

Report Title:	Building Height and Tall Buildings Supplementary Planning Document Adoption
Contains Confidential or Exempt Information	No – Part I
Cabinet Member:	Councillor Bermange, Cabinet Member for Planning, Legal and Asset Management
Meeting and Date:	Cabinet – 13 th December 2023
Responsible Officer(s):	Andrew Durrant – Executive Director of Place and Adrien Waite - Assistant Director of Planning
Wards affected:	All

REPORT SUMMARY

This report seeks approval for the adoption of the Building Height and Tall Buildings Supplementary Planning Document (SPD).

Borough Local Plan Policy QP3a commits the Council to preparing a Building Height and Tall Buildings SPD. The SPD provides that guidance and sets out in detail what the Council considers to be appropriate in terms of location, height, and design for tall building developments throughout the borough. The adoption of the SPD will help the Council to ensure that any proposed tall development that comes forward is appropriate and of the highest quality.

Once adopted, the SPD will be an important material consideration in the determination of planning applications.

1. DETAILS OF RECOMMENDATION(S)

RECOMMENDATION: That Cabinet notes the report and:

- i) Approves the adoption of the Building Height and Tall Buildings Supplementary Planning Document, as set out in Appendix B.**
- ii) Delegates authority to the Assistant Director of Planning in consultation with the Cabinet Member for Planning, Legal and Asset Management for minor changes to the Supplementary Planning Document to be made prior to publication.**

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

Table 1: Options arising from this report.

Option	Comments
<p>Adopt the Building Height and Tall Buildings Supplementary Planning Document (SPD) with the recommended changes, and delegate authority to the Assistant Director of Planning in consultation with the Cabinet Member for Planning, Legal and Asset Management for minor changes to the Supplementary Planning Document to be made prior to publication.</p> <p>This is the recommended option</p>	<p>Policy QP3a of the Borough Local Plan states that an SPD on Building Heights and Tall Buildings will be produced.</p> <p>The SPD is based on a robust methodology and sets design principles to ensure appropriate and high-quality development. It outlines other key requirements and principles for proposed building heights and tall building developments across the Borough.</p> <p>Consultation comments have been considered and the document has been amended as far as is possible within the constraints set out below.</p>
<p>Not adopt the Building Height and Tall Buildings (SPD) with the recommended changes and not delegate authority for further minor changes to be made prior to publication to the Assistant Director of Planning in consultation with the Cabinet Member for Planning, Legal and Asset Management and to start again on a new SPD.</p> <p>This is not a recommended option.</p>	<p>This is not a recommended option.</p> <p>There would be significant time and cost implications with this option. It would require the Council to go out to tender and to appoint a new consultant to undertake the work using a different methodology (assuming that a consultant could be found). The SPD has cost about £65,000 to produce and this would effectively be wasted. A similar amount of money would be required to start again, and it is unlikely that this would be available given the current financial climate. In addition, it would take about 18 months to develop the new methodology and produce another SPD, during which time there would be no detailed guidance for tall buildings. It is also unlikely that any resultant SPD would be significantly different from the current version.</p>

Option	Comments
<p>Do nothing.</p> <p>Not adopt the Building Height and Tall Buildings (SPD) with the recommended changes and not delegate authority for further minor changes to be made prior to publication to the Assistant Director of Planning in consultation with the Cabinet Member for Planning, Legal and Asset Management and to not start again on a new SPD</p> <p>This is not a recommended option.</p>	<p>This would leave the Council in its current position of having a high level policy without the detailed guidance and recommendations of an SPD. This approach would result in a policy vacuum and an uncoordinated approach in assessing tall building development that would come forward across the Borough.</p> <p>It would also make it more difficult for the Council to resist inappropriate tall building proposals.</p>

- 1.1 The National Planning Policy Framework (NPPF) identifies the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It also expects councils to provide maximum clarity at an early stage about their design expectations using visual tools such as design guides.
- 1.2 The National Planning Policy Framework (NPPF) defines Supplementary Planning Documents (SPDs) as, *Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.* They are therefore important documents in helping to deliver the policies and proposals set out in the Borough Local Plan. But it is important to emphasise that SPDs do not create new policy, do not replace existing policy in the Borough Local Plan and cannot amend existing policy in the Borough Local Plan.
- 1.3 There is increasing pressure in the borough for increased density and taller buildings, particularly in central Maidenhead. A tall building is defined in the SPD as an exceptional development that is significantly higher than the buildings in its surrounding context and that notably breaks the skyline. Taller buildings can have an impact, both negative and positive on their immediate and wider surroundings.
- 1.4 The general approach and design principles for building heights and tall buildings within the borough is set out in Policy QP3a of the adopted Borough Local Plan (2013-2033) (BLP). Policy QP3a addresses the height of all new development, with specific urban design criteria for any proposed tall buildings. Policy QP3a is clear in its purpose of ensuring that the unique character of the Royal Borough's towns and villages is protected from inappropriately tall development by directing taller buildings to areas where they can play a positive role in placemaking, and by providing a criteria-based approach to establishing the appropriateness of tall buildings across the borough. Clause 10 of Policy QP3a specifically states that further details and guidance on the application of this policy will be set out in a Building Height and Tall Buildings SPD. Paragraph 6.14.11 of the BLP explains that the SPD will, "identify locations that present opportunities for tall buildings in the Borough, together with site-specific recommendations on building height. It

will provide additional detailed guidance on location, height and design of tall buildings and set application requirements for tall buildings.”

1.5 The draft SPD has the following main purposes:

- To identify what parts of the Royal Borough are inappropriate for tall buildings in principle;
- To guide the appropriate location and height of tall buildings;
- To provide clear objectives and design guidance for tall buildings;
- To highlight the heritage and townscape elements that should be considered in relation to tall building proposals; and
- To identify areas that can accommodate a general increase in context heights thereby intensifying the urban fabric.

1.6 The draft SPD:

- Identifies and maps the principal height characteristics across the borough, identifying the general approach to building height for new development;
- Provides a definition for tall buildings in the borough, identifying height ranges that allow the classification of tall buildings in respect of the surrounding context height;
- Provides 10 tall building principles that guide the purpose, function and design of any and all proposed tall buildings in the borough;
- Provides detailed borough-wide recommendations on where development of increased height and tall buildings should be located. It also defines areas in the borough that are inappropriate for tall buildings, and areas that are sensitive to tall buildings;
- Presents a proactive strategy for tall buildings and intensification in Maidenhead town centre; and
- Sets out in detail the specific requirements for developers intending to submit a planning application for a tall building.

1.7 The draft Building Height and Tall Buildings Supplementary Planning Document was published (under Regulation 13 of The Town and Country Planning (Local Planning) (England) Regulations 2012, as amended) for six weeks' consultation from 30 August until 11 October 2022. More details on the consultation and the responses made can be found in Section 7 below.

1.8 Following the consultation, Officers amended the draft SPD to take account of the representations received. The changes made to the SPD following consultation on the draft SPD are summarised below:

General changes

- Wording reviewed to ensure consistency with the role of SPDs, and consistency with other documents in the Council's Development Plan and the other SPDs adopted by the Council.
- The addition of text throughout the document to make it clear that this SPD does not allocate sites for development or grant planning permission, but rather that it identifies locations that present opportunities for tall buildings in the Royal Borough, together with site-specific recommendations on building height. It provides additional detailed guidance on location, height and design of tall buildings and sets application requirements for tall buildings as required by paragraph 6.14.11 of the BLP.
- A review of the Borough's context heights using a GIS based methodology to compute context heights directly from the available data in order to create a metric-based context height to underpin the methodology. In general context heights remained the same but were also reduced in several areas.
- To complement the above desk-based context heights exercise, and in response to concerns raised in the consultation, consultants Urban Initiative Studies also undertook an on-site view testing analysis on two specific sites in Maidenhead town centre, the Nicholson Centre/Town Centre Core (LM2 in the SPD) and Maidenhead Station Quarter (LM1 in the SPD). Height testing was undertaken to understand in more detail the townscape and visual impact of theoretical building heights when viewed from a range of sensitive locations in and around the town centre. A summary of the findings is included below in the 'Key changes to specific sections of the SPD' section. The full findings are contained within Appendix C to this report.
- Guidance reviewed for all sites included in Table 5.1 of the SPD, including the addition of text to make it clear whether there is an opportunity for a tall building on each site within the table.
- The SPD has also been amended in various places (for example, para 5.1.9) to now include text which clearly states the requirement for any tall building proposal to test the landscape and visual impact, skyline impact and impact on long-distance views.
- Height recommendations for non-residential sites are now given in metres rather than storeys.
- All maps and imagery within the SPD have been updated and improved to make them more legible, including the addition of better labelling and the inclusion of roads and other landmarks..
- Storey heights have also been reviewed and amended as the standard for floor-to-floor height for residential multi-storey buildings (due to minimum floor to ceiling heights, construction, insulation, and servicing needs) is now 3.2m. This has had the material result of increasing maximum

building heights slightly when building heights are displayed in metres. This slight increase in building height has no impact on the identified maximum number of storeys.

- A number of other updates, clarifications and additions to the Application Requirements section, including the removal of the statement that outline planning applications for tall buildings are unacceptable.
- A number of other updates and clarifications in the key principles section, including reducing the risk of bird strikes.
- Updates to the text to ensure consistency with local and national policy, including national green belt policy.

Key changes to specific sections of the SPD

Maidenhead

LM1 – Station Quarter

- The SPD has been revised to reflect a more modest landmark of up to 8-10 residential storeys rather than 13 in the consultation draft version. The suggested indicative location for a proposed tall building on this site has also been moved closer to the Station and further away from the surrounding residential areas which have lower context heights. The reference to a 'cluster of tall buildings' has also been removed.

LM2 – Town Centre Core (Landings and Nicholson's Centre)

- The consultation version of the SPD took account of previously granted planning permissions, including the Nicholson's Centre at 25-storeys.
- To provide clarity, the final version of the SPD has been revised to make it clear that the permitted 25 storey Nicholson Centre Building (if built) will assume the single district landmark role in this area.
- If this scheme is not built out, the draft SPD would not place any obligation on the Council to permit another 25-storey building on this site. Instead, following the additional view testing and context height analysis, the SPD has been amended to identify the LM2 site as having the opportunity for a district landmark of up to a maximum of 16 storeys.

LM7 – Southern Maidenhead Northern Neighbourhood (page 78) / M9 (Table 5.1)

- Context heights have been updated and verified. The context heights to the north of the Southwest Maidenhead site are now a mix of 4, 3 and 2 storeys, rather than previously being predominantly 4 storeys.
- The requirement for the visual impact, skyline impact and impact on long-distance views due to the elevated nature of the site has also been added to M9 in Table 5.1.

Triangle Site (M22 in Table 5.1)

- As this is an employment site, height recommendations have been amended to “Maximum of 24m” (rather than “Maximum 6 storeys”) subject to appropriate visual and landscape impact and future context height to 13m.

Windsor Town Centre

- Table 5.1 has been amended to make clear that any large building on the W7 site would only be acceptable where it integrates well with context and has a negligible impact on heritage assets, townscape character, views, and the skyline.

Cookham

- Table 5.1 has been amended to make clear that there is no opportunity for a tall building at the train station site. The opportunity for increased context height of 3 storeys around the station has also been removed from Table 5.1

Sunningdale

- Table 5.1 has been amended to state that there is no opportunity for a tall building.

- 1.9 The final SPD is accompanied by a Consultation Statement (Appendix D) that summarises all engagement and consultation undertaken in the preparation of the SPD and includes responses to the comments made on the draft SPD.

2. KEY IMPLICATIONS

- 2.1 It is almost certain that speculative tall building proposals will continue to come forward within the borough. The main positive implication of adopting the draft SPD would be to ensure that the Council has a greater level of control when assessing and determining any proposed tall building planning applications. The draft SPD supports Policy QP3a of the BLP by identifying 10 key principles that will guide the approach and design of any proposed tall buildings in the borough. If the SPD is adopted, developers and designers will need to use the principles and guidelines contained in the SPD to inform their approach to the location, layout and design of any tall buildings.
- 2.2 However, if the SPD is not adopted, and is consequently withdrawn, developers would not have to meet the requirements within the document, making it more difficult for the Council to resist inappropriate tall building proposals. Not having an adopted SPD could also result in an uncoordinated approach in assessing proposed building heights and tall building development in the Borough.
- 2.3 Whilst SPDs are not part of the statutory development plan (such as the Borough Local Plan) with its associated planning status and weight in decision making, they are an important material consideration when determining

planning applications. As noted above the preparation of this SPD is specifically referred to in the policy for Building Height and Tall Buildings, policy QP3a.

Table 2: Key Implications

Outcome	Unmet	Met	Exceeded	Significantly Exceeded	Date of delivery
Adoption of the Building Height and Tall Buildings SPD	SPD not adopted or adopted in December 2023	SPD adopted on 13 December 2023	n/a	n/a	When SPD is adopted

3. FINANCIAL DETAILS / VALUE FOR MONEY

- 3.1 The production of the SPD has cost approximately £60,000, and has funded: Urban Initiatives Studio, an internationally recognised urban design and planning consultancy, to produce the SPD. This included preparation, writing, formatting and post-consultation revisions to the document.
- 3.2 The preparation of the SPD is within existing budgets.

4. LEGAL IMPLICATIONS

- 4.1 The SPD does not form part of the statutory development plan but will be an important material consideration in making planning decisions.
- 4.2 There is a statutory process for preparing an SPD. Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out these requirements.
- 4.3 The Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) also require the Council to consider whether or not Strategic Environmental Assessment (SEA) of the SPD should be undertaken. Following consultation with the Environment Agency, Historic England and Natural England it was agreed that SEA was not required for this SPD.
- 4.4 There are no direct legal implications as a result of this report.

5. RISK MANAGEMENT

- 5.1 The headline risks are set out in Table 3 below:

Table 3: Impact of risk and mitigation

Threat or risk	Impact with no mitigations in place or if all mitigations fail	Likelihood of risk occurring with no mitigations in place.	Mitigations currently in place	Mitigations proposed	Impact of risk once all mitigations in place and working	Likelihood of risk occurring with all mitigations in place.
There is a risk that poor quality development may come forward in inappropriate areas as there is no relevant guidance in the form of a Building Height and Tall Buildings SPD.	Major	High	Policy QP3a of the Borough Local Plan is being applied.	Adopt the Building Height and Tall Buildings SPD	Minor	Low

6. POTENTIAL IMPACTS

- 6.1 Equalities. The Equality Act 2010 places a statutory duty on the council to ensure that when considering any new or reviewed strategy, policy, plan, project, service or procedure the impacts on particular groups, including those within the workforce and customer/public groups, have been considered. An EQIA (Equalities Impact Assessment) Screening has been completed and is available in Appendix A.
- 6.2 Climate change/sustainability. The preparation of this SPD was also subject to a strategic environmental assessment (SEA) scoping report. Following consultation with the Environment Agency, Historic England and Natural England it was agreed that SEA was not required for this SPD.
- 6.3 Data Protection/GDPR. The consultation on the Building Height and Tall Buildings SPD was undertaken by the council in accordance with the Data Protection Act 2018 and the General Data Protection Regulation.

7. CONSULTATION

- 7.1 Formal Regulation 13 consultation on the draft version of the SPD ran for six weeks from 30 August 2022 until 11 October 2022, two weeks longer than required by the Regulations to reflect the fact that the consultation is being held over the summer holiday period, consistent with the Council's Statement of Community Involvement.
- 7.2 At the Regulation 13 consultation stage, the Council wrote to nearly 4,000 local residents and a wide range of consultees on the consultee database. Residents

were able to respond in several different ways, including via the consultation portal or by completing the Word version of the consultation form and returning it by email or by post.

- 7.3 During the consultation period, there were further opportunities for engagement, including at one in-person event and at one online consultation event. A staffed 'drop in' event was held between 2pm and 6.30pm on 8 September 2022 at Maidenhead Library, and a 2 hour long online webinar event was held in the evening of the 28th September 2022. Copies of all consultation documents were available to view at Maidenhead Library, Windsor Library and Ascot Library during the consultation period as well as on the Council's website.
- 7.4 Around 120 written representations were received from residents and other stakeholders. These made a wide range of comments, ranging from opposition to the principle of tall buildings in the Borough, through to more technical comments on the SPD.
- 7.5 A Consultation Statement (see Appendix D) has been produced summarising all engagement and consultation undertaken in the preparation of the SPD. It also summarises the responses received and provides a response to the issues raised. Some of the key issues raised included:
- Concerns relating to density and building heights, especially in Maidenhead and Windsor Town Centres, Cookham Train Station and the northern end of Maidenhead golf course (South West Maidenhead).
 - Concerns relating to assessment of context heights in the borough.
 - Questions about the analysis of Above Ordnance Datum (AOD) information used to inform the analysis included in the SPD.
 - Questions about the methodology employed to identify the sites that were assessed as being the most appropriate for tall buildings.
 - Some comments suggested that the SPD introduces new policy.
 - Some general concern that the scale of development would result in overdevelopment of parts of the Borough.

8. TIMETABLE FOR IMPLEMENTATION

- 8.1 Implementation date if not called in: 22nd December 2023. The full implementation stages are set out in Table 4.

Table 4: Implementation timetable

Date	Details
13 December 2023	Cabinet decides whether to approve Building Height and Tall Buildings SPD.
22 December 2023	Building Height and Tall Buildings SPD comes into force, following the end of call-in period.

9. APPENDICES

- 9.1 This report is supported by four appendices:

- Appendix A – Equality Impact Assessment
- Appendix B – Final Version Building Height and Tall Buildings SPD.

- Appendix C – “Appendix A, Height Testing on key sites in Maidenhead Town Centre”
- Appendix D – Consultation Statement

10. BACKGROUND DOCUMENTS

10.1 This report is supported by one background documents:

- Royal Borough of Windsor and Maidenhead – Borough Local Plan 2013-2033.
<https://www.rbwm.gov.uk/home/planning-and-building-control/planning-policy/development-plan/adopted-local-plan>
- National Planning Policy Framework (NPPF)
[National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/262412/nppf-2019.pdf)

11. CONSULTATION

Name of consultee	Post held	Date sent	Date returned
<i>Mandatory:</i> Statutory Officer (or deputy)			
Elizabeth Griffiths	Executive Director of Resources & S151 Officer	07/11/23	28/11/23
Elaine Browne	Deputy Director of Law & Governance & Monitoring Officer	07/11/23	14/11/23
<i>Deputies:</i>			
Andrew Vallance	Deputy Director of Finance & Deputy S151 Officer	07/11/23	
Jane Cryer	Principal Lawyer & Deputy Monitoring Officer	07/11/23	
<i>Mandatory:</i> Data Protection Officer (or deputy) - if decision will result in processing of personal data; to advise on DPIA			
Samantha Wootton	Data Protection Officer	07/11/23	14/11/2023
<i>Mandatory:</i> Equalities Officer – to advise on EQiA, or agree an EQiA is not required			
Ellen McManus-Fry	Equalities & Engagement Officer	07/11/23	08/11/23
<i>Other consultees:</i>			
<i>Directors (where relevant)</i>			
Stephen Evans	Chief Executive	07/11/23	22/11/23
Andrew Durrant	Executive Director of Place	07/11/23	14/11/23
<i>Assistant Directors (where relevant)</i>			
Adrien Waite	Assistant Director of Planning	07/11/23	
Chris Joyce	Assistant Director of Assistant Director of Infrastructure,	07/11/23	

	Sustainability and Economic Growth		
<i>External (where relevant)</i>			
<i>N/A</i>			

Confirmation relevant Cabinet Member(s) consulted	Cllr Bermange Cabinet Member for Planning, Legal and Asset Management	Yes
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REPORT HISTORY

Decision type:	Urgency item?	To follow item?
Key Decision Added to Forward Plan on INSERT DATE	No	No

Report Authors: Garry Thornton, Principal Planning Policy Officer

Appendix A

Equality Impact Assessment

For support in completing this EQIA, please consult the EQIA Guidance Document or contact equality@rbwm.gov.uk

www.rbwm.gov.uk



1. Background Information

Title of policy/strategy/plan:	<u>Building Height and Tall Buildings SPD</u>
Service area:	<u>Planning</u>
Directorate:	<u>Place</u>

Provide a brief explanation of the proposal:

- What are its intended outcomes?
- Who will deliver it?
- Is it a new proposal or a change to an existing one?

The Supplementary Planning Document (SPD) has been prepared to guide future development within the Royal Borough of Windsor & Maidenhead.

The SPD aims to:

- Inform the Development Management process;
- Guide appropriate location and height of tall buildings;
- Provide clear objectives and design guidance for tall buildings;
- Support policy QP3a of the Borough Local Plan.

2. Relevance Check

Is this proposal likely to directly impact people, communities or RBWM employees?

- If no, please explain why not, including how you've considered equality issues.
- Will this proposal need a EQIA at a later stage? (for example, for a forthcoming action plan)

Yes, the SPD will directly impact people and the local community throughout the Borough. The principal purpose of the SPD is to provide details and guidance on the application of policy QP3a in the Borough Local Plan. If approved by Cabinet, the document would become a material consideration when determining planning applications on the site.

If 'No', proceed to 'Sign off'. If unsure, please contact equality@rbwm.gov.uk

3. Evidence Gathering and Stakeholder Engagement

Who will be affected by this proposal?

For example, users of a particular service, residents of a geographical area, staff

The SPD is borough wide, therefore, all residents of the borough could be affected.

Council Planning Officers will also be affected as they would have to take the Document into account during their decision-making process in relation to any planning applications received in relation to the site.

Among those affected by the proposal, are protected characteristics (age, sex, disability, race, religion, sexual orientation, gender reassignment, pregnancy/maternity, marriage/civil partnership) **disproportionately represented?**
For example, compared to the general population do a higher proportion have disabilities?

The adopted Borough Local Plan was subject to an Equality Impact Assessment in 2017, which did not identify any negative impacts for any group with protected characteristics.

The SPD provides further details and guidance on the application of policy QP3a of the Borough Local Plan. It does not create new policy. Policy QP3a states that in order to be acceptable, tall building proposals will need to be part of a comprehensive approach to development and placemaking and have a clear purpose.

The SPD recognises the need for any tall buildings to contribute towards a mix of uses, and the intensification of accessible, central areas. Proposals must deliver high quality places to live and be sustainable and innovative developments.

In addition, 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).

Future planning applications will need to comply with Borough Local Plan policy. There is nothing in the SPD which is considered to disproportionately impact on any particular individual or group.

What engagement/consultation has been undertaken or planned?

- How has/will equality considerations be taken into account?
- Where known, what were the outcomes of this engagement?

Yes, engagement has taken place throughout the various previous stages of the production of the SPD. A 6 week consultation including engagement events have been held with Local Stakeholders and the members of the community in the local area. The results of this consultation and engagement have been incorporated into the final version of the SPD where appropriate.

What sources of data and evidence have been used in this assessment?

Please consult the Equalities Evidence Grid for relevant data. Examples of other possible sources of information are in the Guidance document.

The Council's parish profiles and the Council's Equalities Evidence Grid.
The Building Height and Tall Buildings Supplementary Planning Document.

4. Equality Analysis

Please detail, **using supporting evidence:**

- How the protected characteristics below might influence the needs and experiences of individuals, in relation to this proposal.
- How these characteristics might affect the impact of this proposal.

Tick positive/negative impact as appropriate. If there is no impact, or a neutral impact, state 'Not Applicable'

More information on each protected characteristic is provided in the Guidance document.

	Details and supporting evidence	Potential positive impact	Potential negative impact
Age	The SPD develops the policies and requirements set out in the Borough Local Plan. It does not create new policy. There is nothing in the Stakeholder Masterplan Document which is considered to disproportionately impact on any particular individual or group.	Not applicable.	
Disability	There is no policy within the SPD which is considered to disproportionately impact or discriminate against a person with a disability.	Not applicable.	
Sex	There is no policy within the SPD which is considered to disproportionately impact or discriminate against a person on the basis of their sex.	Not applicable.	
Race, ethnicity and religion	There is no policy within the SPD which is considered to disproportionately impact or discriminate against a person on the basis of their race, ethnicity or religion.	Not applicable.	
Sexual orientation and gender reassignment	There is no policy within the SPD which is considered to disproportionately impact or discriminate against a person on the basis of their sexual orientation or gender.	Not applicable.	
Pregnancy and maternity	There is no policy within the SPD which is considered to disproportionately impact or discriminate against a person who is pregnant or a mother.	Not applicable.	
Marriage and civil partnership	There is no policy within the SPD which is considered to disproportionately impact or discriminate against a person on the basis of their marital status.	Not applicable.	
Armed forces community	There is no policy within the SPD which is considered to disproportionately impact or discriminate against a person who is in the armed forces community.	Not applicable.	
Socio-economic considerations e.g. low income, poverty	There is no policy within the SPD which is considered to disproportionately impact or discriminate against a person on the basis of their socio-economic situation.	Not applicable.	
Children in care/Care leavers	There is no policy within the SPD which is considered to disproportionately impact or discriminate against a person who is in care or a care leaver.	Not applicable.	

5. Impact Assessment and Monitoring

If you have not identified any disproportionate impacts and the questions below are not applicable, leave them blank and proceed to Sign Off.

What measures have been taken to ensure that groups with protected characteristics are able to benefit from this change, or are not disadvantaged by it? For example, adjustments needed to accommodate the needs of a particular group
The SPD has been subject to public consultation. The consultation ensured that the groups less likely to participate in developing the normal planning process had more opportunity to express their views. Where persons with protected characteristics are adversely affected, this would increase the likelihood of the consultation not picking up all issues within the local area. However, several engagement events were held on various platforms, so it is considered that this potential problem was mitigated.
Where a potential negative impact cannot be avoided, what measures have been put in place to mitigate or minimise this? <ul style="list-style-type: none">• For planned future actions, provide the name of the responsible individual and the target date for implementation.
Where persons with protected characteristics are adversely affected, this would increase the likelihood of the consultation not picking up all issues within the local area. However, several engagement events were held on various platforms, so it is considered that this potential problem has been mitigated.
How will the equality impacts identified here be monitored and reviewed in the future? See guidance document for examples of appropriate stages to review an EQIA.
If the SPD is adopted, residents will have further opportunity to comment on future planning applications as part of the normal planning application determination process.

6. Sign Off

Completed by: Garry Thornton	Date: 20/02/2023
Approved by: Adrien Waite	Date: 20/02/2023

Appendix B – Building Height and Tall Buildings Supplementary Planning Document – Final Version

ATTACHED AS A SEPARATE DOCUMENT

Appendix C - Appendix A, Height Testing on key sites in Maidenhead Town Centre

ATTACHED AS A SEPARATE DOCUMENT

Appendix D – Building Height and Tall Buildings Supplementary Planning Document - Consultation Statement

ATTACHED AS A SEPARATE DOCUMENT