

Report Title:	Land east of Woodlands Park Avenue Stakeholder Masterplan
Contains Confidential or Exempt Information	No - Part I
Cabinet Member:	Councillor Phil Haseler, Cabinet Member for Planning, Parking, Highways and Transport
Meeting and Date:	Cabinet – 26 th January 2022
Responsible Officer(s):	Andrew Durrant, Executive Director of Place Services Adrien Waite, Head of Planning
Wards affected:	Cox Green and Hurley and Walthams

REPORT SUMMARY

This report explains the new Borough Local Plan requirement for the preparation of Stakeholder Masterplan Documents (SMD) and summarises the process and outcomes specifically in relation to the Stakeholder Masterplan Document for Land east of Woodlands Park Avenue.

The report recommends that Cabinet approves the Land east of Woodlands Park Avenue Stakeholder Masterplan Document as an important material consideration for Development Management purposes.

1. DETAILS OF RECOMMENDATION(S)

RECOMMENDATION: That Cabinet notes the report and:

- i) Approves the Land east of Woodlands Park Avenue Stakeholder Masterplan Document as an important material consideration for Development Management purposes.**

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

Options

Table 1: Options arising from this report

Option	Comments
Approve the Land east of Woodlands Park Avenue Stakeholder Masterplan Document for Development Management purposes.	The site promoter, stakeholders, local residents and local planning authority have worked collaboratively on the Stakeholder

Option	Comments
<p>This is the recommended option.</p>	<p>Masterplan Document. If approved for Development Management purposes, the document will help to ensure a high-quality development that takes into account the views of the local community and other stakeholders.</p>
<p>Not approve the Land east of Woodlands Park Avenue Stakeholder Masterplan Document for Development Management purposes.</p> <p>This is not the recommended Option.</p>	<p>Deciding simply not to approve the Stakeholder Masterplan Document would undermine the Stakeholder Masterplanning process set out in the Borough Local Plan. If there is a significant concern about an aspect (or aspects) of the Stakeholder Masterplan Document, Officers could review the Stakeholder Masterplan Document, and a revised version brought back to Cabinet for approval.</p>

- 2.1 The adopted Borough Local Plan (BLP) places great importance on ensuring that development is sustainable, and that it positively contributes towards the qualities and character of the Borough. The Plan's Spatial Vision states that: *"...development will be expected to promote sustainability and add to the special qualities of the Borough through high quality design, effective and efficient use of land and protection of valued heritage, natural and other assets."*
- 2.2 To assist in implementing the Spatial Vision, BLP Policy QP1 (Sustainability and Placemaking) introduces a requirement for the preparation of 'stakeholder masterplans' for developments that will deliver 100 or more net new dwellings, or more than 5,000 sq. m of employment or mixed use floorspace. The supporting text to Policy QP1 explains that the stakeholder masterplanning process formalises good practice in relation to pre-application discussions, by requiring developers of larger sites to engage with the Council, local community, and other stakeholders at an early stage in the development process.
- 2.3 The developer is responsible for preparing the Stakeholder Masterplan Document (SMD). In summary, the process involves:
- Engagement with the Council, local community and other stakeholders on key issues, priorities, and development options;
 - Preparation of the draft SMD;
 - Consultation on the draft document;
 - Consideration of the consultation responses, with amendments to be made to the draft SMD as appropriate/ necessary; and
 - Preparation of the final SMD.

- 2.4 The last stage in the process is for the final SMD to be presented to Cabinet, with a recommendation that the document be approved as an important material consideration for Development Management purposes.
- 2.5 The remainder of this Cabinet report addresses the process of preparing the SMD for Land east of Woodlands Park Avenue, the content of the SMD, and the next steps.
- 2.6 The site allocation proforma for Land east of Woodlands Park Avenue (AL24 in the BLP) outlines the uses to be accommodated on the site, alongside a number of site-specific design requirements and considerations. The proposed uses are:
- Approximately 300 residential units
 - Strategic public open space
 - Sports pitches
- 2.7 The site-specific design requirements and considerations address matters including access to the site (including by sustainable modes of transport), boundary treatments, the form of housing (including the need for family housing and affordable housing), and the importance of providing a strong green and blue infrastructure network across the site.
- 2.8 The requirements for site AL24, as set out in the BLP, were the starting point for determining the matters to discuss with the local community and other stakeholders through the stakeholder masterplanning process.
- 2.9 Berkeley Strategic Land set up a Community Liaison Group (CLG) after undertaking a community mapping exercise and liaising with local groups and key stakeholders. The CLG comprised members of the local community, interest groups, elected Councillors and officers, as well as an urban design advisor working for the Council.
- 2.10 CLG meetings took place on 9 June, 5 July and 21 September 2022. Berkeley Strategic Land organised a five-week community consultation on the draft SMD from 30 September to the 4 November 2022. A dedicated project website (<https://lillibrooke.co.uk>) along with an email address and phonenumber was set up to enable community members to engage with the project. A flyer publicising the event was sent to 2,957 addresses highlighting the consultation event and the project website.
- 2.11 Alongside this a public exhibition was held at Cox Green Youth and Community Centre in Maidenhead on 30th September 2022. The public exhibition gave an opportunity for local residents to see the initial design proposals and discuss any queries with the project team. Feedback forms were provided both for the public exhibition and the virtual consultation.
- 2.12 The fourth CLG meeting took place via Zoom on 28 November 2022. The Berkeley team presented an overview of engagement to date and feedback from the consultation, including emerging key themes.

- 2.13 The Berkeley Strategic Land Team have also met with officers, local residents and Councillors over the course of the last 6 months, to discuss particular aspects of the project in more detail than could be accommodated at the Working Group sessions.
- 2.14 The feedback at and following the Working Group meetings, the Borough Wide Design Guide and pre-application advice from officers and the Council's urban design advisor, all fed into the preparation of the draft SMD. Berkeley Strategic Land were responsible for preparing the draft SMD, in consultation with officers and the Council's urban design advisor.
- 2.15 In summary terms, the SMD prepared provides a description of the site and a summary of the planning policy context; summarises the feedback received during the engagement phase; sets out a series of development objectives for the site; identifies the principal opportunities and constraints associated with the site; and outlines the design principles that will guide the future development of the site.
- 2.16 Through the Community Infrastructure Levy (CIL), Berkeley Homes will make financial contributions towards upgrading and improving the local infrastructure. The current Infrastructure Delivery Plan (IDP) states that CIL contributions will be spent on the following three junctions in the vicinity of the AL24 site, namely
- Shoppenhangers Road/Norreys Drive,
 - A4/A404(M) Thicket Roundabout and Cannon Lane/Henley Road/Bath Road (A4) roundabout,
 - M4 J8/9 (a contribution).

In addition, CIL contributions may be used for 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 improvements.

- 2.17 Some of the main SMD principles and approaches to highlight, include:
- A commitment to deliver a greater proportion of family housing.
 - A commitment to providing new sports pitches and allotments
 - Improvement of the junction of Woodlands Park Road and Woodlands Park Avenue to enhance safety.
 - An extensive network of pedestrian and cycle routes providing attractive routes to key facilities and links to the countryside.
 - 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 people's enjoyment of nature.
 - Enhanced surface water attenuation to reduce off-site flood risk.

- A sensitive approach to the boundaries with existing development, in particular with the Lillibrooke Manor, and Alexander Devine Children's Hospice.

2.18 Berkeley Strategic Land received 83 completed feedback forms. A table summarising the comments received is attached as Appendix B.

2.19 It should be highlighted that many of the comments received related to matters that had also been raised at the Working Group meetings. Berkeley Strategic Land and Council officers had therefore already had the opportunity to consider many of the issues in preparing the draft SMD. Some of the concerns being raised were in relation to matters of principle, which have been dealt with through the BLP examination (for example, the principle of releasing the western part of the site from the Green Belt for development). Other matters are points of detail (too detailed for the SMD) that can be further considered at the planning application stage.

2.20 A copy of the final SMD, as recommended for approval for Development Management purposes, is attached as **Appendix C**. An accessible version of the SMD is also attached as **Appendix D**. Please note all text is identical however, some imagery has been removed. Additional text has been added to explain images and plans.

2.21 The main changes made to the SMD, as a result of the consultation feedback, include:

- Further detail given on the proposed junction improvements at Woodlands Park Road and Woodlands Park Avenue.
- To address concerns regarding safe pedestrian crossings on Woodlands Park Road, further consideration will now be given to the design of the proposed crossing points in consultation with RBWM and through the preparation of the planning application.
- An extended area of allotments is now proposed following feedback from the local community. The SMD has been amended to reflect this.
- The masterplan has been updated showing a natural and organic shaped pond design on pages 44/45. This will be part of the surface water drainage strategy and be biodiverse and wildlife friendly.
- The Stakeholder Masterplan Document now seeks to incorporate a positive frontage onto Woodlands Park Avenue, providing pedestrian and cycle access onto the road and enhancing the existing hedgerow that runs parallel to the road.
- To address concerns of a loss of privacy on existing homes along Woodlands Park Avenue, development parcels will now be set back from the boundary with Woodlands Park Avenue and separated by additional planting.
- Greater clarity given on biodiversity net gain, emphasising the importance of securing best biodiversity outcomes
- The addition of text to state that new dwellings will be designed to be adaptable providing flexible, accessible and age friendly homes and where viable a proportion of the new homes will meet Building Regulation requirements for greater accessibility, in line with the BLP.

- 2.22 Overall, the Stakeholder Masterplanning process has been generally well received by local residents and other stakeholders. Although Cox Green Parish Council raised some concerns over the consultation undertaken, the promoters met with the parish council on 29 September 2022 and have continued to engage with them. Whilst some remain opposed to the principle of development, many recognise that the process has enabled the local community and interested parties to be involved in the development process far earlier than would normally be the case.
- 2.23 Moving forward, and subject to Cabinet approving the SMD for Development Management purposes, Berkeley Strategic Land will prepare a pre-application public consultation to take place early in 2023 in addition to on-going Engagement through further CLG meetings and liaison with the Royal Borough.

3. KEY IMPLICATIONS

Table 2: Key Implications

Outcome	Unmet	Met	Exceeded	Significantly Exceeded	Date of delivery
The SMD helps to deliver a high-quality scheme on Land east of Woodlands Park Avenue, which meets the requirements of the BLP, is appropriate to context and respects its surroundings.	The high-level design principles, developed with input from the local community, and set out in the SMD, are not taken forward/ are watered down.	The high-level design principles, as set out in the SMD, are generally taken forward, and positively influence the planning application proposals/ development on the ground.	The high-level design principles, as set out in the SMD, are mostly taken forward, and positively influence the planning application proposals/ development on the ground.	The high-level design principles, as set out in the SMD, are taken forward and strengthened (with further community input at the design coding stage) and positively influence the planning application proposals/ development on the ground.	Upon determination of the Reserved Matters applications/ completion of the development.

4. FINANCIAL DETAILS / VALUE FOR MONEY

- 4.1 The hosting of the engagement sessions, publicity, drafting of the SMD, and organisation of the consultation, were all the responsibility of Berkeley Strategic Land (albeit with guidance and input from Council officers and their advisors).
- 4.2 A Planning Performance Agreement was agreed with Berkeley Strategic Land at the start of the Stakeholder Masterplanning process. This Agreement provided funding to the Council to resource the input of specialist officers/ consultants, in particular, Stefan Kruczkowski (urban design advice) and Project Centre (highways and drainage advice).
- 4.3 This therefore means that the funding for this work has all been contained within resources and has not required additional funding from the Council.

5. LEGAL IMPLICATIONS

- 5.1 The SMD for Land east of Woodlands Park Avenue will not form part of the Development Plan in the Royal Borough. It would not have the same weight as a Supplementary Planning Document (SPD) produced in accordance with [Regulations 11 to 16 of the Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#).
- 5.2 SMDs are effectively the first stage in the development process on the larger housing sites within the Borough (in effect an expanded pre-application submission, but with added public engagement intended to allow residents to have an input into the development of the sites). We are therefore expecting the developer at Land east of Woodlands Park Avenue to come forward with a pre-application submission or an outline planning application which would be based upon the SMD following the adoption of the SMD by Cabinet.
- 5.3 In light of the community engagement and consultation undertaken in relation to the SMD, some weight must already be attributed to the SMD, but in accordance with the process prescribed in the BLP, and to give Berkeley Strategic Land confidence that the Council is supportive of the design objectives and design principles in the SMD, Officers are recommending that Cabinet formally approves the SMD as an important material consideration for Development Management purposes.
- 5.4 This is a process that will be repeated for other housing sites within the borough in order to comply with policy QP1. The Land West of Windsor site had its SMD adopted by Cabinet in October 2021, and Spencer's Farm in July 2022. In addition to the Land east of Woodlands Park Avenue site, an SMD for Lower Mount Farm in Cookham (AL37) is expected to be taken to Cabinet early next year.

6. RISK MANAGEMENT

Table 3: Impact of risk and mitigation

Risk	Level of uncontrolled risk	Controls	Level of controlled risk
Local community concerns and issues are not taken into account at the planning application stage.	Medium	Approve the Land east of Woodlands Park Avenue SMD for development management purposes, ensuring that the comments from the local community are considered at the planning application stage.	Low
Other developers and promoters (for other sites)	Medium/ Low	Approve the Land east of Woodlands Park Avenue SMD for development	Low

allocated in the BLP) resist preparing Stakeholder Masterplans.		management purposes (demonstrating the benefits/ effectiveness of the process).	
Design principles in the SMD are watered down in delivering the development	Medium/ High	Approve the Land east of Woodlands Park Avenue SMD for development management purposes – prior to any granting of outline planning permission.	Low

7. POTENTIAL IMPACTS

- 7.1 Equalities. Officers consider that the SMD for Land east of Woodlands Park Avenue meets the Basic Conditions in relation to human rights requirements.
- 7.2 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.
- 7.3 An [EQIA screening form](#) has been completed and signed by the relevant Head of Service. The recommendations in this report have no identified equality impacts.
- 7.4 Climate change/sustainability. Another of the Basic Conditions is to contribute to the achievement of sustainable development. The SMD aligns with the policies and requirements of the BLP, which was subject to Sustainability Appraisal/ Strategic Environmental Assessment.
- 7.5 Data Protection/GDPR. The consultation on the draft SMD was undertaken by Berkeley Strategic Land. Any sensitive information shared with Officers was handled in accordance with the GDPR regulations and the statement on the way the Planning Policy team handles personal data.

8. CONSULTATION

- 8.1 The process of engagement and consultation on the draft SMD for Land east of Woodlands Park Avenue is described above. Officers believe that the form and amount of engagement is as envisaged by the BLP (in relation to the preparation of SMDs) and accords with the principles set out in the Council's Statement of Community Involvement.

9. TIMETABLE FOR IMPLEMENTATION

Table 4: Implementation timetable

Date	Details
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26 th January 2023	Subject to Cabinet’s approval, the SMD, will become an important material consideration in the assessment and determination of planning applications on the Land east of Woodlands Park Avenue site.
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10. APPENDICES

10.1 This report is supported by 3 appendices:

- Appendix A – Equality Impact Assessment Screening
- Appendix B – Summary of consultation responses, with Berkeley Strategic Land comments
- Appendix C – Land east of Woodlands Park Avenue Stakeholder Masterplan Document (Version for Approval for Development Management Purposes)
- Appendix D - Land east of Woodlands Park Avenue Stakeholder Masterplan Document (Accessible Version)

11. BACKGROUND DOCUMENTS

11.1 This report is supported by 2 background documents:

- National Planning Policy Framework (NPPF) - <https://www.gov.uk/guidance/national-planning-policy-framework>
- [Adopted Borough Local Plan](https://consult.rbwm.gov.uk/file/5883688)
<https://consult.rbwm.gov.uk/file/5883688>

12. CONSULTATION

Name of consultee	Post held	Date sent	Date returned
<i>Mandatory:</i>		<i>Statutory Officers (or deputies)</i>	
Adele Taylor	Executive Director of Resources/S151 Officer	16/12/22	19/12/22
Emma Duncan	Director of Law, Strategy & Public Health/ Monitoring Officer		
<i>Deputies:</i>			
Andrew Vallance	Head of Finance (Deputy S151 Officer)	16/12/22	20/12/22
Elaine Browne	Head of Law (Deputy Monitoring Officer)	16/12/22	22/12/22

Karen Shepherd	Head of Governance (Deputy Monitoring Officer)		
<i>Mandatory:</i>	<i>Equalities Officer – to advise on EQiA, or agree an EQiA is not required</i>		
Ellen McManus-Fry	Equalities & Engagement Officer		
<i>Other consultees:</i>			
<i>Directors (where relevant)</i>			
Tony Reeves	Interim Chief Executive	16/12/22	29/12/22
Andrew Durrant	Executive Director of Place	16/12/22	20/12/22
<i>Heads of Service (where relevant)</i>			
Chris Joyce	Head of Infrastructure, Sustainability and Economic Growth		
Adrien Waite	Head of Planning		
<i>External (where relevant)</i>			
N/A			

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

Decision type:	Urgency item?	To follow item?
Non-key decision.	No	No

Report Author: Ian Motuel – Planning Policy Manager Tel. 01628 796429

APPENDIX A - EQUALITY IMPACT ASSESSMENT

Essential information

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

Strategy		Policy		Plan	X	Project		Service/Procedure	
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Responsible officer	Adrien Waite, Head of Planning	Service area	Planning	Directorate	Place
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Stage 1: EqIA Screening (mandatory)	Date created: 15/12/2022	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: 22/12/2022

Guidance notes

What is an EqlA 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.

EqlAs 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 EqlA 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 EqlA?

The process for conducting an EqlA 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?

The Stakeholder Masterplan Document (SMD) has been prepared to guide future development on Land east of Woodlands Park Avenue, identified as Allocation AL24 within the Royal Borough of Windsor & Maidenhead's (RBWM) adopted Borough Local Plan (BLP).

The Stakeholder Masterplan document aims to:

- Inform the Development Management process;
- Enable the local community and other stakeholders to engage with the planning and design process for the site, far early than would normally be the case. (See paragraphs 2.10 and 2.11 of main report ensuring that the engagement reflected the diversity of the local community).
- Improve the efficiency of the planning and development process, by providing greater certainty in advance of the planning application stage; and
- Ensure that the new development framework delivers the sustainability and place-making aspirations of the BLP, thereby creating a high-quality environment

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><i>Key data: The estimated median age of the local population is 42.6yrs [Source: ONS mid-year estimates 2020].</i></p> <p><i>An estimated 20.2% of the local population are aged 0-15, and estimated 61% of the local population are aged 16-64yrs and an estimated 18.9% of the local population are aged 65+yrs. [Source: ONS mid-year estimates 2020, taken from Berkshire Observatory]</i></p> <p>The Borough Local Plan allocates site AL24, Land east of Woodlands Park Avenue, for residential uses and supporting community infrastructure. The adopted Borough Local Plan was subject to an Equality Impact Assessment in 2017, which did not identify any negative impacts for any particular group with protected characteristics.</p> <p>The Stakeholder Masterplan Document for Land east of Woodlands Park Avenue 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 Stakeholder Masterplan Document recognises the need for different housing types and tenures to meet a range of local needs, particularly in relation to the design of new dwellings to be adaptable providing flexible, accessible and age friendly homes.</p>

				<p>Future planning applications will need to comply with Borough Local Plan policy.</p> <p>There is nothing in the Stakeholder Masterplan Document which is considered to disproportionately impact on any particular individual or group.</p>
Disability				<p>The Borough Local Plan proposes allocation of site AL24, Land east of Woodlands Park Avenue, for residential uses and supporting community infrastructure. The adopted Borough Local Plan was subject to an Equality Impact Assessment in 2017, which did not identify any negative impacts for any particular group with protected characteristics.</p> <p>The Stakeholder Masterplan Document for Land east of Woodlands Park Avenue develops the policies and requirements set out in the Borough Local Plan. It does not create new policy. 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 Stakeholder Masterplan Document recognises the need for different housing types and tenures to meet a range of local needs, particularly in relation to the design of new dwellings to be adaptable providing flexible, accessible and age friendly homes.</p> <p>In addition, provision of high quality walking, cycling provision, and safe crossing points will provide links to existing neighbourhoods and facilities at Cox Green and Woodlands Park that could benefit those with physical disabilities in particular.</p> <p>Future planning applications will need to comply with Borough Local Plan policy.</p>

				There is nothing in the Stakeholder Masterplan Document which is considered to disproportionately impact on any particular individual or group.
Gender re-assignment	Not relevant			The SMD will have no impact on this protected characteristic.
Marriage/civil partnership	Not relevant			The SMD will have no impact on this protected characteristic.
Pregnancy and maternity	Relevant	Low	Positive	<p>The Borough Local Plan proposes allocation of site AL24, Land east of Woodlands Park Avenue, for residential uses and supporting community infrastructure. The Borough Local Plan (Submission Version) was subject to an Equality Impact Assessment in 2017, which did not identify any negative impacts for any particular group with protected characteristics.</p> <p>The Stakeholder Masterplan Document for Land east of Woodlands Park Avenue develops the policies and requirements set out in the Borough Local Plan. It does not create new policy.</p> <p>There is nothing in the Stakeholder Masterplan Document which is considered to disproportionately impact on any particular individual or group.</p>
Race	Relevant	Medium	Positive	<p><i>Key data: The 2011 Census indicates that 86.1% of the local population is White and 13.9% of the local population is BAME. The borough has a higher Asian/Asian British population (9.6%) than the South East (5.2%) and England (7.8%). The forthcoming 2021 Census data is expected to show a rise in the BAME population. [Source: 2011 Census, taken from Berkshire Observatory]</i></p> <p>The Borough Local Plan proposes allocation</p>

				<p>of site AL24, Land east of Woodlands Park Avenue, for residential uses and supporting community infrastructure. The adopted Borough Local Plan was subject to an Equality Impact Assessment in 2017, which did not identify any negative impacts for any particular group with protected characteristics. The Stakeholder Masterplan Document for Land east of Woodlands Park Avenue 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 Stakeholder Masterplan Document recognises the need for different housing types and tenures to meet a range of local needs, and future planning applications will need to comply with Borough Local Plan policy.</p> <p>There is nothing in the Stakeholder Masterplan Document which is considered to disproportionately impact on any particular individual or group.</p>
<p>Religion and belief</p>	<p>Not relevant</p>			<p><i>Key data: The 2011 Census indicates that 62.3% of the local population is Christian, 21.7% no religion, 3.9% Muslim, 2% Sikh, 1.8% Hindu, 0.5% Buddhist, 0.4% other religion, and 0.3% Jewish. [Source: 2011 Census, taken from Berkshire Observatory]</i></p> <p>The SMD will have no impact on this protected characteristic.</p>

Sex	Not relevant			<p><i>Key data: In 2020 an estimated 49.6% of the local population is male and 50.4% female. [Source: ONS mid-year estimates 2020, taken from Berkshire Observatory]</i></p> <p>The SMD will have no impact on this protected characteristic.</p>
Sexual orientation	Not relevant			<p>The SMD will have no impact on this protected characteristic.</p>

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	At this time, it is considered that the proposed Stakeholder Masterplan Document is unlikely to have a disproportionate impact on any particular group.		
Does the strategy, policy, plan etc require amendment to have a positive impact?	No			

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 – Berkeley Strategic summary of consultation responses

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
Traffic & Highways	Traffic congestion at peak times currently often has roads blocked, has there been consideration given to the impact further housing will have on this?	Junction capacity assessments will be undertaken for the local junctions using traffic flows provided by RBWM from their Strategic Highway Model. This will incorporate increases in traffic resulting from the Adopted Local Plan. Where required junction improvements will be proposed to mitigate the impact of the development.	No changes proposed to the SMD. Comments are to be addressed in the Transport Assessment and Travel Plan.
	Suggested changes to highways infrastructure will not make any effective difference to the level of traffic in the local area.	Highway mitigation will be supported by junction capacity modelling to determine it's effectiveness. A Travel Plan will be provided to encourage residents to move from private car use to sustainable transport from the outset.	No changes proposed to the SMD. Comments are to be addressed in the Transport Assessment and Travel Plan.
	How will the developer implement a robust residential travel plan? Private individuals cannot be compelled to adhere to a travel plan for their own property.	The Travel Plan will be submitted to and approved by the Travel Plan team at RBWM. It will set out various initiatives and measures to encourage sustainable transport use and will include an Action Plan the implementation of which will be monitored by RBWM. The main initiative for Residential Travel Plans is making residents aware of their travel options and the ease of travelling to the major trip destinations (the town centre and railway station). It is easier to change travel behaviour from the outset rather than changing ingrained travel habits and so residents will be informed of their travel options prior to them moving into their new dwelling.	No changes proposed to the SMD. Comments are to be addressed in the Transport Assessment and Travel Plan.

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
	The pavement along Woodlands Park Road is already far too narrow and this is a safety concern 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. Widening the full length of the road would require the removal of the existing hedge with adverse environmental impacts and there is a significant level difference in places.	Text added: Page 54: '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.'
	What is the plan for the junction of Woodlands Park Road and Woodlands Park Avenue? Visibility is currently poor coming onto Woodlands Park Road.	The visibility splays will be improved to meet national standards and will be based on speed surveys undertaken on Woodlands Park Road. This visibility splay will be kept clear of any development and will be offered for adoption to the Highway Authority to ensure that it remains unobstructed.	Trees removed at primary access junction and at Woodlands Park Avenue/Woodlands Park Road junction on the Masterplan Framework drawing on page 44/45.
	The nearby Highfield Road is currently overused by traffic and additional traffic generated from the proposed development will make this worse.	Development traffic heading to and from the north west of Maidenhead and the Thicket Roundabout will use Cannon Lane instead of Highfield Lane. The only development traffic which will use Highfield Lane would be travelling to and from the schools and Cox Green leisure centre, which are close enough to walk or cycle to and from. Therefore the volume of residential traffic using Highfield Lane will be low and the impact on the one-way operation across the railway bridge will be minimal.	No changes required.

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
	<p>Development will cause a significant increase in traffic along Shoppenhangers Road. Shoppenhangers Road is already in a very poor state of repair and will only become worse with proposed plans increasing traffic.</p>	<p>The 2011 Census identifies that 50% of traffic will head east along Woodlands Park Road and 50% to the west. A lot of traffic will also use the A404(M) and would therefore only use the southern part of Shoppenhangers Road. Consequently the majority of Shoppenhangers Road will only see a relatively small increase in traffic resulting from the development.</p> <p>The condition of the carriageway surface along Shoppenhangers Road is the responsibility of RBWM. It will be subject to a rolling programme of maintenance. The Local Plan and the South West Maidenhead SPD includes improvements on Shoppenhangers Road and so maintenance is liable to be undertaken at the same time.</p>	<p>No changes required.</p>
	<p>Public transport will need improving as the bus service into Maidenhead is too slow and people will use their cars.</p>	<p>The bus timetable indicates that it takes around 25 minutes to travel from Sawyers Crescent to Maidenhead Railway Station. This is based on the brand new timetable which will have been developed based on observed journey times. This might take longer than a car journey but it removes the need to find a free parking place and is a cheaper travel option when compared to paying for parking.</p>	<p>No changes required.</p>

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
	Recent changes to the bus route should be considered - The potential bus stop enhancements may not be entirely suitable on the outbound route which may no longer be operational. Inbound stops should have proper bus laybys.	<p>Bus route 7 no longer heads eastbound on Woodlands Park Road between Cannon Lane and Lowbrook Drive, with buses now heading north along Cannon Lane to Bissley Drive and re-joining Woodlands Park Road via Lowbrook Drive. Consequently, the existing eastbound stops in the vicinity of the site will no longer be served. Therefore improvements to the westbound stops will be required. 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.</p> <p>The provision of a bus layby will have a significant impact on the existing hedgerow and mature trees, whilst laybys are no longer favoured by bus companies as drivers can find it difficult to leave the layby at busy times. The preference is now for on-road bus stops.</p>	<p>Text added: Page 30 - '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.'</p> <p>page 52 - Healthy Placemaking: 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.</p>
	There is currently a high number of bus cancellations on the existing service.	<p>The reliability of the bus service is Thames Valley Buses responsibility. Liaison can be undertaken with the bus company to identify the reasons for the unreliable service. If highway congestion is the cause, the Local Plan incorporates highway improvements which will improve traffic flow through Maidenhead.</p>	No changes required.
Access	The proposed access point onto Woodlands Park Road is an accident hotspot and is unsafe.	The accident records indicate that there has been one serious accident in the vicinity of the proposed site access over the previous five years and one further slight accident in the last ten	No changes required.

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
		<p>years (2 accidents in total). The site access location is therefore not identified as an accident hotspot. The proposals will widen the carriageway and will improve visibility, whilst the provision of central island will act as a traffic calming feature.</p> <p>These changes will create a safer environment for road users.</p>	
	<p>The proposal to add emergency access points along Woodlands Park Avenue is flawed. The road is already extremely busy with heavy goods vehicles and pedestrians.</p>	<p>The emergency access will be designed to ensure that emergency vehicles are able to wait off the carriageway whilst the removable bollards are removed. Therefore, there will be limited impact to the traffic flow on Woodlands Park Avenue. The access will be used infrequently by vehicles, if at all, as it will only be used if the main site access is blocked. It's main function will be as a pedestrian / cycle access to the development.</p>	<p>No changes required.</p>
	<p>How will the emergency access from Woodlands Park Avenue be restricted so that it does not become a main thoroughfare for all vehicles?</p>	<p>Vehicular access to the emergency access will be restricted through removable bollards.</p> <p>These will be locked through a fire brigade padlock which will enable the emergency services to have access as they will have a master key.</p>	<p>Text added: page 30 - Site Opportunities: '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.'</p> <p>page 46 - Masterplan Framework: 'Emergency vehicle and pedestrian/cycle access only provided off Woodlands Park Avenue.'</p>
	<p>Will one main access to the new site be enough to support the level of new vehicles coming in and out of the proposed development?</p>	<p>The access has been designed in accordance with the RBWM Highway Design Guide. This confirms that a development of up to 300 dwellings can be accessed via a single access point if an emergency access is</p>	<p>No changes required.</p>

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
		provided. The Transport Assessment will undertake a junction capacity assessment to show that the junction would operate within capacity.	
	The emergency access planned for Woodlands Park Avenue should be placed elsewhere as emergency services would block Woodlands Park Avenue.	The emergency access will enable emergency vehicles to access the development if the main site access is blocked and therefore vehicles will not park on Woodlands Park Avenue. The access will be designed to ensure that emergency vehicles are able to wait off the carriageway whilst the removable bollards are removed. Therefore, there will be limited impact to the traffic flow on Woodlands Park Avenue.	No changes required.
	A number of local residents are both in favour of a potential roundabout access on Woodlands Park Road, though some are opposed to the idea. Those in favour claim it would lower dangerous car speeds along the road and those in opposition claim 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.	Text added: page 33 - '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

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
			discounted in favour of a priority T junction access.'
Parking	Will there be adequate parking for all the new occupants within the site, so the local roads do not get clogged up with excess vehicles?	The parking will be provided in accordance with the RBWM maximum 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 on local residential roads.	Text added: page 54 - Healthy Placemaking: 'The development will provide adequate parking provision and meet RBWM's relevant parking standards at the time of a planning application submission.' Photograph added showing parking provision.
	If the site is to support family housing, will houses have sufficient parking (at least two spaces per house) to support the new population and avoid traffic parking on Woodlands Park Avenue?	The parking will be provided in accordance with the RBWM maximum parking standards to ensure it accords with RBWM policy. The number of spaces provided is dependent on the number of bedrooms and so the larger dwellings will have more parking than the smaller dwellings.	Text added: page 54 - Healthy Placemaking: 'The development will provide adequate parking provision and meet RBWM's relevant parking standards at the time of a planning application submission.' Photograph added showing parking provision.
	Parking for the sports pitches in the eastern section should have a direct road to it, rather than motorists and cyclists going into the estate.	There is insufficient site frontage to provide a second access onto Woodlands Park Road and which provides suitable separation with Lowbrook Drive. The provision of a second access will have significant impact on the existing mature hedgerows and trees.	No changes required.
	There is not enough parking at Maidenhead Station to support the idea that people will drive to the station and use the train.	Parking at the railway station is the responsibility of Great Western Railway and RBWM. The Travel Plan provided to residents will promote and encourage sustainable transport use to residents	No changes required.

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
		(i.e. bus, walking and cycling). The site is located within a 3.5km cycling distance of the station either via Shoppenhangers Road or via the National Cycle Route 4 along the residential roads to the north of the development.	
Permeability	Uncontrolled pedestrian crossings are not sufficient for safe pedestrian movements on these roads. Additional crossings are needed on Woodlands Park Road.	At the site access, central refuge islands will be provided so that pedestrians do not have to cross in one movement. These islands will also slow vehicles down.	Text added: page 54 - Healthy Placemaking: '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.'
	There is an opportunity for improved cycling and walking links into the countryside and surrounding public rights of way.	There will be routes linking the development to the existing off-site Public Rights of Way. This will provide improved connections to the wider countryside and existing Public Rights of Way.	No changes required.
	The masterplan appears to merge pedestrian and cycling routes which is not consistent with the wider countryside network and introduces conflict between cyclists and pedestrians.	There are currently no dedicated cycle routes within the development itself, except for the emergency access which doubles as a footway / cycleway. The residential roads will be lightly trafficked and will have a design speed of 20mph to improve cyclist safety and encourage less confident cyclists to use the roads.	No changes required.
	It is Important to allow a bridlepath through the development to the south western corner so equestrians and cyclists do not have to use the busy Woodlands Park Road.	There will be pedestrian and cycle links within the site to connect the existing Public Rights of Way to the off-site pedestrian infrastructure. There are no existing bridleways abutting the site and so cyclists and equestrians would have nowhere to go if a bridleway is provided within the site. A connection to the existing	No changes required.

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
		bridleway linking Ockwells Road to Thrift Lane is not feasible as it would cross third party land.	
Drainage	The western field regularly floods. Is channelling this water into a stream running through the middle of the site enough to avoid flooding issues for new and existing houses?	The central feature has been modelled to have capacity to take any overland flooding through the site and away from the proposed and existing properties.	No changes required.
	The land to be built on is composed of clay, which contains a higher flood risk and is more expensive to mitigate against.	Through site investigations groundwater was found at between 1.98 and 4m below ground level. The site investigation has found a mix of both clay and chalk, therefore flood risk is considered low.	No changes required.
	The development of the site poses the risk of flooding existing nearby properties as the Environment Agency have identified the land to the north end of the site as being prone to flooding.	The proposed flood mitigation measures have been sized to accommodate the potential flood risk volumes. Therefore the risk has been reduced.	No changes required.
	Sustainable urban drainage systems are a result of development on the western side of the site, and this should be provided on the western side as a result. As a large percentage of the eastern side appears to be dedicated to the SuDS, how is this conducive with providing "health and wellbeing benefits, recreation, food production and leisure opportunities"	Some SuDS features will be contained within the western side of the site. However due to space required to control flows off the site a larger area is required. The SuDS feature in the east will be a soft feature, to aid in biodiversity, aesthetic and create an amenity feel.	page 44/45 - Change to Masterplan Framework - The extent of the wetland features on the eastern part of the site has been reduced and redesigned.
Principle of Development	There are brownfield sites that should be developed before greenfield land is compromised.	The site is allocated for development within the Borough Local Plan and the principle of development is therefore established.	No changes required.
	Enough new homes are being built already on the nearby Maidenhead Golf Course. Additional homes are not needed here as well.	The site is allocated for development within the Borough Local Plan for up to 300 homes. This is in addition to the allocation at the Maidenhead Golf Club.	No changes required.

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
	All the empty office sites in the Borough should be repurposed before building on greenfield land. Sites such as The Magnet Leisure Centre and Grove Business Park should be built and utilised first.	Such considerations could form part of the Council's ongoing spatial strategy for development in the Borough. The site is allocated for development within the Borough Local Plan.	No changes required.
	The land is currently in agricultural use and should be kept in this use to sustain the population and help with food security in the UK.	The site is allocated for development within the Borough Local Plan for up to 300 homes. The loss of current land was taken into consideration during the Examination of the Borough Local Plan.	No changes required.
Consultation	The local residents should be given further consideration. The consultation event should have been hosted in an area affected by the development.	Berkeley Homes are very keen to engage with local residents. Further consultation will be held at a public exhibition to discuss the proposals in early 2023 and residents will be invited. There has been one public consultation event to date which revolved around the Stakeholder Masterplan Document. Section 8.3 of the SMD sets out the Timeframe for Next Steps / Delivery of Development.	No changes required.
Construction	Construction is said to take place between approximately three to five years. How can residents of Woodlands Park Avenue overlook a building site and have their daily commutes disrupted this long.	A Construction Management Plan will be submitted with the application which will contain guidance on construction to ensure any impact of local residents is minimised.	No changes required.
Housing	There is no figure for the number of houses proposed to be built. What figure of housing can we expect to see on the site?	The site is allocated for up to 300 homes and the proposals will not exceed this figure. The number of homes is to be decided through the preparation of a planning application.	No changes required.
	Housing that is labelled as affordable housing is often not genuinely affordable and will not help key workers or local residents.	The affordable housing proposed on the site will be in accordance with planning policy and in accordance with government guidance on affordable housing.	No changes required.

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
	A higher proportion of housing on the site should be social housing as opposed to private housing.	40% of the proposed homes will be affordable, in accordance with Borough Local Plan Policy.	No changes required.
	The ratio of flats and houses should be revealed for the site. The site is not suitable for the flats as there is already a large supply within the town centre.	The project team are still finalising the masterplan, based on technical input on matters such as drainage and highways. The application will be submitted in outline form, with details such as the number of homes and flats to be agreed at a later stage through a Reserved Matters application. The future Reserved Matters applications will be subject to public consultation at the relevant time.	No changes required.
	How tall will the buildings be? There is a limited number of town houses in Waltham Chase, but nothing else in immediate proximity over two storeys. Will they be taller than this?	The homes will be designed to reflect the local vernacular with further detail to be provided in a future Design and Access Statement.	No changes required.
Design & Land Use	The existing houses along Woodlands Park Avenue will experience a loss of privacy and overlooking from the development. Flats would also cause privacy issues for residents along Woodlands Park Avenue.	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.	Text added: page 30 - Site Opportunities - '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.' Page 44/45 - Annotation added to Masterplan Framework - 'Reinforced planting and landscaped edge on western boundary to screen views from existing properties on Woodlands Park Avenue.' Page 51 - Cross Section added to show relationship between existing properties on Woodlands Park Avenue and proposed new homes, screened by a landscaped

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
			edge. Descriptive text also added.
	The sports facilities will need changing rooms and maintenance, who will be responsible for the long term management of this?	Berkeley Homes are currently in discussion with Officers at the Royal Borough of Windsor and Maidenhead to discuss the requirement for sports pitches. It is the current intention that the sports pitches will be informal (to respond appropriately to the setting) and are therefore unlikely to have changing rooms and facilities.	No changes required.
	The residents at the hospice will be adversely affected by the proposed development due to issues relating to noise and privacy.	Ongoing liaison has been held with the Thames Hospice and all comments and concerns raised have been taken into account. The SMD currently proposes a landscape buffer.	No changes required.
	How is the sports and play hub to be addressed? Flood lights will be inappropriate for the semi-rural feel on the site and may affect nearby wildlife.	Berkeley Homes are currently in discussion with Officers at the Royal Borough of Windsor and Maidenhead to discuss the requirement for sports pitches. It is the current intention that the sports pitches will be informal (to respond appropriately to the setting) and not have flood lighting.	No changes required.
	The new 'public' facilities adjacent to the new housing should not provide the illusion of exclusivity to the development if the intention is to provide wider community benefits.	Currently, informal sports pitches are proposed which will be for the benefit of the wider community.	No changes required.

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
	There is significant demand for allotments in the area. A site that can accommodate 100 medium sized plots would not be difficult to fill. The area allocated for allotments appears to be around 6,000m ² to 6,500m ² which would provide up to approximately 40 plots.	There is no policy requirement to provide allotments. However, following feedback from the local community, allotments are now proposed.	Text added: page 44/45 - Change to Masterplan Framework - Area allocated to allotments expanded. page 57 - Healthy Placemaking - '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.'
	The field proposed for development is an emergency landing field for White Waltham Airport and is unsafe for development.	The site is allocated for development within the Borough Local Plan and the appropriateness of the site has been considered at length during the Examination of the Borough Local Plan.	No changes required.
	The development is strongly focused on Cox Green and pays little attention to the neighbourhood of Woodlands Parks or its needs.	White Waltham Parish Council representatives have taken part in Community Liaison Group meetings and have influenced the framework masterplan and Stakeholder Masterplan Document.	No changes required.
Supporting Infrastructure	There is no plan for how the development will address the additional demand on health, education and waste facilities. How will existing infrastructure manage to meet the needs of existing and new residents?	Through a mechanism called the Community Infrastructure Levy (CIL), Berkeley Homes will make financial contributions towards upgrading and improving the local infrastructure. CIL contributions from a development such as Lillibrooke will be spent on 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 improvements.	No changes required.

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
	Will the generated tax from the development be able to support the additional need for local infrastructure in the long- term?	The contribution to be made through the Community Instructure Levy will contribute towards Borough Wide infrastructure. At least 15% of the CIL contribution will be directly passed onto the Parish who can decide what to spend the money on.	No changes required.
RBWM Section Specific Comments	Page 39 6.1 Design Principles 'Respect Heritage Assets'. Remove the yellow barrier around Lillibrooke Manor as the extent of the heritage setting isn't fixed and goes beyond this.	Built Heritage advice shows that the land east of the tree belt forms part of the setting of the listed building.	Page 41 - Key updated to state 'Indicative setting of listed buildings'.
	Page 46 7.1 Homes for the Future 'Sustainable Identity' Include in this section, that development will contribute the to target of net zero carbon emissions by 2050 (reference policy SP2 of the BLP).	Agreed	Page 48 - Text added: 'The development will contribute to the target of net zero carbon emissions by 2050 as set out in Policy SP2 of the BLP.'
	Page 47. 7.1 Homes for the Future – Homes for Everyone Include reference to accessible and adaptable dwellings. The site will also provide flexible, accessible, adaptable and age friendly homes.	Agreed	Page 49 - Text added: 'New dwellings will be designed to be adaptable providing flexible, accessible and age friendly homes.'
	Page 48. 7.2 Nature Recovery Include reference to 10% net gain in biodiversity in paragraph 'Opportunities for movement...' Beautiful open spaces and new wildlife habitats creating at least a 10% net gain in biodiversity (as mentioned in 8.2). Alexander Devine Children's Hospice is described in sections 3.1 The Engagement Process, 4.2 Site Constraints, 4.3 Site Opportunities and 6.2 Masterplan Framework plan. But not included in section 7.2 of the design	There is a monitoring indicator with a target that "All developments to result in biodiversity net gain (at least 10%)". However, it appears there is no set policy figure for BNG. Policy NR2 specifically states "Development proposals will demonstrate a net gain in biodiversity by quantifiable methods such as the use of a biodiversity metric."	Text added: page 50: 'The creation of beautiful open spaces and new wildlife habitats will deliver at least 10% biodiversity net gain.' page 50: '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.'

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
	objectives. Perhaps describe how the proposed nature network acts as the Landscape screening for the Alexander Devine Children's Hospice.		
	Page 56 8.1 Site Requirements. Under 'Homes for the Future', add the following in the bullet points: • Development will contribute to the target of net zero carbon emissions. See section 7.1	Agreed	Text added: Page 60: 'Development will contribute to the target of net zero carbon emissions. See section 7.1' Page 60/61: Formatting and text in tables updated.
Urban Design Doctor - Key Principles	Reduce vehicle speeds along Woodlands Park Road and invite people to walk and cycle to local facilities by making this road easier and safer to cross. A crossing point needs to be stronger than a refuge to invite and encourage people to walk and cycle more, particularly for short trips such as the school run.	Agreed	Text added: page 54 - Healthy Placemaking: '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.'
	Explore providing homes with direct frontage access (with on plot turning; as opposed to private drives) along Woodlands Park Avenue; reflecting the form and character of existing homes along the Avenue. Even with attenuation needs, there are design solutions that allow driveways to be accessed over features such as open drainage channels/swales.	The Stakeholder Masterplan Document seeks to incorporate a positive frontage onto Woodlands Park Avenue, providing pedestrian and cycle access onto the road and enhancing the existing hedgerow that runs parallel to the road.	Text added as annotation to Masterplan Framework. Page 44 - '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.'

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	Tree lined streets + Edenbrook – this will give the place a distinct and memorable identity, complementing this with locally distinctive facing and roofing materials. The SMD needs to fix some key street parameters to allow streets with meaningful variation to be brought forward at any future RM stage. Trees need to be in adopted or MANCO verges; not privately conveyed.	Agreed	Text added: page 54 - '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.' Photographs of 'good streets' added.
	In relation to the attenuation pond to the east of the tree belt, this pond should not be an engineered feature but should rather be organic and provide opportunities for recreation and biodiversity.	Agreed	Page 45/45 - Masterplan updated showing natural/organic shaped pond design. Texted updated: Page 50 - '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.' Page 51 - Photograph of natural and organic attenuation added.
Ecology	The development of the site will be detrimental to local wildlife that use the fields. Wildlife such as deer have been frequently spotted within the site.	The proposals have been informed by the 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. Studies are also being carried out into	No changes proposed.

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
		<p>the arable plant assemblage and whether hedgerows qualify as 'important' under the 1997 Hedgerow Regulations. The emerging proposals have had regard to the findings of this work to ensure that where possible features of ecological interest, such as bat roosts and hedgerows, are retained and that opportunities for wildlife are maintained at the site. This includes deer, which are expected to continue to use areas of greenspace within the site following development.</p>	
	<p>The existing hedge line is poor along Woodlands Park Avenue which is a concern in terms of both privacy and ecology. Some residents suggest maintaining and enhancing the existing hedgerow, whilst others suggest planting a new and enhanced hedgerow and treeline along the boundary.</p>	<p>It is agreed that the hedgerow along the western site boundary is in poor condition. Retain the existing mature planting where this is in a healthy state (albeit this may require some coppicing back) and supplementing this with new native species-rich hedgerow planting within gaps. Consideration could also be given to establishment of standard trees along the boundary either through planting of individual trees or allowing existing or new hedgerow plants to 'grow out' - this would be beneficial from an ecological perspective but also to protect privacy of properties to the west.</p>	<p>Text added: page 30 - Site Opportunities - '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.'</p> <p>Page 44/45 - Annotation added to Masterplan Framework - 'Reinforced planting and landscaped edge on western boundary to screen views from existing properties on Woodlands Park Avenue.'</p> <p>Page 51 - Cross Section added to show relationship between existing properties on Woodlands Park Avenue and proposed new homes, screened by a landscaped edge. Descriptive text also added.</p>
	<p>Who can guarantee that the long term maintenance of green areas will be ensured and litter / waste will not be allowed to accumulate.</p>	<p>Areas of greenspace within the site will be subject of a management plan, which will include removal of litter and waste alongside management of the habitats present.</p>	<p>No changes proposed.</p>

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
	There are too many animals protected under the Wildlife and Countryside Act 1981 which would be affected by this proposed development.	Where protected species are present, such as breeding birds and bats, measures have been incorporated into the proposals to avoid loss of specific features and ensure that opportunities remain following development. In addition, during construction measures will be implemented (such as sensitive timing of works) to ensure that nature conservation legislation is not contravened.	No changes proposed.
	Green corridors should be incorporated into the development and maintained beyond the initial construction of the site.	Green corridors have been incorporated into the development proposals including around and across the development area, which will be retained and maintained during the operational phase of the proposed development. Areas of open space also provide opportunity to enhance the habitat resource of the site such as through provision of high value habitats such as species- rich grassland, wetland and native shrub planting.	No changes proposed.
Noise	The development of the site will cause short term noise pollution for the adjacent houses on Woodlands Park Avenue during construction.	A Construction Management Plan will be submitted with the application which will contain guidance on construction to ensure any impact of local residents is minimised.	No changes proposed.
	The development of the site will cause long term noise pollution for the adjacent houses on Woodlands Park Avenue.	Any new properties built through the development of the site will be set back from Woodlands Park Avenue through the use of a landscaping buffer. Residential use is appropriate given the surrounding residential land use.	No changes proposed.
	Aircraft circuits 07 and 25 from White Waltham Airfield fly directly over the site and would cause an	The site is allocated for development within the Borough Local Plan and the appropriateness of the site, in terms of noise	No changes proposed.

	Summary of Draft SMD Comments	Design Team Response	Proposed Changes to SMD
	unacceptable amount of noise for new residents.	constraints, has been considered at length during the Examination of the Borough Local Plan. A noise assessment will be submitted with a future planning application.	
Air Quality	The local area won't be able to support an influx of hundreds of people and vehicles into an existing area of high air pollution. The area already exceeds three W.H.O limits on air pollution.	The site is not located within an AQMA.	No changes proposed.
	What will be done regarding the dust from Topsoil and Aggregate works. Will development of the site stop the Topsoil and Aggregate works?	Development will not stop the adjacent business, but will reduce the area in which it currently operates. Careful landscape design will be required to mitigate the impact of potential noise and dust.	No changes proposed.

Appendix C – Land east of Woodlands Park Avenue Stakeholder Masterplan Document (Version for Approval for Development Management Purposes)

See SMD in separate attachment