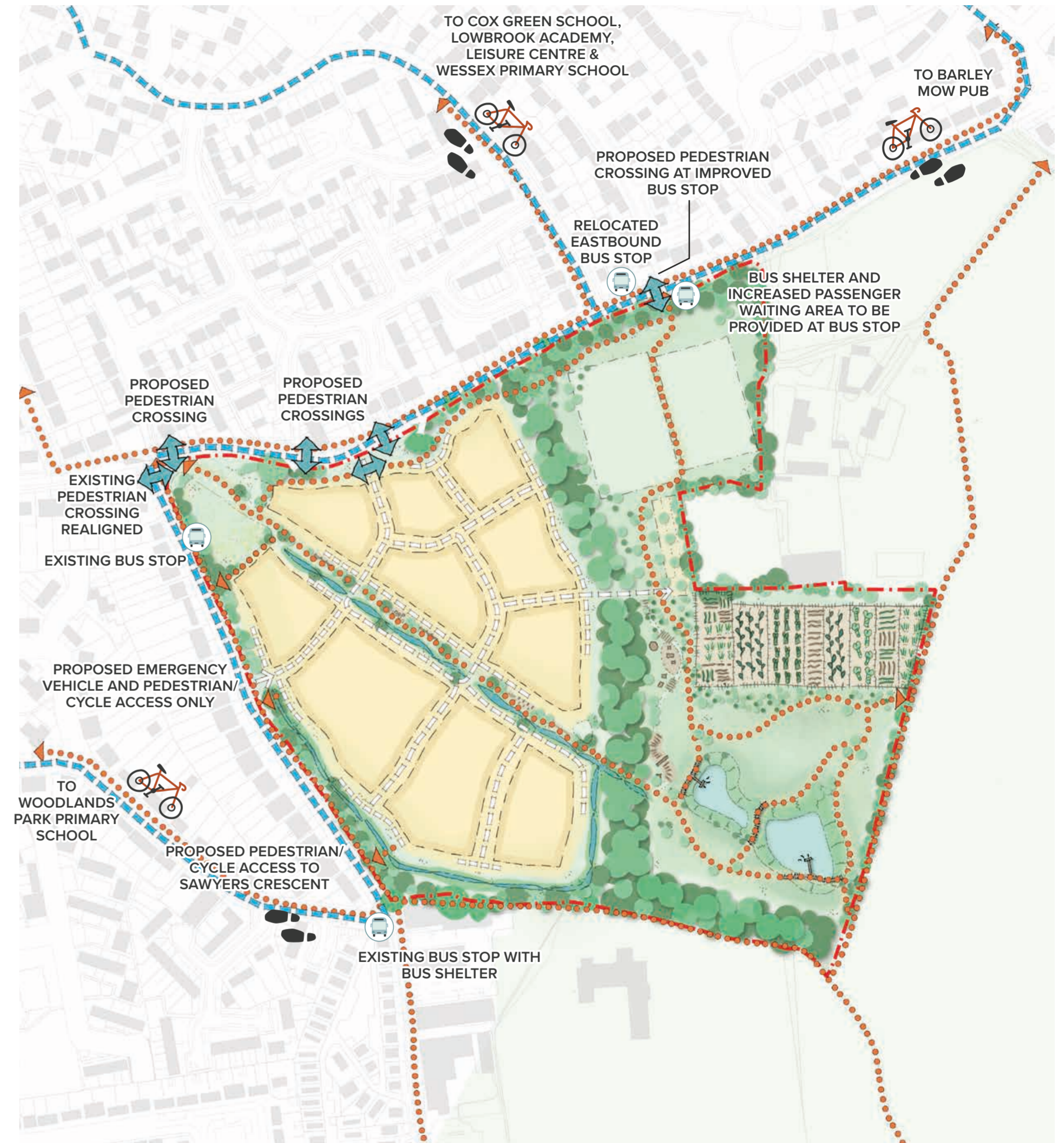
Accessible public transport to encourage sustainable travel



Potential toucan crossing



7.3 Healthy Placemaking



Movement Plan

Key

- Bus stop
- Bus route no.7
- Pedestrian crossing
- Footpath/cyclepath link

7.3 Healthy Placemaking

PEDESTRIAN & CYCLE IMPROVEMENTS

The development is well located to local shops, schools and employment opportunities with the majority of these amenities being accessed via Woodlands Park Road. Consequently, pedestrian and cycle permeability through the site will be considered in detail with pedestrian and cycle access being proposed at three locations on Woodlands Park Road namely at the site access, the north eastern corner of the site at the existing bus stop and at the north western corner at the junction with Woodlands Park Avenue. In addition to these access points, a further two pedestrian accesses are proposed along Woodlands Park Avenue to provide a link to the south west of Cox Green and White Waltham.

To assist pedestrians crossing Woodlands Park Road, crossings will be provided at each of the three access points outlined on the Movement Plan, with a realigned crossing on Woodlands Park Avenue at its junction with Woodlands Park Road to serve residents from the development. Further work will be undertaken with the relevant authorities to achieve the best solution for pedestrian crossings on Woodlands Park Road to deliver safe, attractive and convenient crossing points. The crossing type and location is subject to further discussion with RBWM during the planning application process.

Within the site, these accesses will be connected to provide pedestrian and cycle permeability throughout the site and connect the development to the existing Public Rights of Way along the eastern edge of the site and to the south of the development towards The Cut watercourse and the wider countryside.

In the vicinity of the site, the footpath on Woodlands Park Road is between 1 m and 1.5 m wide but the potential for widening the footway to 2m is limited due to the existing mature hedgerow. The location where the footway is at its narrowest, however, is adjacent to the proposed site access junction and so it is proposed to widen the footway in this location from 1m to 1.5m to assist pedestrians.

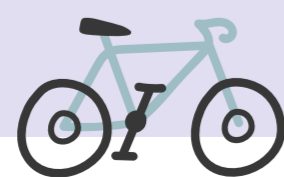
NEIGHBOURHOOD STREET NETWORK

Streets will be designed to create a distinctive place with a clear identity and hierarchy. Street design will be informed by RBWM's Design Guide including guidance on street widths.

Street design will contribute to delivering character and placemaking as well as contributing to the wider nature recovery network through the provision of incidental green spaces and tree planting within the public realm.

PARKING PROVISION

The development will provide adequate parking provision and meet RBWM's relevant parking standards at the time of a planning application submission.



Example of shared pedestrian/cycle route



Example of street incorporating landscaping, trees and parking provision.



Example of street incorporating parking screened by landscaping.

7.3 Healthy Placemaking



Walking and Cycling Connections

Key

- Orange dotted line with arrow: Pedestrian and Cycle Desire Lines to Local Facilities
- Blue dashed line with arrow: National Cycle Network 4

7.3 Healthy Placemaking



RECREATION & ACTIVITY

A rich green infrastructure network will be designed to be natural and wild, encouraging people to explore the landscape on their doorstep, promoting healthy lifestyles through activity and play in nature.

The eastern part of the site provides open space for people to be active and relax in a natural and wild setting. Playing fields for a range of sports, such as junior football are proposed in the north-eastern part of the site, located to be easily accessible to the surrounding neighbourhoods and existing residents.

A destination playspace and trim trails encouraging running and outdoor exercise will be integrated within the natural parkland setting to the south.

Natural play and traditional door step play areas will be integrated within the green network forming the landscape setting of the new homes. Play along the way within the blue/green corridors will allow children to explore and play within a natural setting.

The overall play strategy for the site will be developed to meet Fields In Trust standards ensuring all new residents are within close proximity to play areas. The location and design of natural play areas will be explored in further detail through the preparation of subsequent planning application(s).



Trim trail



Play area



Sports provision



Natural play



Play along the way



Informal play



Natural play

7.3 Healthy Placemaking

GROWING & GARDENS

Community growing gardens are proposed in the south-eastern part of the site adjacent to Lillibrooke Manor. The provision of allotment plots will give existing local residents and the new community the opportunity for food growing. Further engagement with RBWM will be undertaken to agree an open space package that works towards meeting the local need for allotments. There is an aspiration to provide both standard and mini allotment plots providing a range of sizes.

Orchard planting will form part of the community growing gardens including fruit trees as part of a productive landscape. Orchard trees will link to the wider nature recovery network, linking from the central tree belt to the wider woodland networks creating new wildlife habitats. The orchards and gardens will include nectar and pollen-rich and fruit and nut-producing species to benefit a range of species including birds, invertebrates, bats and foraging badgers.

The allotments and community orchard will be accessible to all by walking and cycling and served by an adjacent car park to enable transport of bulky gardening equipment.

The allotments and orchards will form part of the natural wild gardens creating opportunities for cultivating and sharing locally grown food as part of a healthy lifestyle connected to nature.



Fruit picking



Community orchards



Planting and nurturing



Community growing

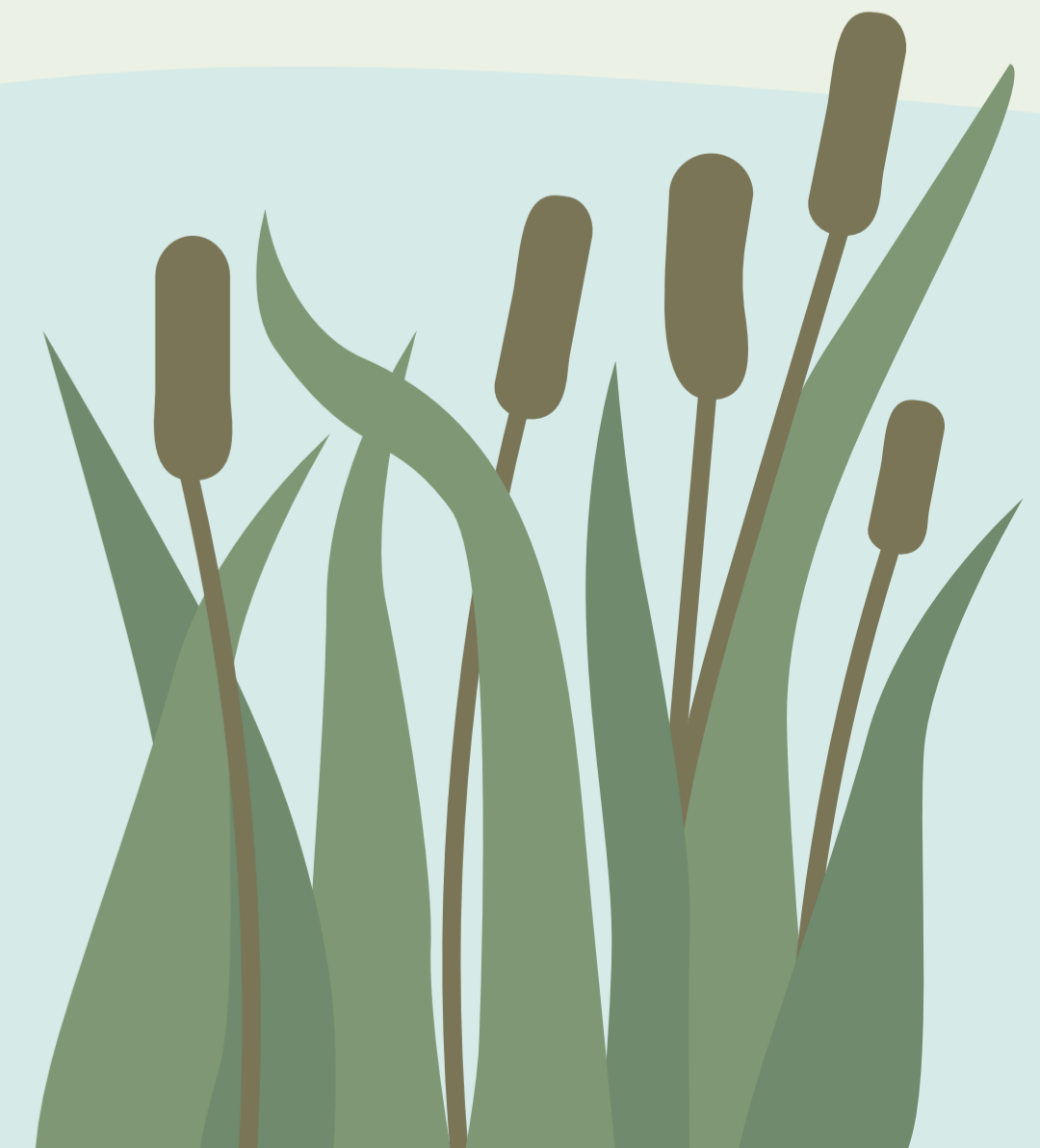
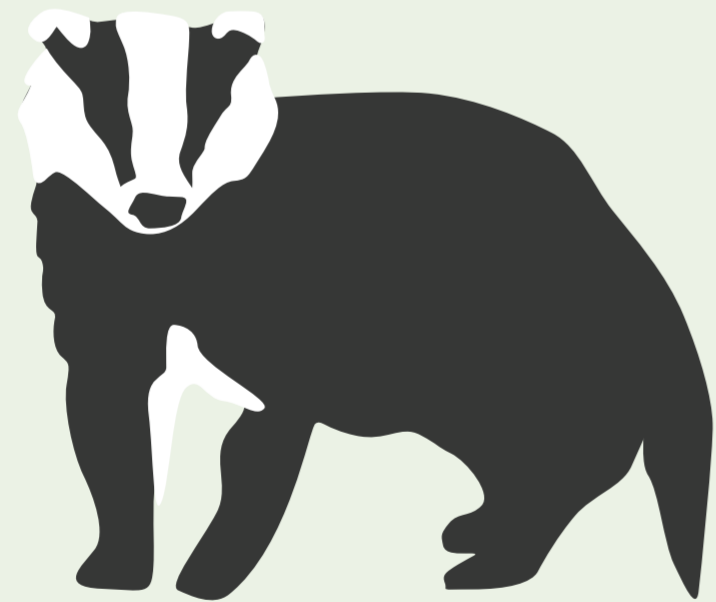


Local food growing



eight

SUMMARY



8.1 Site Requirements

SITE ALLOCATION REQUIREMENTS

The development of the site should meet 21 requirements as set out in the BLP Site Allocation Profoma. Each requirement has been categorised under the Masterplan Framework Objectives opposite and the reader is signposted to the relevant section of this SMD which addresses each requirement.

Further detail and information on how these requirements will be met will be provided as part of a future planning application.

Homes for the Future

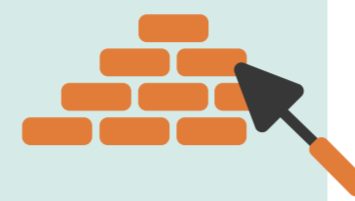
SUSTAINABLE IDENTITY

HOMES FOR EVERYONE

ROOTED IN PLACE

The site specific requirements which are met within the Homes for the Future Framework Objectives are:

- Provide all housing to the west of the existing central tree belt in order to create a defensible boundary to the urban edge. **See Section 6.1 & 6.2**
- Provide family housing with gardens. **See Section 7.1**
- Provide 40% affordable housing. **See Section 7.1**
- Provide 5% of market housing units for custom and self build plots (fully serviced). **See Section 7.1**
- Provide appropriate mitigation measures to address the impact of noise and air quality so as to protect residential amenity. **See Section 4.3. Detail to be provided as part of a future planning application.**
- Front onto both Woodlands Park Road and Woodlands Park Avenue. **See Section 7.1**
- Development will contribute to the target of net zero carbon emissions. **See section 7.1**



Nature Recovery

NATURE NETWORK

ECOLOGICALLY RICH & BIODIVERSE

DEFINING THE GREEN BELT EDGE

The site specific requirements which are met within the Nature Recovery Framework Objectives are:

- Retain the existing central tree belt in the centre of the site running north to south. **See Section 4.2 & 4.3**
- Create a strong high quality green and blue infrastructure framework across the whole site to deliver biodiversity, health and wellbeing benefits, recreation, food production and leisure opportunities. The central tree belt and the public open spaces to the east will form the focus for the Green Infrastructure network on the site. **See Section 6.1, 6.2, 7.2 & 7.3**
- Retain valuable trees at site boundaries and enhance biodiversity across the site. **See Section 4.2, 4.3 & 7.2**
- Provide appropriate edge treatment and transition from the strategic public open spaces to the countryside. **See Section 6.1, 6.2 & 7.2**
- Be designed sensitively to conserve and enhance the setting of nearby Listed Building. **See section 6.1 and 6.2**
- Address potential risks to ground water and surface water flooding issues. **See Section 4.2, 4.3**
- Consider flood risk as part of a Flood Risk Assessment as the site is partially located within Flood Zone 2 and larger than one hectare. **See Section 4.2, 4.3**
- Demonstrate the sustainable management of surface water runoff through the use of Sustainable Drainage Systems (SuDS) in line with policy and best practice; any proposed surface water discharge must be limited to greenfield runoff rates. **See Section 4.2, 4.3, 6.1, 6.2 & 7.2**
- Undertake a minerals assessment to assess the viability and practicality of prior extraction of the minerals resource, as the site falls within a Minerals Safeguarding Area. **Detail to be provided as part of a future planning application.**



8.1 Site Requirements

Healthy Placemaking

CONNECTED TO CONTEXT

RECREATION & ACTIVITY

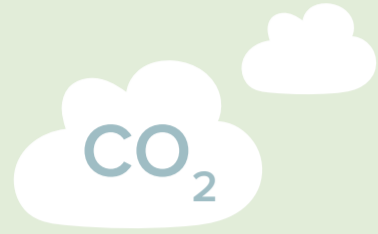
GROWING & GARDENS

The site specific requirements which are met within the Healthy Placemaking Framework Objectives are:

- Provide a mix of residential, strategic public open space and sporting hub for western Maidenhead. **See Section 6.2 & 7.3**
- Limit development on the eastern side of the central tree belt to the provision of facilities associated with delivery of the strategic open space and sports pitches. **See Section 6.2 & 7.3**
- Provide strong pedestrian and cycle connectivity throughout the housing area and into and through the strategic public open spaces on the eastern side of the central tree belt. Provide strong linkages into surrounding urban and countryside areas including connections to the Public Rights of Way network. **See Section 7.3**
- Ensure that the development is well served by public bus routes/demand responsive transport/other innovative public transport solutions, with appropriate provision for new bus stop infrastructure, such that the bus is an attractive alternative to the private car for local journeys, including local railway stations. **See Section 7.3**
- Develop and implement a robust residential travel plan to manage travel to and from the site and reduce instances of single-occupancy car trips, including a car club for residents - Detail to be prepared as part of a future planning application.
- Place sports pitches in a woodland setting. **See Section 6.2 & 7.3**
- Minimise the visual impacts of any recreational, sporting or leisure built form on the eastern side of the central tree belt, including sports pitch lighting.
- Open space and play strategy to be approved by RBWM as part of a future planning application.



8.2 Scheme Benefits



Approximately 300 high quality low carbon homes.



40% of the new homes will be on-site affordable homes for local people on low incomes, first-time buyers and key workers.



Provision of plots available for custom and self-build.



New sports pitches and allotments.



Beautiful open spaces and new wildlife habitats creating at least a 10% net gain in biodiversity.



Active and informal open spaces to encourage active lifestyles and peoples enjoyment of nature.



Investment in public transport and other facilities in Cox Green.



Network of pedestrian and cycle routes providing attractive routes to key facilities and links to the countryside.



Improvement of the junction of Woodlands Park Road and Woodlands Park Avenue to enhance safety.



Enhanced surface water attenuation to reduce off-site flood risk.

8.3 Next Steps & Delivery



Timeframe for Next Steps/ Delivery of Development

Through the preparation of a planning application(s) for the development, the design team will proactively engage with the Council and the Councils technical Officers to agree and finalise more detailed paras for the site. Following this process, there will be further public consultation engagement to seek community feedback on the final proposals, before the planning application is submitted in March 2023.

The planing application will be supported by a suite of technical assessments and information to demonstrate compliance with site specific policy requirements and the BLP.

Planning Timeline

