

Glossary

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Glossary

- **Air Quality Management Areas:** Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
- **Affordable Housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
- **Ancient Woodland:** A descriptive term for a group of native woodland habitats. These special areas have remained as woodland since at least 1600 and their soils are relatively undisturbed by people. Ancient woodland is the richest terrestrial habitat for wildlife, being home to more threatened species than any other, and represents the last fragments of the wildwood that once covered the country. (www.woodlandtrust.org.uk).
- **Biodiversity:** The variety of life in a particular habitat or ecosystem.
- **Borough Local Plan:** The plan currently being prepared by RBWM for the future development of the local area, in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004.
- **Community Infrastructure Levy:** A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
- **Conservation:** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- **Cumulative impact:** Impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions together with the project.
- **Development Plan:** This includes adopted Local Plans, Area Action Plans and Neighbourhood Plans within the Borough, plus one saved policy of the South East Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
- **Economic Development:** Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
- **Edge of Centre:** For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
- **Green Belt:** In the Royal Borough of Windsor and Maidenhead, Green Belt refers to the Metropolitan Green Belt. The designation accounts for 83% of the land area of the Royal Borough.
- **Green Networks / Green Corridors:** The linking together of natural, semi-natural and man-made open spaces to create an interconnected network.
- **Greenfield:** Any land that is not classified as PDL (previously developed land). Greenfield is not only countryside but also for example, open spaces in urban areas.
- **Green Infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Habitable rooms:** Habitable rooms are defined as any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition.
- **Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Infilling:** The infilling of a small gap within an otherwise built up frontage or group of houses
- **Isolux Diagram:** A line through all points on a surface where the illumination is the same; called an isofootcandle line if the illumination is expressed in foot-candles. A series of such lines for various illumination values is called an isolux diagram.
- **Main Town Centre Uses:** Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities; the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
- **National Planning Policy Framework (NPPF):** National planning guidance issued by the Government, setting out policy guidance on different aspects of planning. Local Planning Authorities must take the content into account in preparing Local Plans and decision making.

- **Neighbourhood Plan:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
- **Neighbourhood Plan Area:** The land area covered by a Neighbourhood Plan.
- **Open Space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
- **Out of Centre:** A location which is not in or on the edge of a centre but not necessarily outside the urban area.
- **Out of Town:** A location out of centre that is outside the existing urban area.
- **Planning Obligation:** A legally enforceable obligation entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
- **Previously Developed Land (PDL):** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
- **Primary Shopping Area:** Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
- **Primary and Secondary Frontages:** Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
- **Ramsar Sites:** Wetlands of international importance, designated under the 1971 Ramsar Convention.
- **Sites of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.
- **Special Areas of Conservation (SAC):** Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
- **Special Protection Areas (SPA):** Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
- **Strategic Access Management and Monitoring (SAMM):** A project overseen by Natural England that implements monitoring, warden arrangements and public education messages across the Thames Basin Heaths SPA.
- **Suitable Alternative Natural Greenspace (SANG):** Open space meeting specific guidelines on quantity and quality for the purpose of providing recreational alternatives to visiting a Special Protection Area.
- **Town Centre:** Area including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Existing out of centre developments, comprising or including main town centre uses, do not constitute town centres.
- **Unavoidable Adverse Impacts:** The negative effects on natural resources that would arise from a development and remain after its completion, and which cannot be prevented.
- **Visitor Attraction:** A permanently established excursion destination, a primary purpose of which is to allow public access for entertainment, interest or education, rather than being a primary retail outlet or a venue for sporting, theatrical or film performance.
- **Windfall sites:** Sites which have not been specifically identified as available in the Local Plan process. These normally comprise previously developed sites that have become unexpectedly available.
- **Woodland:** Land under stands of trees with a canopy cover of at least 20% (or having the potential to achieve this), including integral open space, and including felled areas that are awaiting restocking. There is no minimum height for trees to form a woodland at maturity, so the definition includes woodland scrub but not areas outside woodland such as gorse, rhododendron, etc.

Glossary

Joint Memorandum of Understanding

Joint Memorandum of Understanding

d. To follow

Marketing and Viability Evidence

C Marketing and Viability Evidence

1. Marketing

1 A number of policies in this plan require marketing evidence to be submitted in support of a planning application. The following details will be used to assess the acceptability, or otherwise, of the information submitted and the marketing undertaken.

2 Marketing evidence requires demonstration of an active marketing campaign for a continuous period of at least 12 months prior to submission of a planning application, unless otherwise agreed by the Borough Council, whilst the premises were vacant, which has been shown to be unsuccessful. Any marketing of property or tenancy also require the site freehold to be marketed in the same fashion.

3 Marketing must be undertaken through a recognised commercial agent at a price that genuinely reflects the market value of the current or last use of the site. It must be shown to the Borough Council's satisfaction that marketing has been unsuccessful for all relevant floor space proposed to be lost through redevelopment or change of use.

4 Active marketing is to include all of the following:

a.

- a. Contact information posted in a prominent location on site in the form of an advertising board (subject to advertising consent, if required).
- b. Registration of the property with at least one commercial property agent.
- c. Full property details and particulars available to inquirers on request.
- d. Property marketed for its current or last use and any others as required by a policy applying to the site.
- e. Property marketed at a reasonable price and terms, including in relation to use, condition, quality and location of floorspace.
- f. No covenant or any other form of tie restricting the future use or operation of the property or land.

5 Sufficient detailed information is required to be submitted alongside any planning application to demonstrate compliance with the above criteria.

6 In addition, information is to be submitted regarding:

- The number and details of enquiries received;
- The number of viewings;
- The number, type, proposed uses and value of offers received;
- Reasons for refusal of any offer received, and reasons why any offers fell through;
- The asking price or rent at which the site or property has been offered, including a professional valuation from at least three independent agents to confirm that this is reasonable;
- The length of marketing period (at least 12 months continuous marketing), including dates; and
- The length of the vacancy period.

7 Viability

8 Where applications for a change of use or redevelopment of a commercially-operated community facility are received, the Borough Council will require evidence that:

a.

- a. The community facility is not financially viable; and
- b. An objective evaluation method has been employed to assess the viability of the business

9 In order to determine whether a community facility is not viable, the Borough Council will require submission of full trading accounts for the last three full years in which the facility was operating as a full-time business. In addition, the outcomes of an objective evaluation method are to be shared with the Borough Council and must successfully demonstrate that the community facility is no longer economically viable.

Marketing and Viability Evidence

10 Demonstration of unviability will not of itself be sufficient to justify the loss of a community facility if other policy considerations also apply.

11 Public Houses

12 Special considerations that also apply in the case of public houses are:

a.

- a. The public house must be marketed on a free of tie basis; and
- b. The premises must remain licensed for the sale of alcohol.

Marketing and Viability Evidence

Open Space Standards

Open Space Standards

Type of Open Space	Quality - features that should be included	Quantity – The number of hectares required per 1,000 population	Accessibility – The required walk time in minutes to open space
Parks and gardens	<ul style="list-style-type: none"> • Clean and well maintained • Flowers/trees and shrubs • Well kept grass 	0.27	10 minutes walk (urban areas) 10 minutes drive (rural areas)
Natural and semi-natural	<ul style="list-style-type: none"> • Clean and litter free • Nature/conservation/biodiversity 	5.4	15 minutes walk
Amenity greenspace	<ul style="list-style-type: none"> • Clean and well maintained • Suitable soft landscaping • Flowers/trees and shrubs • Designed to enhance passive security 	0.59	10 minutes walk
Allotments	<ul style="list-style-type: none"> • Clean/litter free and well maintained • Safe and secure 	0.35	15 minutes walk
Provision for children	<ul style="list-style-type: none"> • Clean and well maintained • Apply Fields in Trust (FIT) standards 	0.45 facilities	10 minutes walk
Teenage facilities e.g. skateboarding	<ul style="list-style-type: none"> • Clean, safe and well maintained at all times • Apply Fields in Trust (FIT) standards • Provision of seats • User consultation for all new provision 	0.23 facilities	10 minutes walk
Outdoor sports facilities: Grass pitches and tennis courts	<ul style="list-style-type: none"> • Clean/litter free and well maintained • Level surface/good drainage • Changing facilities • Car parking 	2.92	15 minutes walk
Outdoor sports facilities: Golf courses, bowls greens	<ul style="list-style-type: none"> • Clean/litter free and well maintained • Level surface/good drainage • Changing facilities • Car parking • Toilets 	2.92	15 minutes walk
Cemeteries and churchyards/ Green corridors/ Civic spaces	<ul style="list-style-type: none"> • Flowers/trees and shrubs • Clean/litter free and well maintained • Safe and secure • Footpaths* • Nature/conservation/biodiversity • Designed to enhance passive security* • Sympathetic signage 	No standard provided	No standard provided

Table 20

Conservation Areas

Conservation Areas

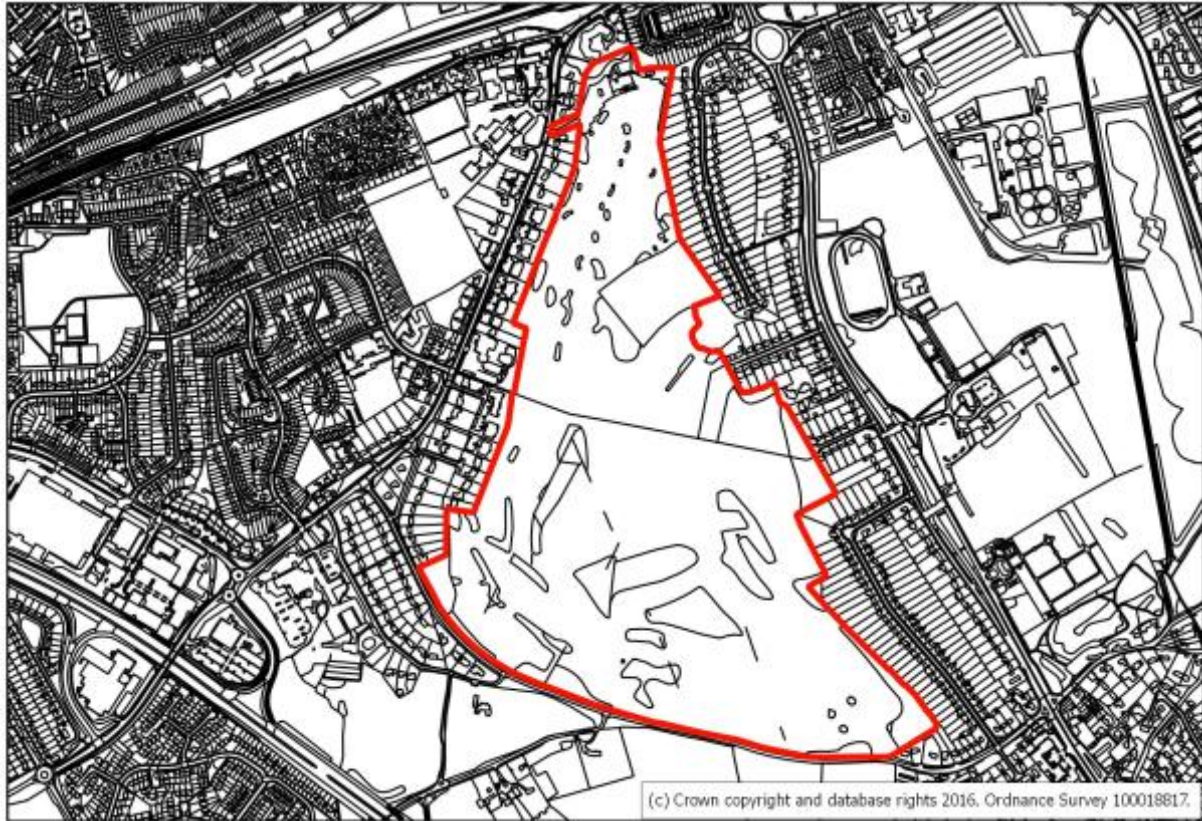
1. There are 27 designated Conservation Areas in the Borough. The boundaries of each of the Conservation Areas are shown on the Policies Map and further details can be found on the Council's website [here](#). The Conservation Areas are subject to a rolling programme of review.
2. The Conservation Areas within the Borough are:
 - All Saints, Boyn Hill, Maidenhead
 - Altwood Road, Maidenhead
 - Beenham's Heath
 - Bisham Village
 - Bray Village
 - Burchetts Green
 - Castle Hill, Maidenhead
 - Cookham Dean
 - Cookham High Street
 - Datchet
 - Eton
 - Furze Platt Triangle
 - Holyport
 - Hurley Village
 - Inner Windsor
 - Littlewick Green
 - Maidenhead Riverside
 - Maidenhead Town Centre
 - Mill Lane (Clewer Village)
 - Old Windsor
 - Pinkneys Green, near. Maidenhead
 - Shurlock Row
 - St Mary's Church and Bury Court, White Waltham
 - Sunningdale
 - Trinity Place/ Clarence Crescent, Windsor
 - Waltham St Lawrence
 - Windsor Town Centre

Site Allocation Proformas

Site Allocation Proformas

1 Site Proformas to show the development envelopes of important Previously Developed Sites in the Green Belt to follow

SA1: Maidenhead Golf Course



SA1: Maidenhead Golf Course	
Allocation	<ul style="list-style-type: none"> ● Safeguarded land - for development for residential purposes plus associated infrastructure
Future Requirements	<ul style="list-style-type: none"> ● Provision of a strategic public open space. ● Provision of education facilities, including primary and secondary schools. ● Provision of community facilities. ● Provision of waste recycling facilities. ● Provision of small scale retail services. ● Retain mature trees and hedgerows where possible, including Rushington Copse. ● Designed sensitively to conserve biodiversity of the area. ● Enhanced vehicular access. ● Enhance the existing Public Right of Way from Clifton Close to Shoppenhangers Road. ● Provide appropriate mitigation measure to address the impact of noise and air quality on Maidenhead AQMA. ● Provision of pedestrian and cycle links through the site to provide links between Harvest Hill Road, Shoppenhangers Road and Braywick Road ● Designed sensitively to consider the impact of long distance views. ● Designed to be sensitive to the scale and heights of existing properties around the site, and the sloping topography.

Site Allocation Proformas

SA1: Maidenhead Golf Course

Key considerations

- On site infrastructure provision
- Highways
- Biodiversity
- Sloping topography

Site Allocation Proformas

BP1: Leisure Development

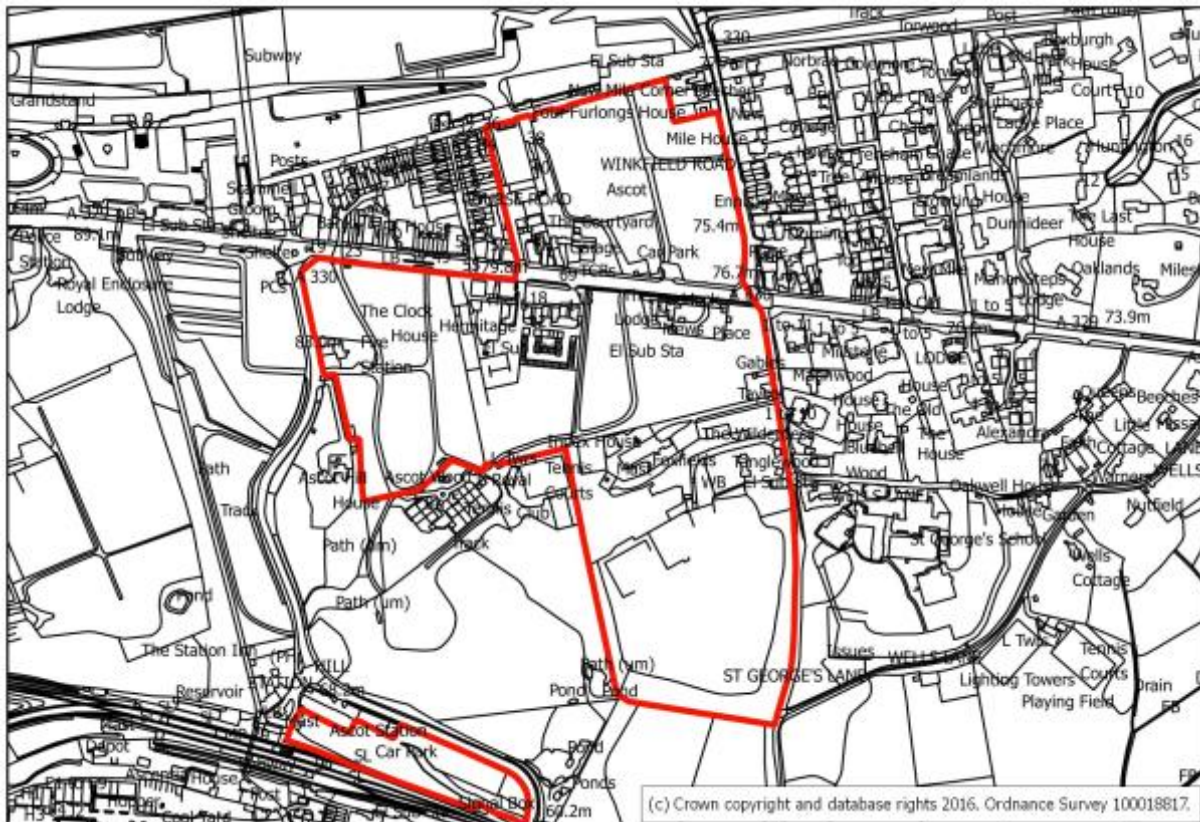
- .1 Site proforma for new leisure development at Braywick Park to follow

IPDS 1 Development boundaries

ES1: Employment Site Allocation

- .1 Site proforma to follow

HA1: Ascot Town Centre



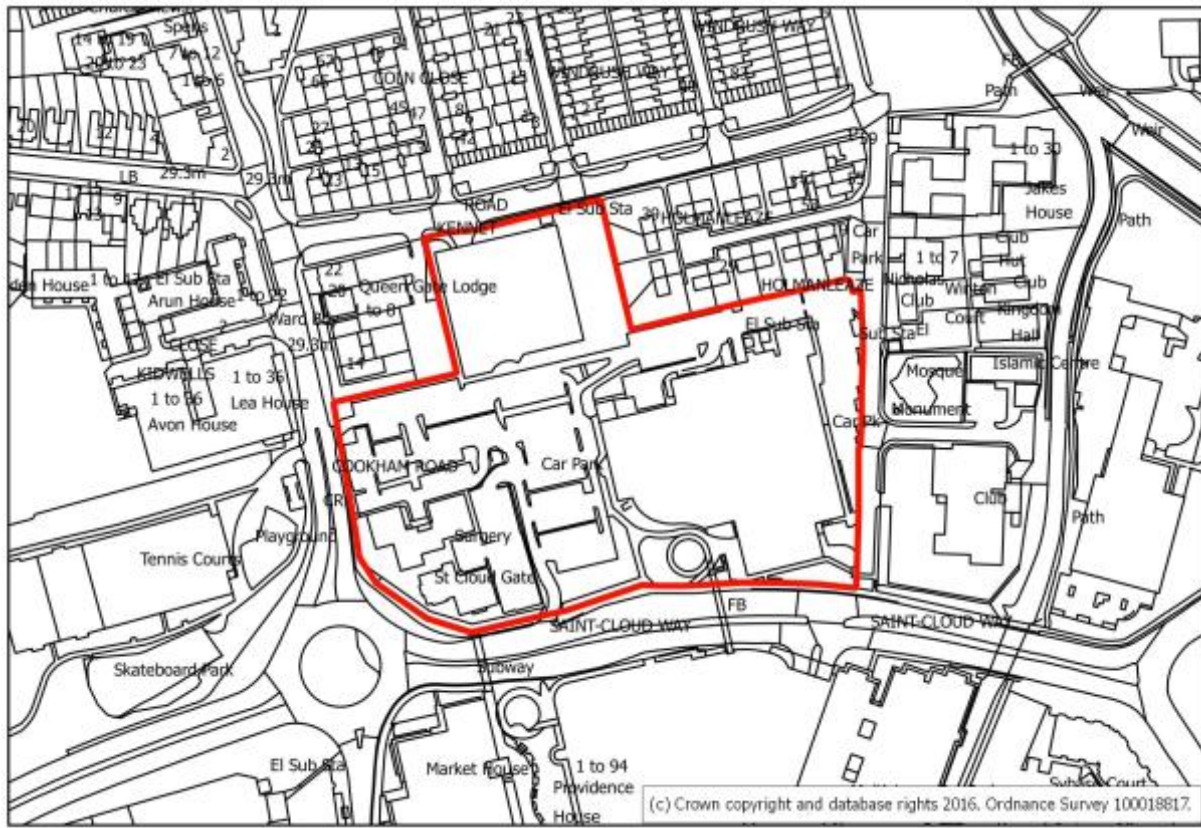
HA1: Ascot Town Centre	
Allocation	<ul style="list-style-type: none"> • 300 residential units • Educational facilities including a primary school • Strategic public open space. • Multi-functional community hub.
Requirements	<ul style="list-style-type: none"> • Holistic mixed use development • Provision in perpetuity of on site bespoke SANG to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England. Requirements include a contribution towards Strategic Access Management and Monitoring and any other measures to satisfy the Habitat Regulations. • Provision of educational facilities including a primary school. • Provision of strategic public open space. • Provision of community facilities. • Provision of small scale retail services. • Designed sensitively to conserve biodiversity of the area • Retain mature trees and hedgerows where possible

Site Allocation Proformas

HA1: Ascot Town Centre	
	<ul style="list-style-type: none"> ● Provide pedestrian and cycle links through the site, including from Ascot Railway Station. ● Provide improvements to the quality of the public realm ● Designed to be of a high quality which supports the character and function of the area ● Maintain and enhance the public right of way on St George's Lane. ● Enhanced vehicular access, including improved connectivity through the site. ● Designed to be sensitive to the scale and heights of existing properties around the site, and the sloping topography. ● Designed sensitively to consider the impact of long distance views.
Key considerations	<ul style="list-style-type: none"> ● On site infrastructure provision. ● Vehicular, cycle and pedestrian access and connectivity. ● Biodiversity. ● Sloping topography. ● Setting and character of Ascot.

Site Allocation Proformas

HA2: St Cloud Way, Maidenhead

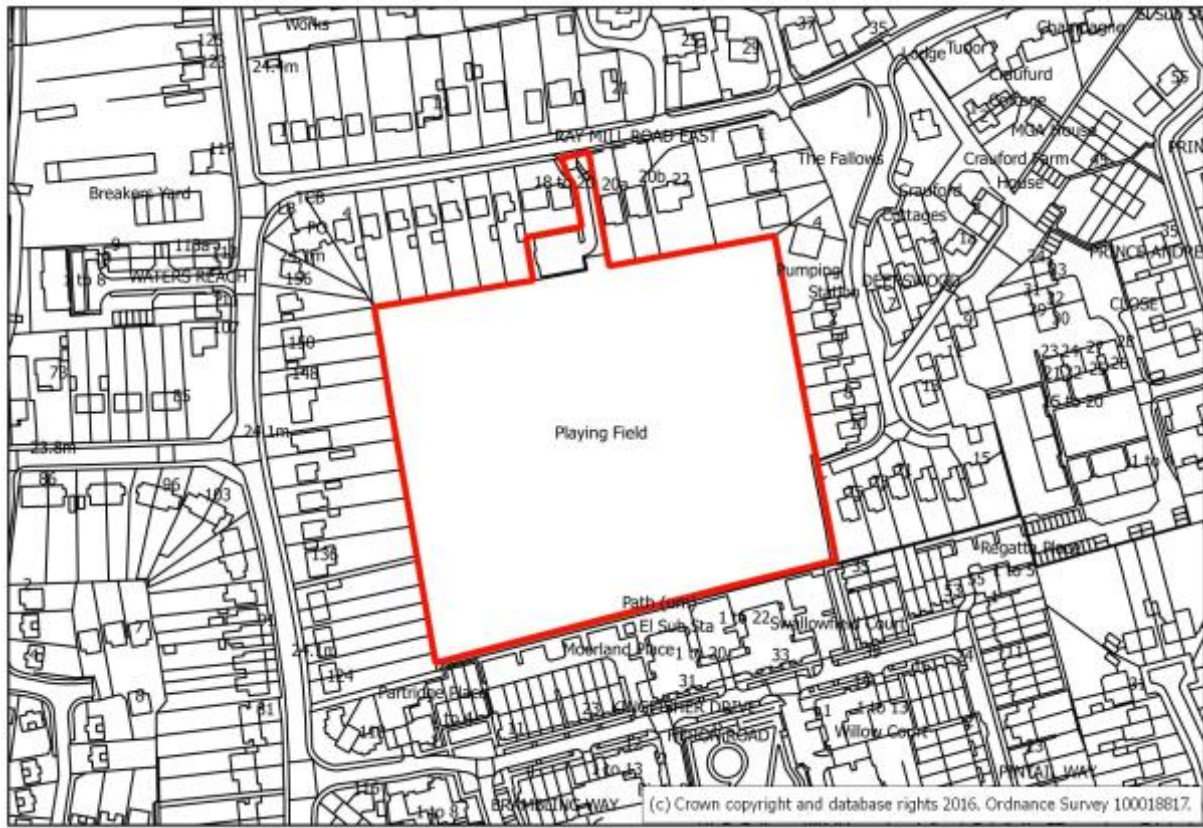


HA2: St Cloud Way, Maidenhead	
Allocation	<ul style="list-style-type: none"> 500 residential units
Requirements	<ul style="list-style-type: none"> Designed sensitively to conserve and enhance the setting of the listed building. Designed to be of high quality which supports the character of the area. Designed sensitively to consider the privacy and amenity of neighbouring residential properties. Designed to improve the pedestrian route to the site into the town centre.
Key considerations	<ul style="list-style-type: none"> Vehicular access. Pedestrian route. Impact on neighbouring properties. Character and appearance, particularly from the A4. Heritage. Noise and air quality due to proximity to the A4.

Site Allocation Proformas

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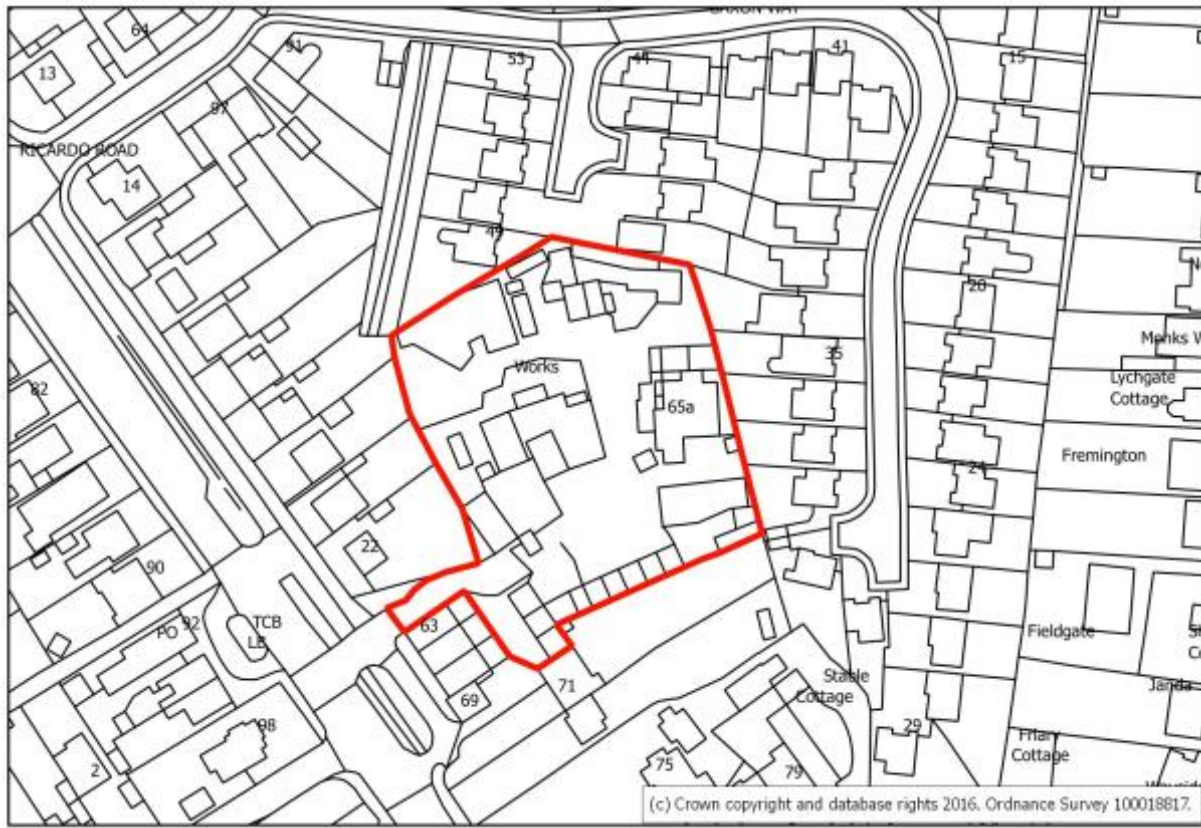
HA3: Land South of Ray Mill Road East, Maidenhead



HA3: Land South of Ray Mill Road East, Maidenhead	
Allocation	<ul style="list-style-type: none"> 60 residential units
Requirements	<ul style="list-style-type: none"> Provision of public open space in area located in flood zone 3a. Designed to be of a high quality which supports the character and function of the area Retain mature trees and hedgerows where possible Provide pedestrian and cycle access onto Ray Mill Road East
Key considerations	<ul style="list-style-type: none"> Flood risk Open space

Site Allocation Proformas

HA4: Straight Works, Old Windsor



HA4: Straight Works, Old Windsor	
Allocation	<ul style="list-style-type: none"> 20 residential units.
Requirements	<ul style="list-style-type: none"> Achieve flood risk betterment on site by moving/reducing the footprint of building, and incorporating appropriate flood risk reduction measures. Retain valuable trees, where possible, at the site boundaries. Designed to be of high quality which supports the character of the residential area. Provide an appropriate solution for addressing the possible contamination of the site.
Key considerations	<ul style="list-style-type: none"> Flood risk. Vehicular access. Impact on neighbouring properties.

Site Allocation Proformas

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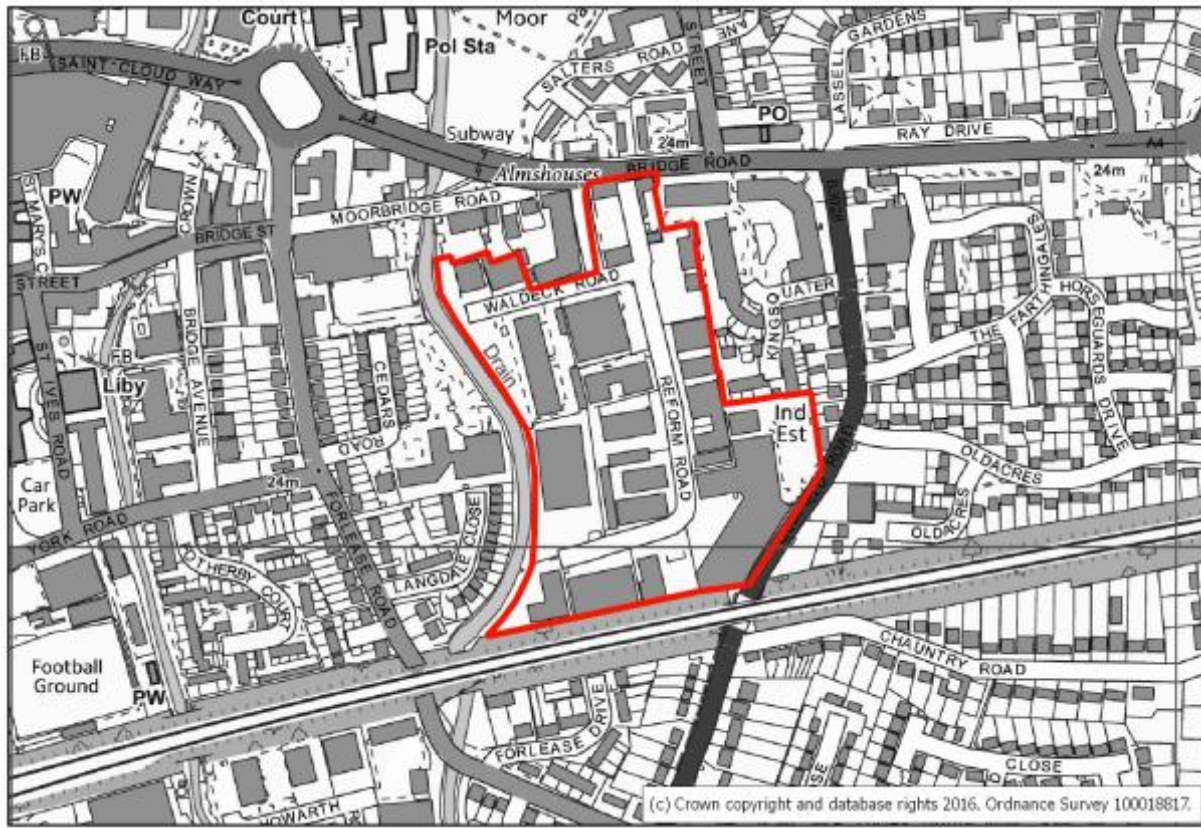
HA5: 95 Straight Road, Old Windsor



HA5: 95 Straight Road, Old Windsor	
Allocation	<ul style="list-style-type: none"> 10 residential units.
Requirements	<ul style="list-style-type: none"> Achieve flood risk betterment on site by moving/reducing the footprint of building, and incorporating appropriate flood risk reduction measures. Designed to be of high quality which supports the character of the residential area.
Key considerations	<ul style="list-style-type: none"> Flood risk. Vehicular access. Impact on neighbouring properties.

Site Allocation Proformas

HA6: Reform Road, Maidenhead



HA6: Reform Road, Maidenhead	
Allocation	<ul style="list-style-type: none"> • 100 residential units • Educational facilities including a primary school • Employment floorspace
Requirements	<ul style="list-style-type: none"> • Provision of a primary school. • Provide no net loss of existing employment floorspace • Provide a landscape buffer between the residential development and non-residential uses, including the railway line. • Enhanced vehicular access, including improved connectivity through the site. • Achieve flood risk betterment on site by moving/reducing the footprint of building, and incorporating appropriate flood risk reduction measures. • Designed sensitively to conserve biodiversity of the area • Designed sensitively to conserve and enhance the setting of listed buildings and non designated heritage assets. • Enhanced vehicular access, including improved connectivity through the site. • Provide pedestrian and cycle links through the site. • Enhance pedestrian and cycle links along the waterway • Provide areas of public realm and the setting of the waterway. • Designed to be sensitive to the scale and heights of existing properties around the site, and its location on the edge of Maidenhead town centre. • Provide appropriate mitigation measure to address the impacts of noise and air quality from the railway.
Key considerations	<ul style="list-style-type: none"> • Integration of uses.

Site Allocation Proformas

HA6: Reform Road, Maidenhead

- On site infrastructure
- Flood risk
- Noise and air quality.

Site Allocation Proformas

HA7: Bridge Road, Sunninghill



HA7: Bridge Road, Sunninghill, Ascot	
Allocation	<ul style="list-style-type: none"> 80 residential units
Requirements	<ul style="list-style-type: none"> Retain existing mature trees. Provide appropriate mitigation measure to address the impact of noise and air quality from the railway. Provide an appropriate solution for addressing the possible contamination of the site. Enhance vehicular access to Bridge Road and High Street. Provide pedestrian and cycle access to Bridge Road and High Street Designed sensitively to conserve biodiversity of the area
Key considerations	<ul style="list-style-type: none"> Vehicular access Contamination

Site Allocation Proformas

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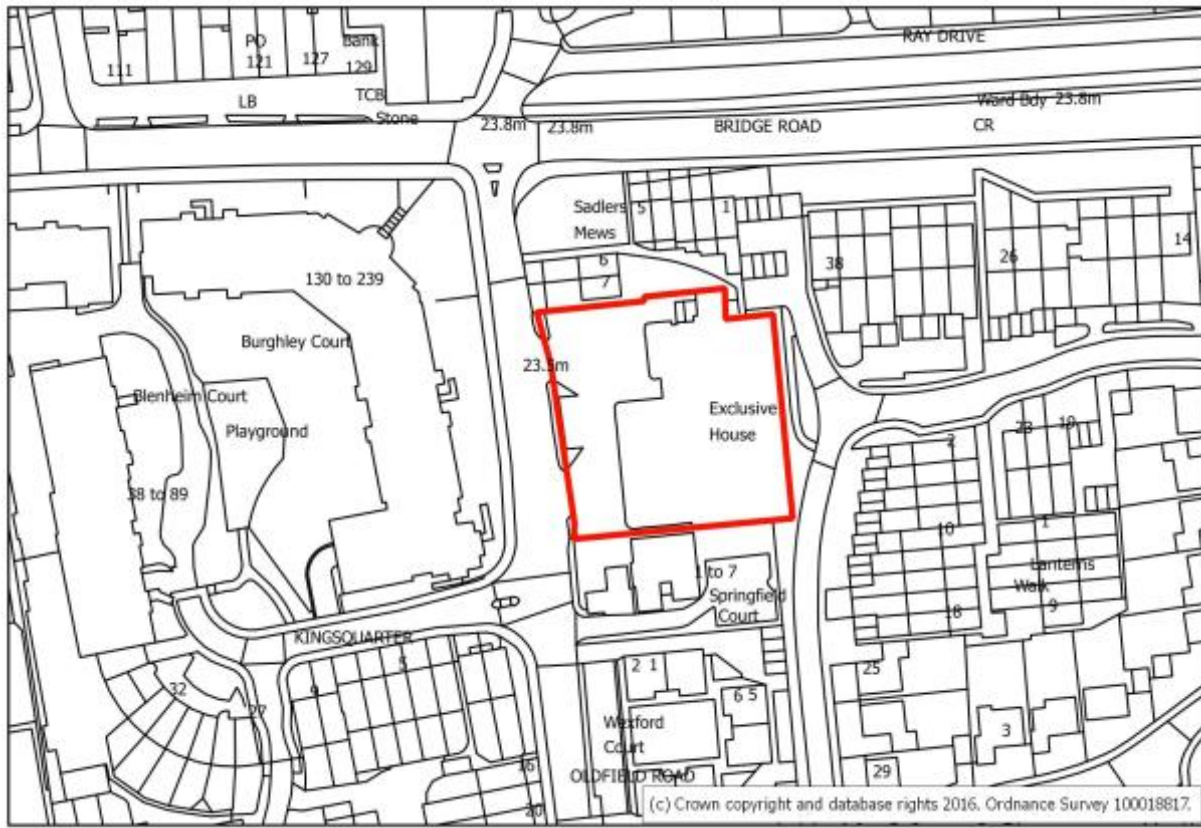
HA8: Whyteladyes Lane, Cookham Rise



HA8: Whyteladyes Lane, Cookham Rise	
Allocation	<ul style="list-style-type: none"> 40 residential units
Requirements	<ul style="list-style-type: none"> Provide an appropriate solution for addressing the possible contamination of the site. Retain mature trees and hedgerows where possible Provide vehicular, cycle and pedestrian access onto Whyteladyes Lane. Designed to be sensitive to the scale and heights of the existing properties on Whyteladyes Lane, Broomhill and other neighbouring properties.
Key considerations	<ul style="list-style-type: none"> Contamination

Site Allocation Proformas

HA9: Exclusive House, Oldfield Road, Maidenhead

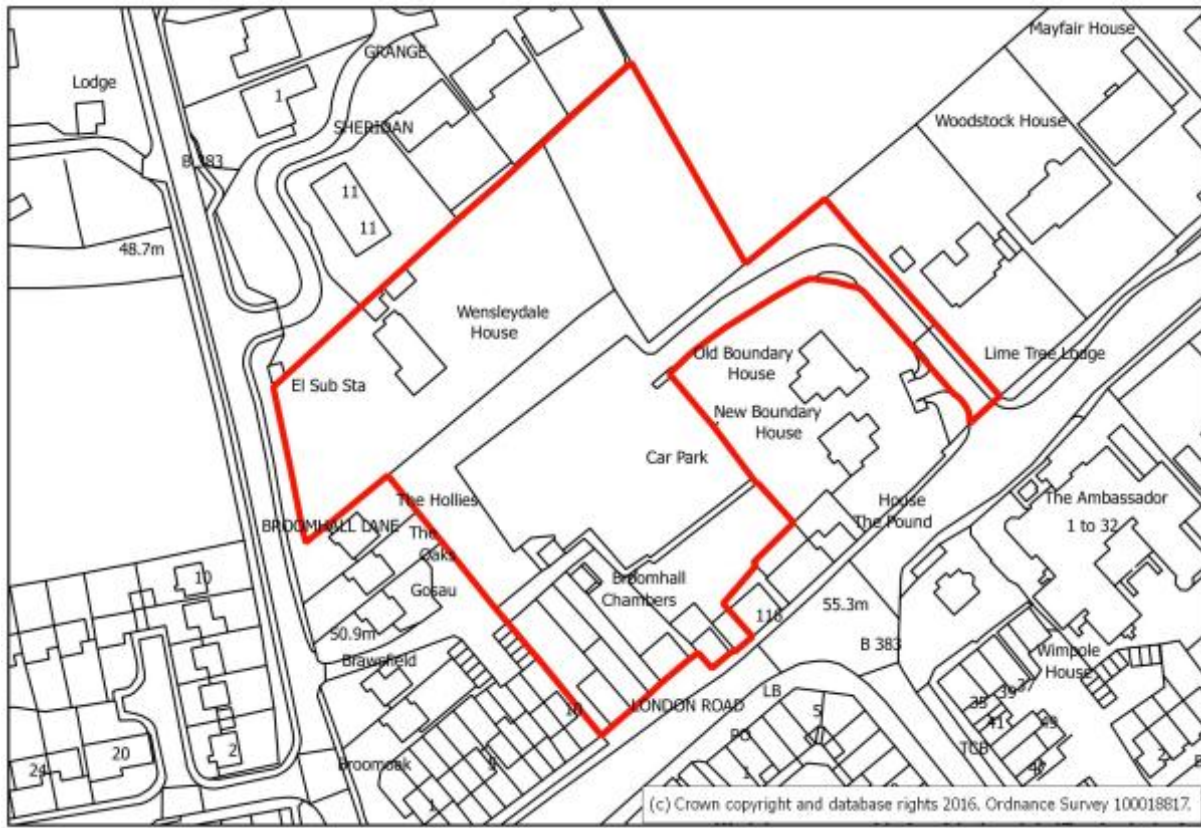


HA9: Exclusive House, Oldfield Road, Maidenhead	
Allocation	<ul style="list-style-type: none"> 30 residential units
Requirements	<ul style="list-style-type: none"> Provide appropriate green landscaping on to the Oldfield Road frontage. Achieve flood risk betterment on site by moving/reducing the footprint of building, and incorporating appropriate flood risk reduction measures. Designed to be of high quality which supports the character of the residential area. Designed sensitively to consider the privacy and amenity of neighbouring residential properties. Provide appropriate mitigation measures to address the impact of air quality so as to protect residential amenity.
Key considerations	<ul style="list-style-type: none"> Vehicular access. Air quality. Impact on neighbouring properties.

Site Allocation Proformas

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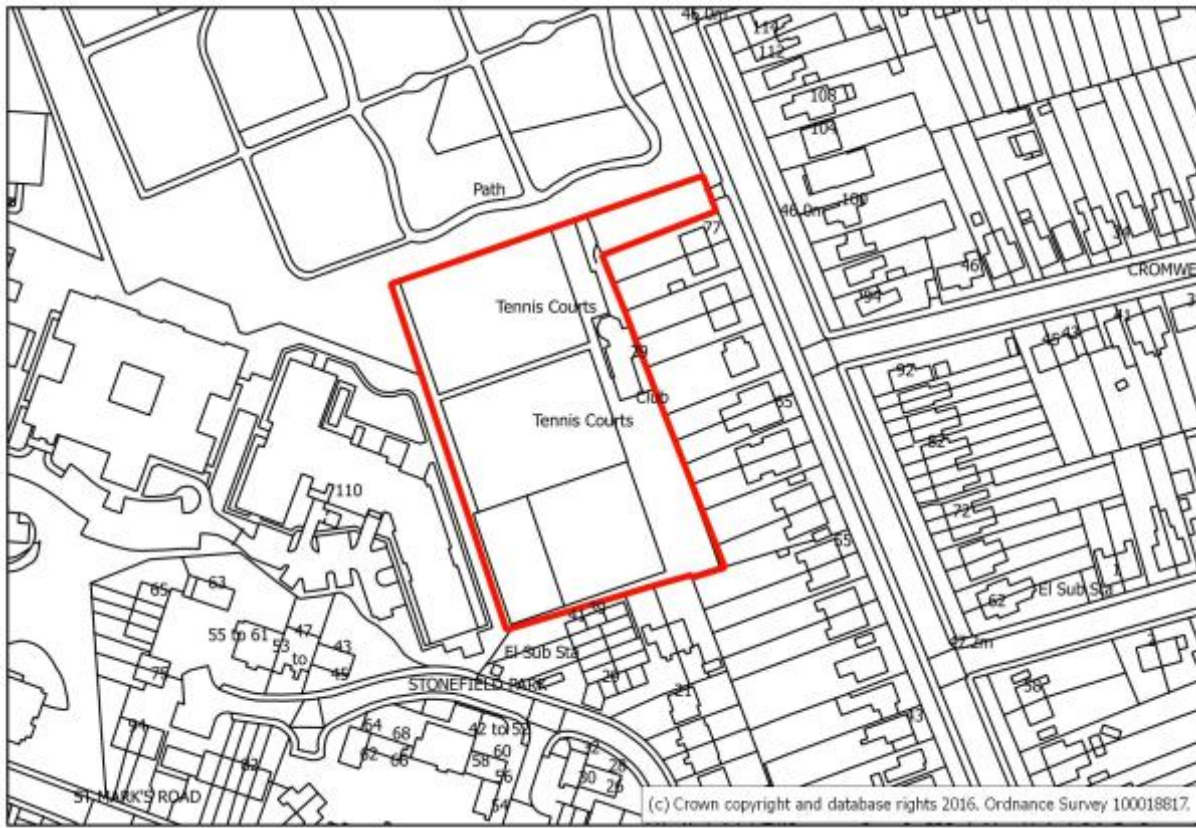
HA10: Broomhall Car Park, Sunningdale



HA10: Broomhall Car Park, Sunningdale	
Allocation	<ul style="list-style-type: none"> 30 residential units.
Requirements	<ul style="list-style-type: none"> Provide an increase in the amount of public car parking currently available, over and above that which may be required to serve any new residential or employment floorspace. A financial contribution to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England. Ensure predominantly small retail units fronting London Road with no net loss of retail floorspace. Enhanced vehicular access Improved pedestrian and cycle access into and through the site, including enhanced crossing facilities on London Road. Designed to be of a high quality which supports the character and function of the area. Designed sensitively to take account of views of the site from Chobham Road (B383). Retain mature trees located on the north west boundary of the site.
Key considerations	<ul style="list-style-type: none"> Car parking Highways access Existing mature trees Character and appearance of Sunningdale.

Site Allocation Proformas

HA11: Maidenhead Lawn Tennis Club



HA11: Maidenhead Lawn Tennis Club	
Allocation	<ul style="list-style-type: none"> 30 residential units
Requirements	<ul style="list-style-type: none"> Retain boundary trees where possible. Designed to be of high quality which supports the character of the residential area. Designed sensitively to consider the privacy and amenity of neighbouring residential properties.
Key considerations	<ul style="list-style-type: none"> Vehicular access. Trees. Impact on neighbouring properties.

Site Allocation Proformas

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HA12: 99-103 Boyn Valley Road, Maidenhead



HA12: 99-101 Boyn Valley Road, Maidenhead	
Allocation	<ul style="list-style-type: none"> 35 residential units.
Requirements	<ul style="list-style-type: none"> Provide appropriate green landscaping on to the Boyn Valley Road frontage. Designed to be of high quality which supports the character of the residential area. Designed sensitively to consider the privacy and amenity of neighbouring residential properties. Designed to improve the pedestrian route to the east of the site linking Boyn Valley Road and Clare Road.
Key considerations	<ul style="list-style-type: none"> Vehicular access. Pedestrian route. Impact on neighbouring properties.

Site Allocation Proformas

HA13: Bolton Road, Windsor

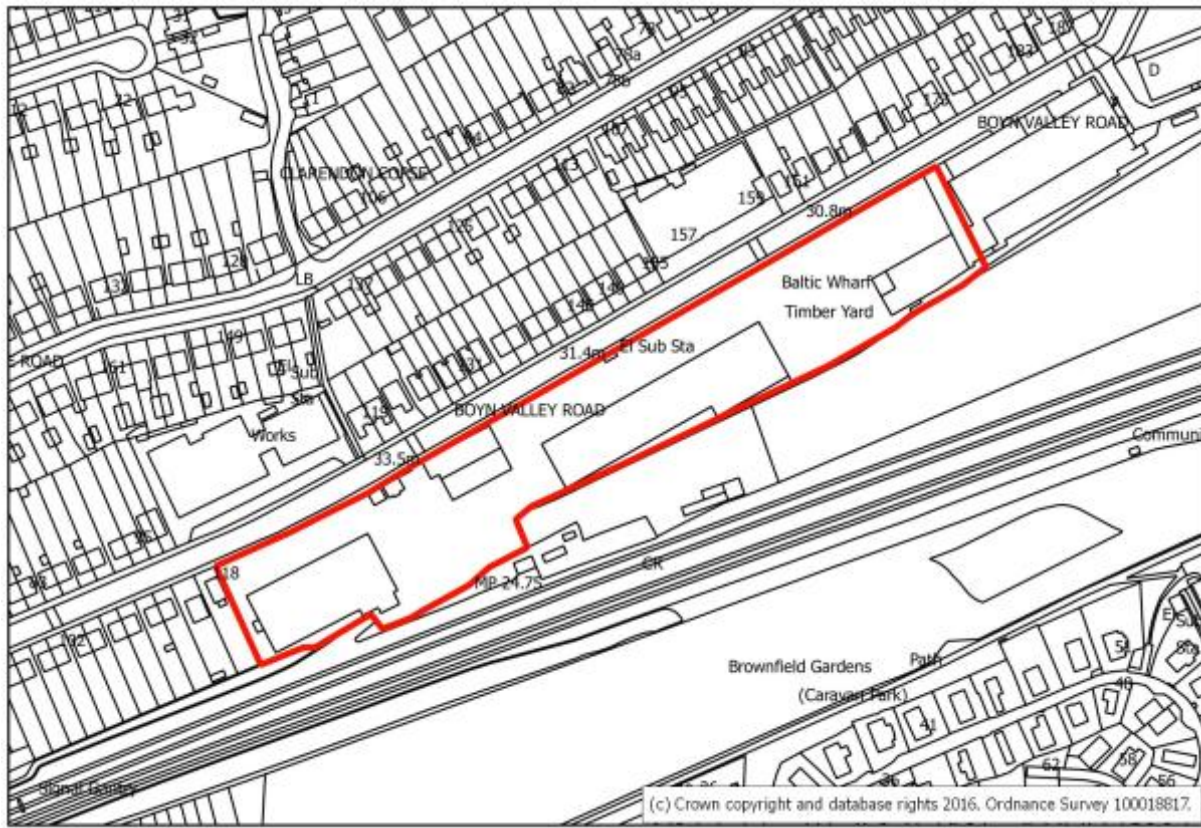


HA13: Bolton Road, Windsor	
Allocation	<ul style="list-style-type: none"> 20 residential units
Requirements	<ul style="list-style-type: none"> Designed sensitively to consider the prominent location on the corner of Bolton Road and Wood Close. Provide pedestrian and cycle access via Bolton Road and Wood Close Designed to be of a high quality which supports the character and function of the area.
Key considerations	<ul style="list-style-type: none"> Design Vehicular access

Site Allocation Proformas

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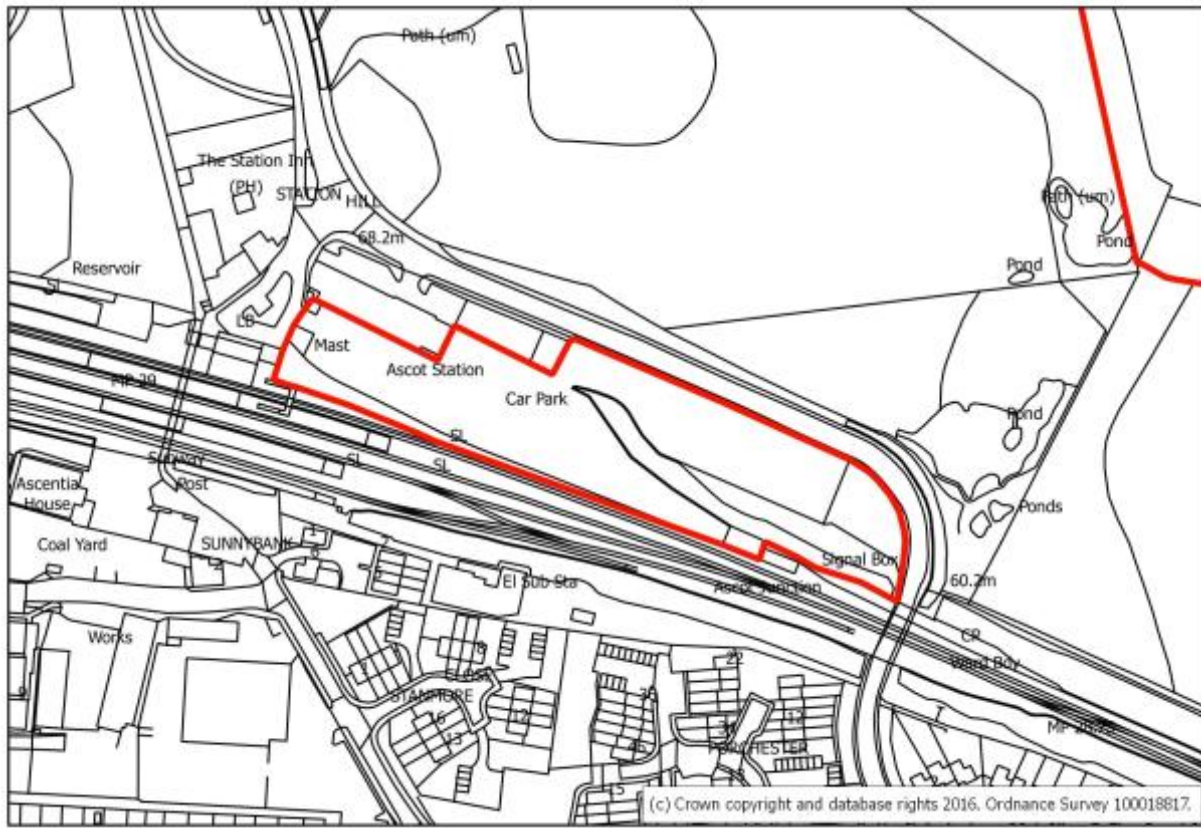
HA14: Baltic Wharf, Boyn Valley Road, Maidenhead



HA14: Baltic Wharf, Boyn Valley Road, Maidenhead	
Allocation	<ul style="list-style-type: none"> 60 residential units.
Requirements	<ul style="list-style-type: none"> Provide appropriate green landscaping on to the Boyn Valley Road frontage. Provide an appropriate solution for addressing the possible contamination of the site. Designed to be of high quality which supports the character of the residential area.
Key considerations	<ul style="list-style-type: none"> Vehicular access. Contamination.

Site Allocation Proformas

HA15: Ascot Station Car Park

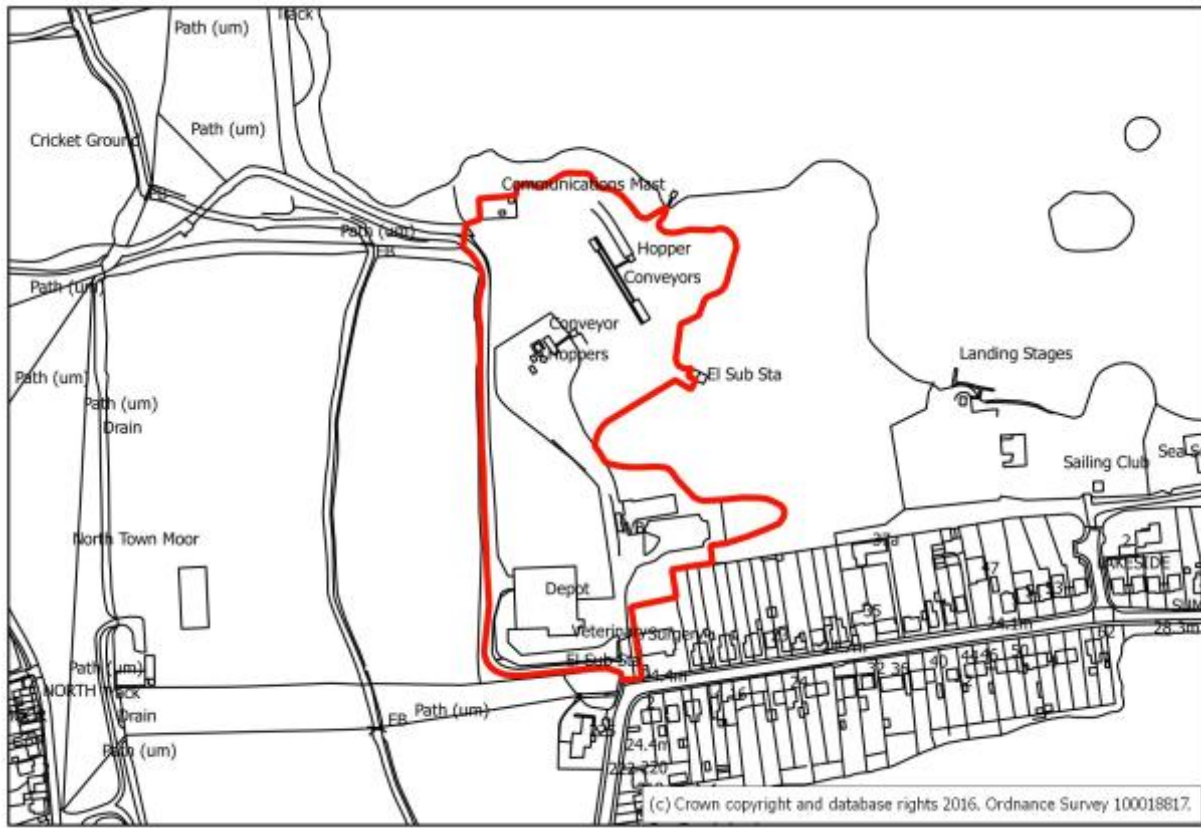


HA15: Ascot Station Car Park	
Allocation	<ul style="list-style-type: none"> 35 residential units Car parking
Requirements	<ul style="list-style-type: none"> Provide an increase in the amount of public car parking currently available. A financial contribution to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England. Retain mature trees where possible. Designed sensitively to enhance the gateway into Ascot. Provide improvements to the quality of the public realm Enhanced pedestrian and cycle access into and through the station from Station Hill. Designed sensitively to consider the impact on long distance views Provide appropriate mitigation measure to address the impact on noise and air quality from the railway so to protect residential amenity.
Key considerations	<ul style="list-style-type: none"> Car parking Noise Railway station access

Site Allocation Proformas

F

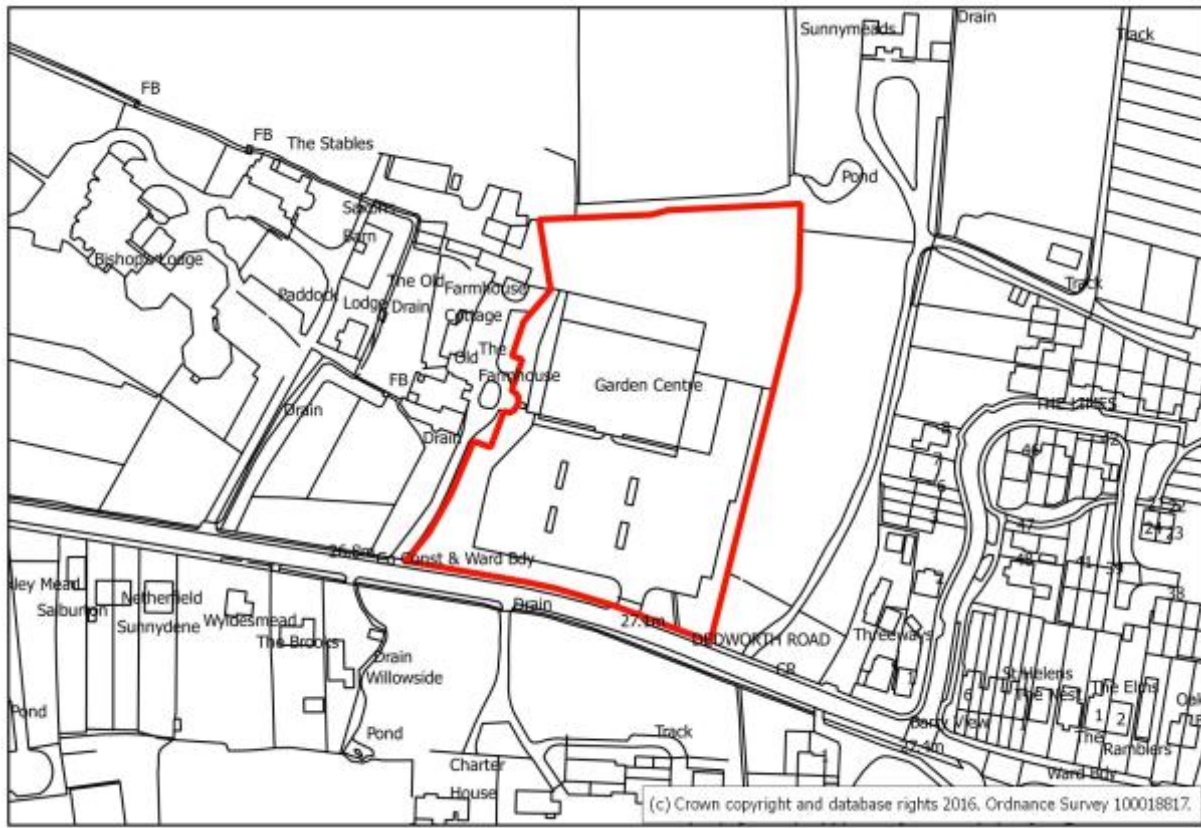
HA16: Summerleaze Road, Maidenhead



HA16: Summerleaze Road, Maidenhead	
Allocation	<ul style="list-style-type: none"> 100 residential units
Requirements	<ul style="list-style-type: none"> Provide suitable mitigation for development located in Flood Zone 3a. Maintain and enhance the existing tree belt around the perimeter of the site. Provide a buffer between the woodland east of the site Designed sensitively to consider long distance views across Summerleaze Lake. Maintain and enhance the existing Public Right of Way. Designed sensitively to conserve biodiversity of the area Provide an appropriate solution for addressing the possible contamination of the site
Key considerations	<ul style="list-style-type: none"> Biodiversity Highways access

Site Allocation Proformas

HA17: Wyevale Garden Centre, Dedworth Road, Windsor



HA17: Wyevale Garden Centre, Dedworth Road, Windsor	
Allocation	<ul style="list-style-type: none"> 35 residential units
Requirements	<ul style="list-style-type: none"> Designed sensitively to conserve and enhance the setting of nearby listed buildings Provide highways access onto Dedworth Road Provide pedestrian and cycle access onto Dedworth Road Provide a landscape buffer along the frontage with Dedworth Road. Maintain existing mature trees
Key considerations	<ul style="list-style-type: none"> Heritage Highways access

Site Allocation Proformas

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HA18: Tectonic Place, Holyport Road

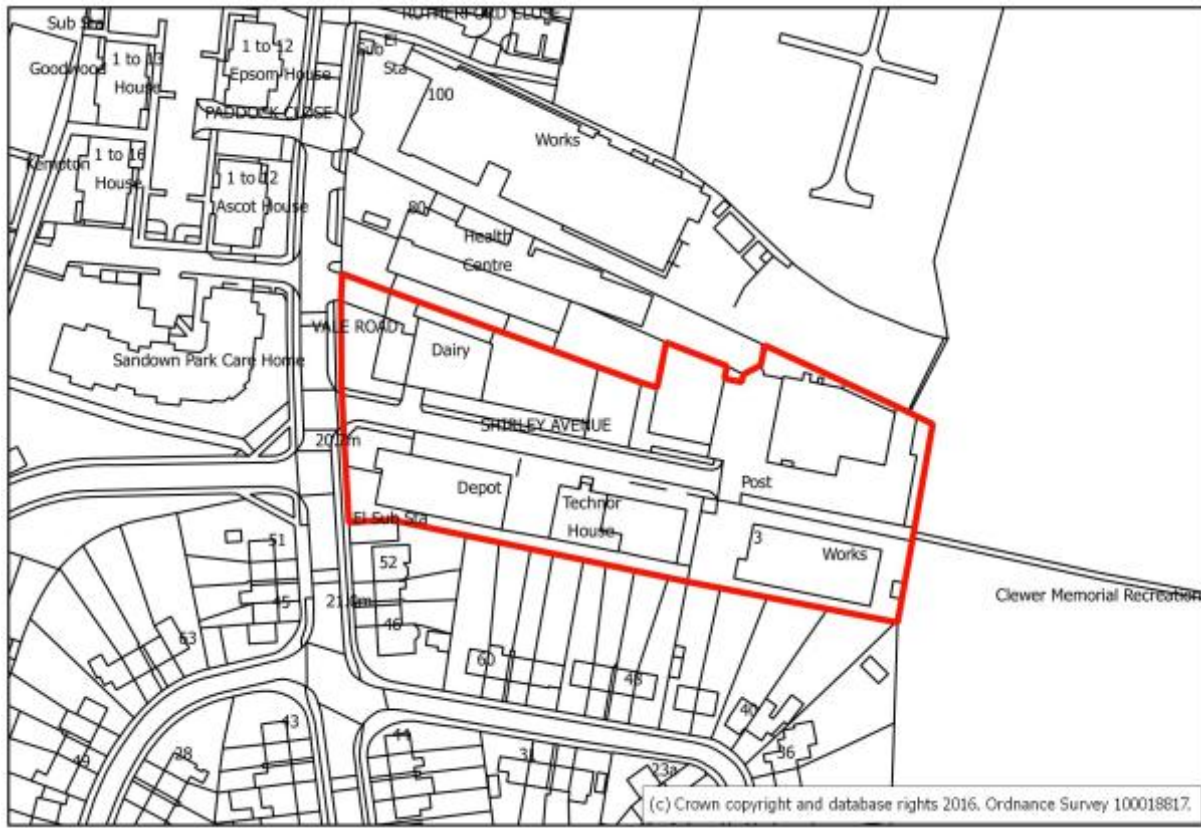


HA18: Tectonic Place, Holyport Road

Allocation	<ul style="list-style-type: none"> 30 residential units
Requirements	<ul style="list-style-type: none"> Designed to be of a high quality which supports the character of a residential area. Designed sensitively to consider the privacy and amenity of neighbouring residential properties.
Key considerations	<ul style="list-style-type: none"> Character and streetscene

Site Allocation Proformas

HA19: Shirley Avenue, Windsor

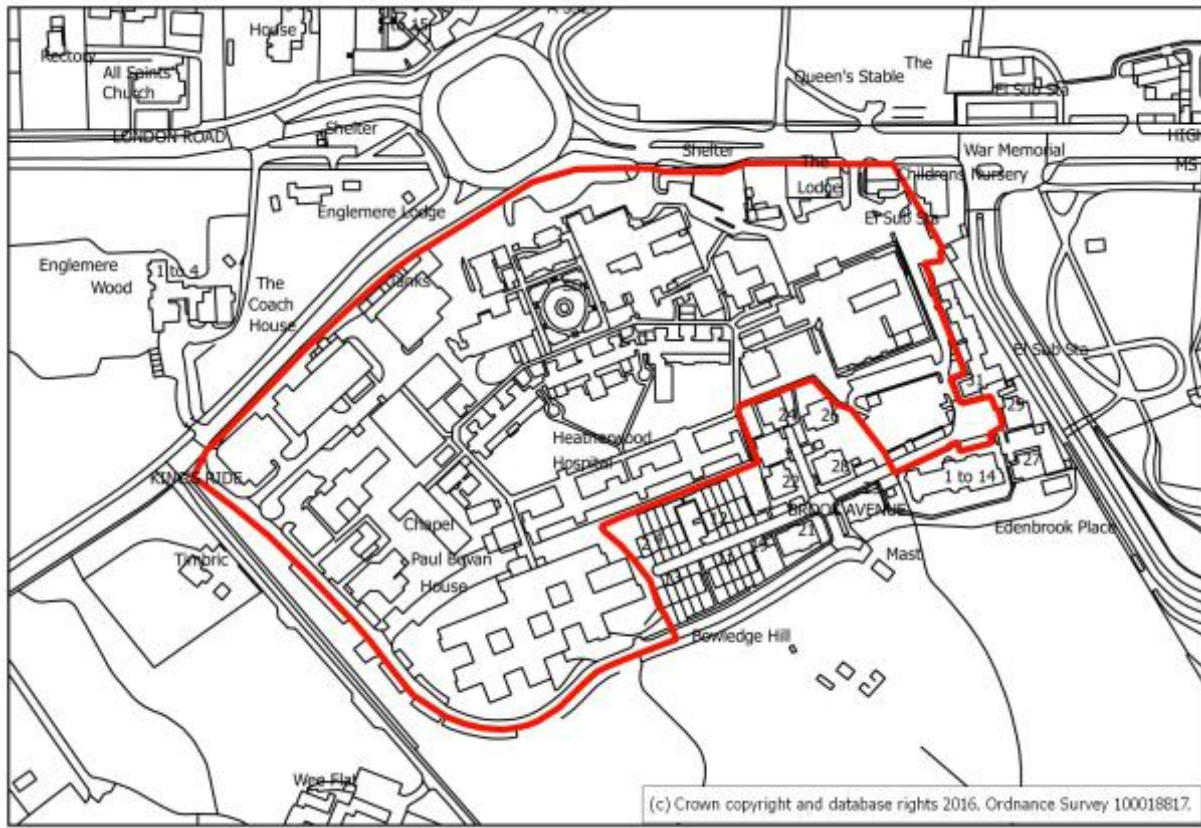


HA19: Shirley Avenue, Windsor	
Allocation	<ul style="list-style-type: none"> 80 residential units
Requirements	<ul style="list-style-type: none"> Undertake assessments and provide appropriate flood risk reduction measures. Retain pedestrian and cycle access to Clewley Memorial Recreation Ground. Designed to be of a high quality which supports the character of the surrounding predominantly residential area. Provide pedestrian, cycle and vehicular access onto Vale Road
Key considerations	<ul style="list-style-type: none"> Potential contamination and remediation Flood risk

Site Allocation Proformas

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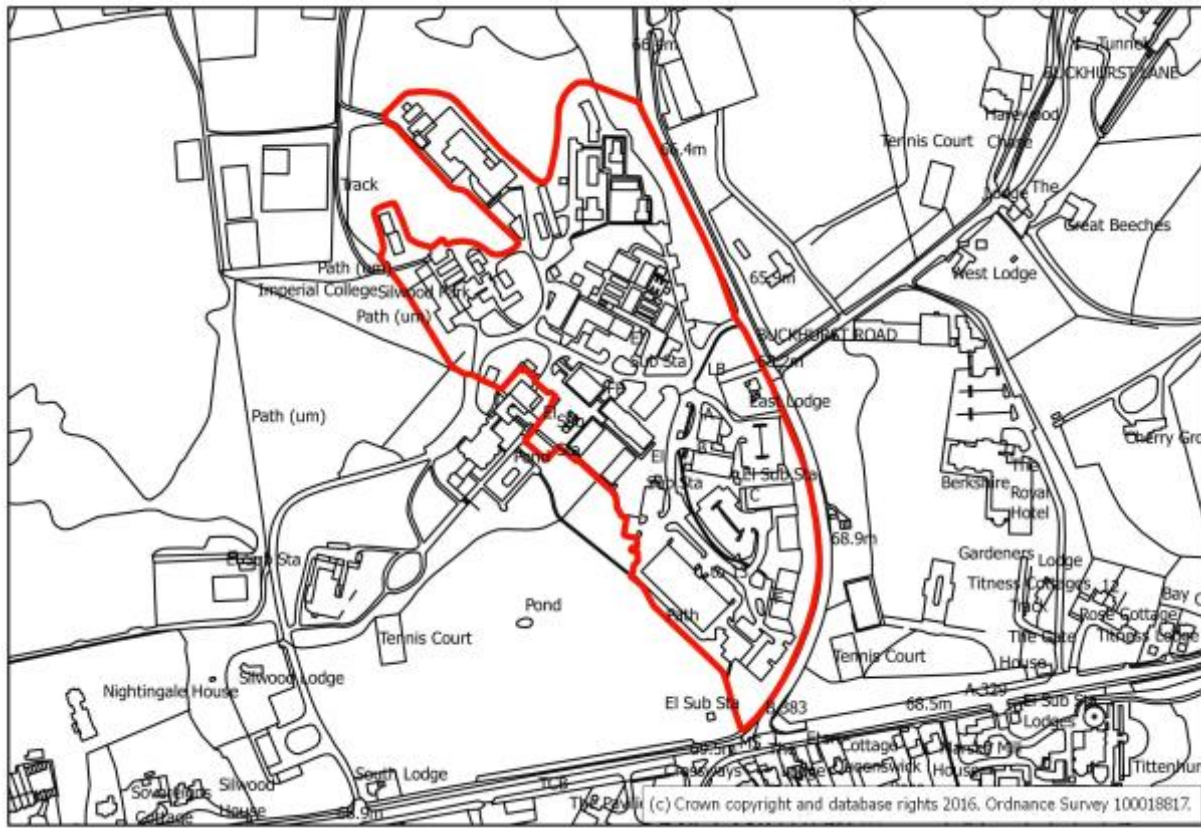
HA20: Heatherwood Hospital, Ascot



HA20: Heatherwood Hospital, Ascot	
Allocation	<ul style="list-style-type: none"> 200 residential units (in addition to retained health use).
Requirements	<ul style="list-style-type: none"> Provision in perpetuity of on site bespoke SANG to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England. Requirements include a contribution towards Strategic Access Management and Monitoring and any other measures to satisfy the Habitat Regulations. Provision of hospital facilities. Provision of on site public open space in accordance with standards. Provide a landscape buffer to the woodland south of the site. Designed sensitively to conserve biodiversity of the area Enhance the setting of the Scheduled Ancient Monument by a landscape buffer Provide pedestrian and cycle access into and through the site. Ensure vehicular access utilises the existing junctions on Kings Road and High Street. Provide an appropriate solution for addressing the possible contamination of the site Provide appropriate mitigation measures to address the impacts of noise from Kings Ride and High Street so to protect residential amenity.
Key considerations	<ul style="list-style-type: none"> Biodiversity Heritage Health facilities

Site Allocation Proformas

HA21: Silwood Park, Sunninghill



HA21: Silwood Park, Sunninghill	
Allocation	<ul style="list-style-type: none"> 25 residential units (in addition to the retained employment and education uses)
Requirements	<ul style="list-style-type: none"> Ensure residential development is only located in the north of the site, predominantly in the areas around the reactor and student accommodation. A financial contribution to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England. Provide additional vehicular, pedestrian and cycle access to the north of the site via Buckhurst Sunninghill. Provide a landscape buffer between the residential development and non-residential uses. Retain areas of ancient woodland, trees protected by TPOs, and other valuable trees and hedgerows Designed sensitively to conserve biodiversity of the area Provide pedestrian and cycle links through the site to improve the connectivity between Buckhurst Road and London Road. Designed sensitively to conserve and enhance the setting of listed buildings and non designated heritage assets, notably Silwood Manor House and former stable block, and east lodge and outhouse. Designed to be of a high quality which supports the character and function of the area
Key considerations	<ul style="list-style-type: none"> Biodiversity Heritage

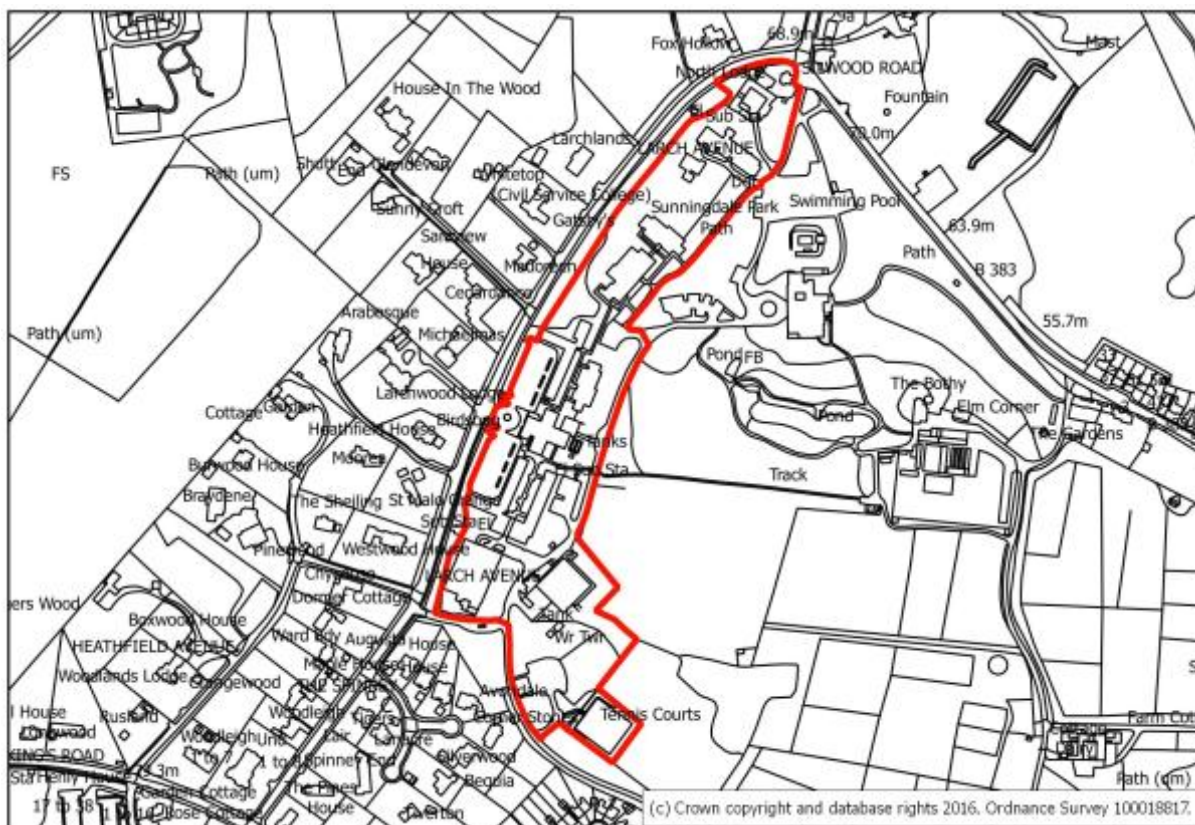
Site Allocation Proformas

HA21: Silwood Park, Sunninghill

- Ancient woodland and mature trees
- Vehicular access

Site Allocation Proformas

HA22: Sunningdale Park, Sunningdale



HA22: Sunningdale Park, Sunningdale	
Allocation	<ul style="list-style-type: none"> 230 residential units
Requirements	<ul style="list-style-type: none"> Provision in perpetuity of on site bespoke SANG to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England. Requirements include a contribution towards Strategic Access Management and Monitoring and any other measures to satisfy the Habitat Regulations. Designed sensitively to conserve biodiversity of the area. Designed sensitively to conserve and enhance the setting of listed buildings and non designated heritage assets. Retain mature trees and hedgerows. Protect the setting of the historic park and garden of Sunningdale Park. Protect the setting of the Grade II Listed Northcote House. Provide pedestrian and cycle access from Larch Road.
Key considerations	<ul style="list-style-type: none"> Biodiversity Heritage

Site Allocation Proformas

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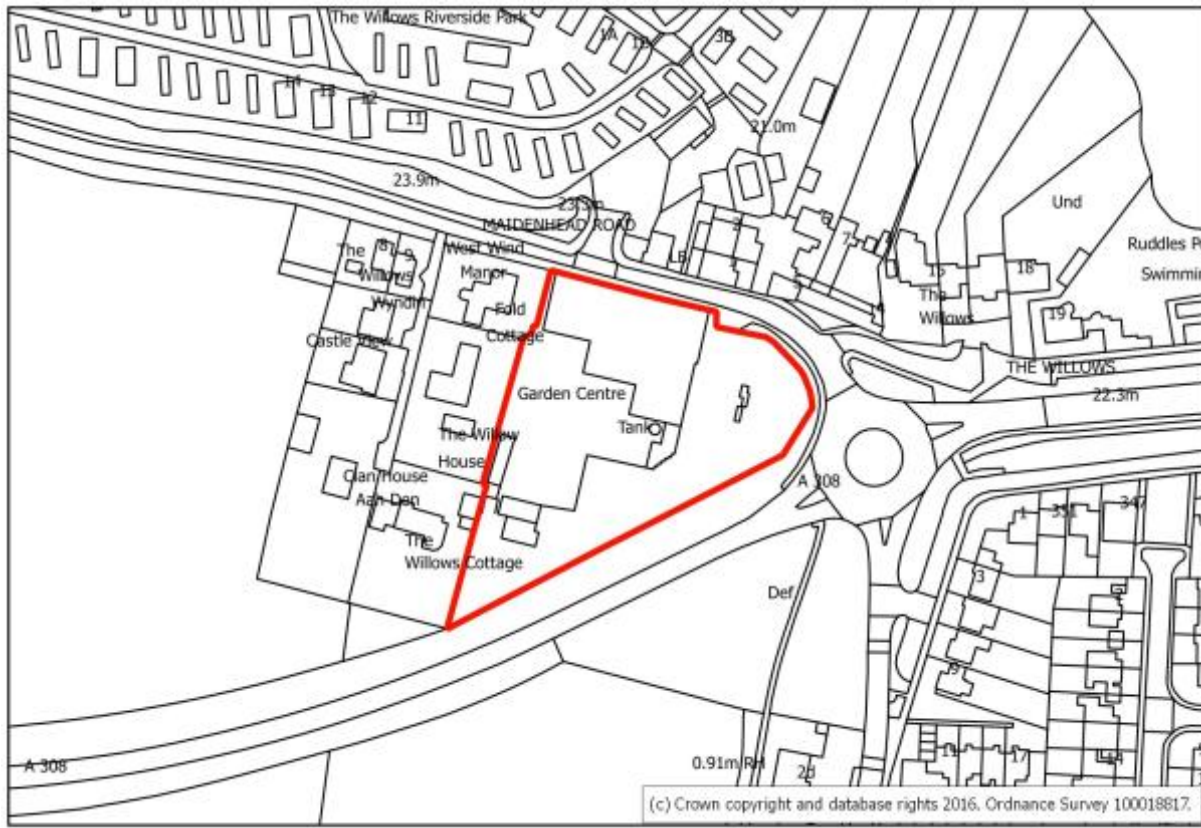
HA23: Belmont Road, Maidenhead



HA23: Belmont Road, Maidenhead	
Allocation	<ul style="list-style-type: none"> 15 residential units (in addition to the retained employment use).
Requirements	<ul style="list-style-type: none"> Retain existing valuable mature trees. Retain boundary hedgerows and trees where possible. Designed sensitively to consider the impact on the retained employment use. Designed sensitively to conserve biodiversity of the area. Provide a separate access to serve the residential units and retained employment use. Designed to be of high quality which supports the character of the residential area.
Key considerations	<ul style="list-style-type: none"> Vehicular access Impact on retained employment use Trees and hedgerows Biodiversity

Site Allocation Proformas

HA24: Squires Garden Centre, Maidenhead Road

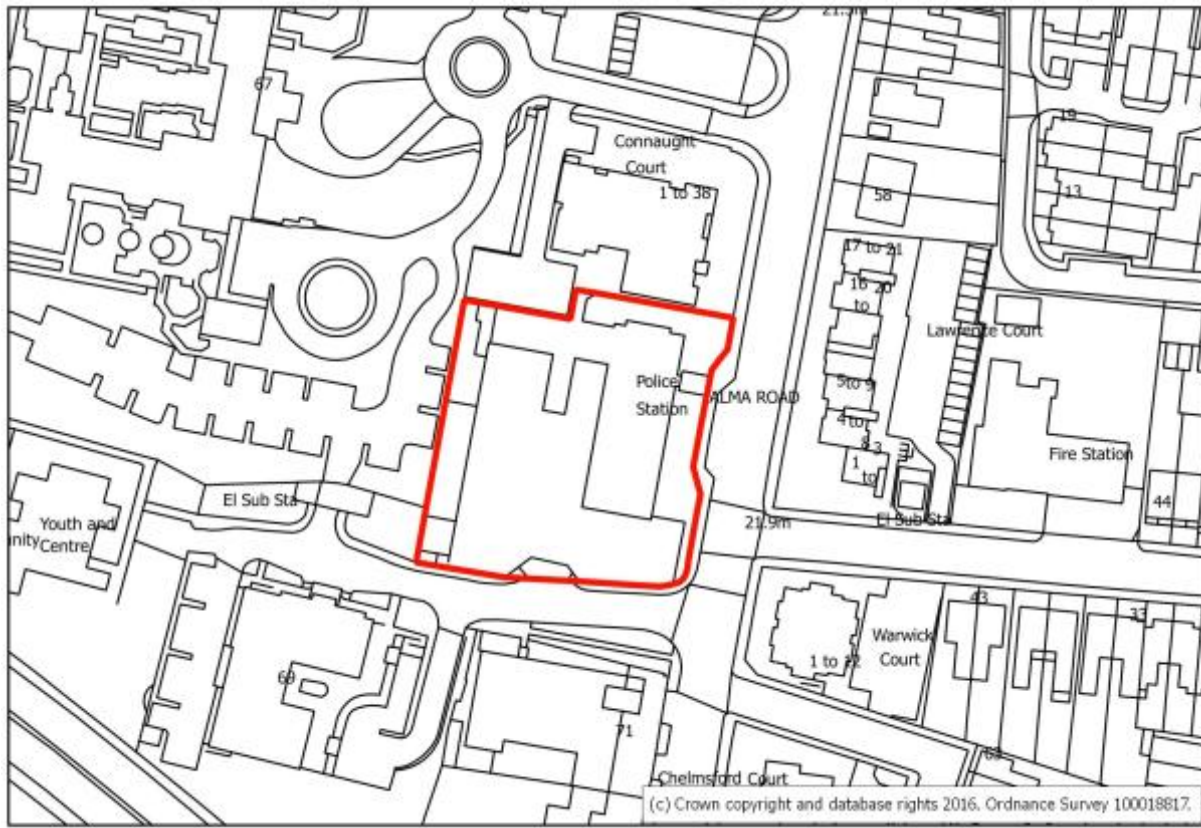


HA24: Squires Garden Centre, Maidenhead Road, Windsor	
Allocation	<ul style="list-style-type: none"> 40 residential units
Requirements	<ul style="list-style-type: none"> Provision of a landscape buffer fronting Windsor Road (A308), Maidenhead Road and the roundabout. Provide pedestrian and cycle access via Maidenhead Road. Protection of existing mature trees. Ensure highways access is gained from Maidenhead Road. Provide appropriate mitigation measures to address the impacts of noise and air pollution from the A308 so to protect residential amenity. Designed sensitively to enhance the gateway in to Windsor from the west. Avoid development fronting the roundabout and up to the boundary of Maidenhead Road. Proposals should be sensitive to the scale and heights of the cottage style development north of the site and views of the Victorian tower.
Key considerations	<ul style="list-style-type: none"> Streetscene and gateway into Windsor Noise and air quality

Site Allocation Proformas

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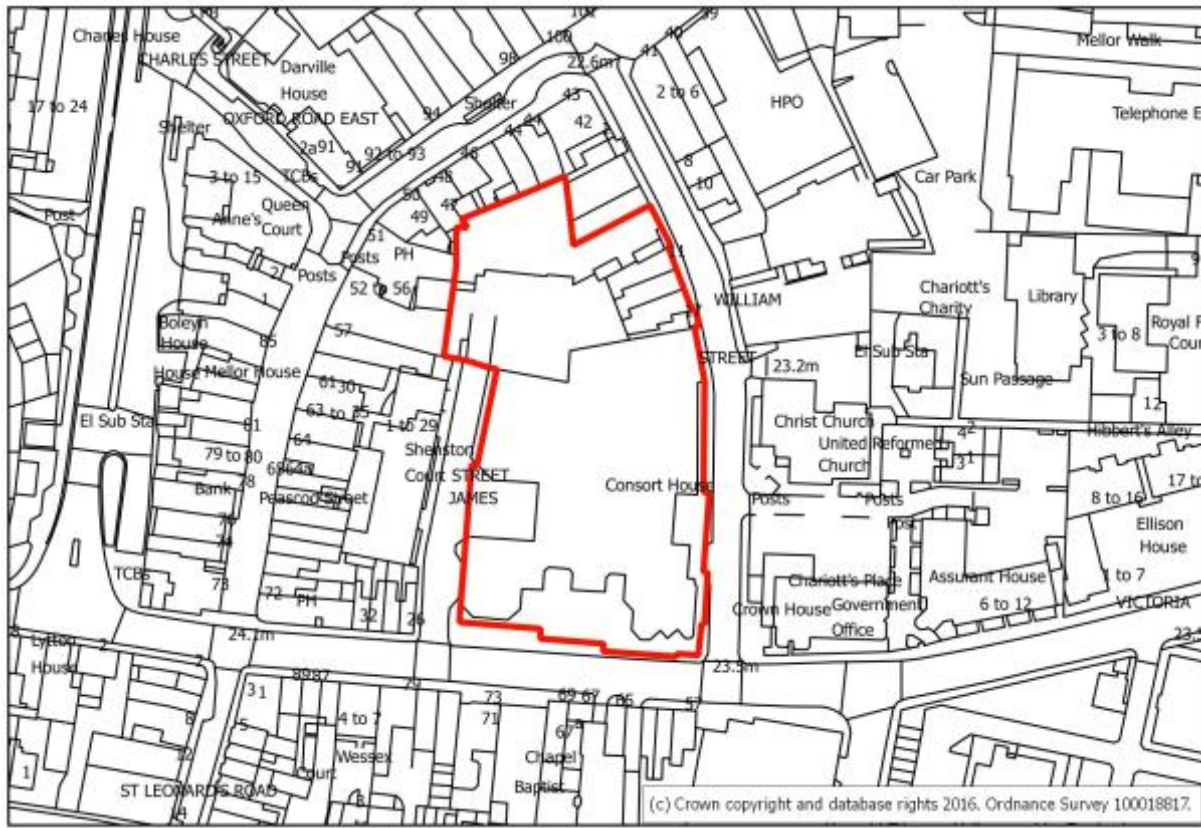
HA25: Windsor Police Station



HA25: Windsor Police Station	
Allocation	<ul style="list-style-type: none"> 35 residential units
Requirements	<ul style="list-style-type: none"> Provide appropriate green landscaping to the Alma Road frontage. Designed sensitively to conserve and enhance the setting of the nearby Inner Windsor Conservation Area, the Trinity Place and Clarence Crescent Conservation Area, and associated listed and important non-listed buildings. Designed to be of high quality which supports the character of the area. Retain the valuable trees in proximity to the north eastern boundary.
Key considerations	<ul style="list-style-type: none"> Vehicular access. Trees and hedgerows. Character and appearance, particularly from the Inner Windsor Conservation Area and the Trinity Place and Clarence Crescent Conservation Area. Heritage.

Site Allocation Proformas

HA26: Minton Place, Windsor

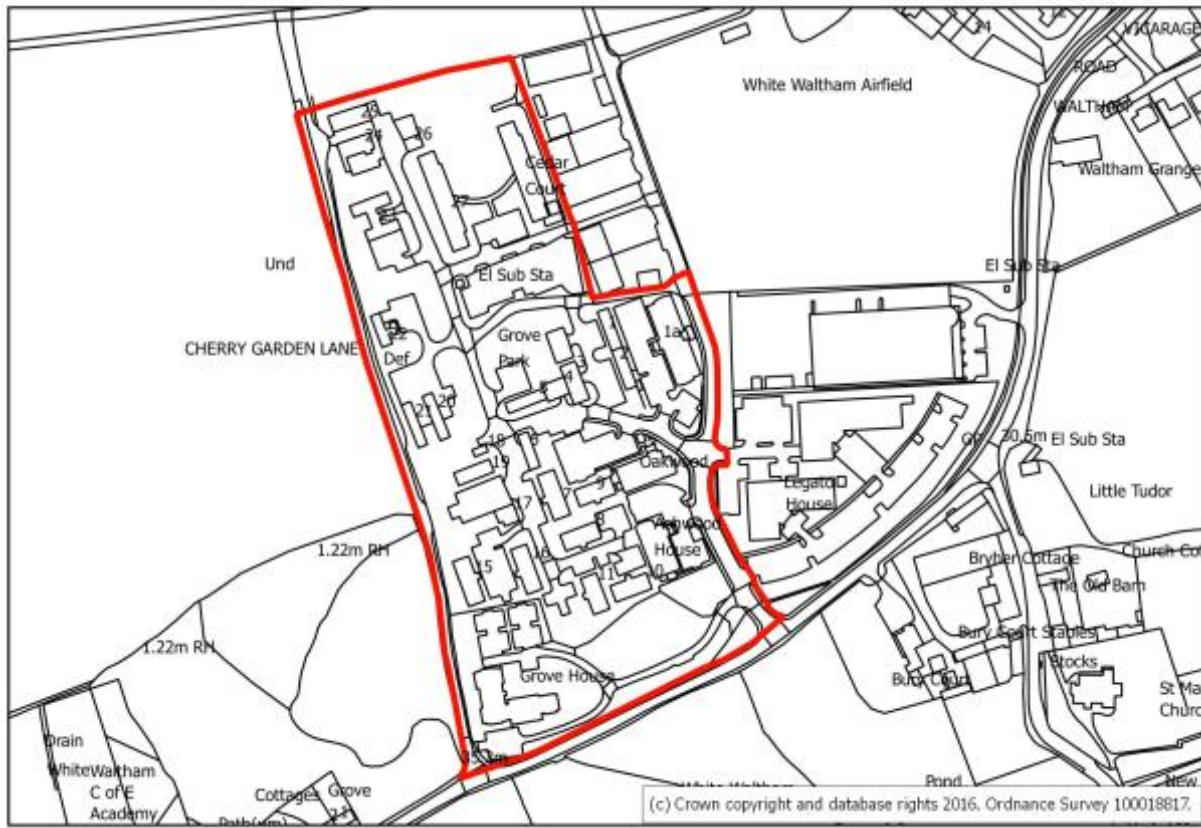


HA26: Minton Place, Windsor	
Allocation	<ul style="list-style-type: none"> 75 residential units
Requirements	<ul style="list-style-type: none"> A mix of residential, employment and retail uses Predominantly retail uses on the ground floor Sufficient off street parking for future occupiers Designed sensitively to consider the impact on long distance views across Windsor Designed to be of a high quality which supports the character of the Windsor Town Centre Conservation Area. Designed sensitively to conserve and enhance the setting of nearby listed buildings, particularly on Victoria Street. Provide pedestrian and cycle access via William Street and Victoria Street. Provide improvements to the quality of the public realm
Key considerations	<ul style="list-style-type: none"> Heritage Conservation Area Parking Mix of uses

Site Allocation Proformas

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HA27: Grove Business Park, White Waltham



HA27: Grove Business Park, White Waltham	
Allocation	<ul style="list-style-type: none"> 80 residential units
Requirements	<ul style="list-style-type: none"> Retain valuable trees and hedgerows where possible, particularly at site boundaries Provide appropriate green landscaping on to the Waltham Road frontage. Designed sensitively to protect the setting of the nearby Conservation Area, and designated and non-designated heritage assets. Provide appropriate mitigation measures to address the impact of noise from the White Waltham airfield so to protect residential amenity. Provide pedestrian and cycle access onto Waltham Road.
Key considerations	<ul style="list-style-type: none"> Heritage White Waltham airfield

Site Allocation Proformas

Housing trajectory and five year housing land supply statement

Housing trajectory and five year housing land supply statement

1 The Council is required to deliver a continuous rolling programme of five years housing land supply throughout the plan period. The requirement arises from Paragraph 49 of the NPPF which states "Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a 5 year supply of deliverable housing sites."

2 There is no actual guidance or methodology for calculating the housing land supply, although there are two approaches that have been given credibility through a number of appeal decisions and inspector decision letters on local plans that have been found sound. More recently the 'Sedgefield' approach has been gaining credence as this approach takes into account any shortfall of homes delivered from the beginning of the plan period to the current date compared to the original requirement and then adds this to the total for the next five years. This approach is now more favoured, particularly by Planning Inspectors who consider that it is more in line with the spirit of the NPPF which aims to boost the supply of housing. The alternative approach is known as the 'Liverpool' method and this essentially spreads any shortfall of housing delivery across the whole plan period rather than the first five years.

3 The NPPF also requires the Council to include a 5% or 20% buffer of housing land, brought forward from the latter part of the plan period to ensure that there is choice and competition in the market. A 20% buffer applies where an authority is considered to be a persistent under deliverer.

4 The five year calculation is forward looking from the start of the next monitoring period, in the case of this plan, 1st April 2017. It will take account of the expected completions in the current year (2016/2017) as well as actual completions from the start of the plan period, April 2013. The five year supply is based on assumptions about when sites will be delivered and includes sites under construction as well as those with planning permission and those sites identified as allocations. The Council is also able to make an allowance for 'windfall' sites e.g. those that have not been specifically identified as available through the Local Plan process. Whilst windfall sites normally comprise previously developed land that have unexpectedly become available there are some rare occasions on which undeveloped land falls into this category.

5 For the purposes of calculating the windfall contribution to the five year housing land supply for this plan there was no allowance made for either the years preceding the plan period or the first three years of the current five year period (2016-19). An allowance has been made for the remainder of the plan period based on past trends.

6

Housing Target

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Annual target	346	346	346	346	346	346	346	701	701

South East Plan (revoked 25th March 2013)

RBWM SHMA
OAN

Looking at the delivery since then:

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Net completions	359	448	474	351	190	177	193	360	514
Cumulative delivery	359	807	1281	1632	1822	1999	2192	2552	3066
Annual target	346	346	346	346	346	346	346	701	701
Cumulative target	346	692	1038	1384	1730	2076	2422	3123	3824

Housing trajectory and five year housing land supply statement

Over/under supply 13 115 243 248 92 -77 -230 -571 -758

Table 21

7 How the windfall allowance was calculated

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021	2022	2023	2024	2025	2026	2027	2028/29	2030
Windfall allowance	0	0	0	77	77	135	135	135	135	135	135	135	135	135

Table 22

Housing trajectory and five year housing land supply statement

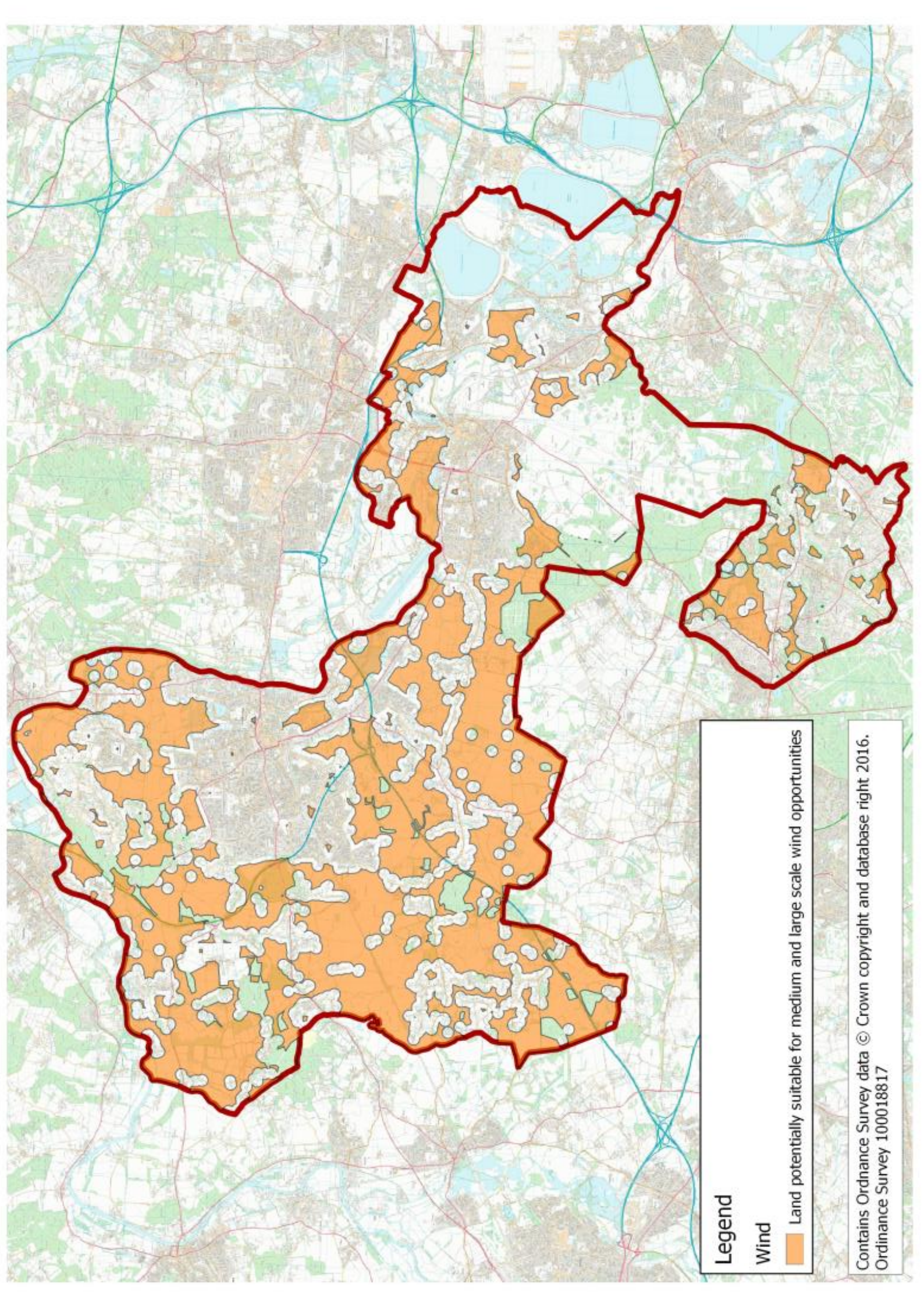
Maidenhead Town Centre Area Action Plan Superseded Policies

Maidenhead Town Centre Area Action Plan Superseded Policies

Maidenhead Town Centre AAP Policy	
Policy MTC 1 Streets & Spaces	Extant
Policy MTC 2 Greening	Extant
Policy MTC 3 Waterways	Extant
Policy MTC 4 Quality Design	Extant
Policy MTC 5 Gateways	Extant
Policy MTC 6 Tall Buildings	Superseded by BLP3 Design
Policy MTC 7 Retail	Superseded by BLP29 Windsor and Maidenhead Town Centre
Policy MTC 8 Food & Drink	Extant
Policy MTC 9 Markets & Events	Superseded by BLP32 Markets
Policy MTC 10 Offices	Superseded by BLP25 Economic Development
Policy MTC 11 Visitor Accommodation	Superseded by BLP34 Visitor Accommodation
Policy MTC 12 Housing	Superseded by BLP12 Amount and Distribution of Housing and BLP13 Allocated Housing Site
Policy MTC 13 Community, Culture & Leisure	Extant
Policy MTC 14 Accessibility	Superseded by BLP58 Sustainable Transport
Policy MTC 15 Transport Infrastructure	Superseded by BLP58 Sustainable Transport
Policy OA 1 Broadway Opportunity Area	Superseded in part by BLP12
Policy OA 2 West Street Opportunity Area	Superseded in part by BLP12
Policy OA 3 York Road Opportunity Area	Superseded in part by BLP12
Policy OA 4 Railway Station Opportunity Area	Superseded in part by BLP12
Policy OA 5 High Street East / York Stream Opportunity Area	Superseded in part by BLP12
Policy OA 6 Stafferton Way Opportunity Area	Superseded in part by BLP12
Policy IMP 1 Compulsory Purchase Powers	Extant
Policy IMP 2 Infrastructure & Planning Obligations	Superseded by BLP59 Infrastructure and Developer Contributions

Table 23 Superseded Maidenhead Town Centre AAP Policies

Wind mapping diagrams

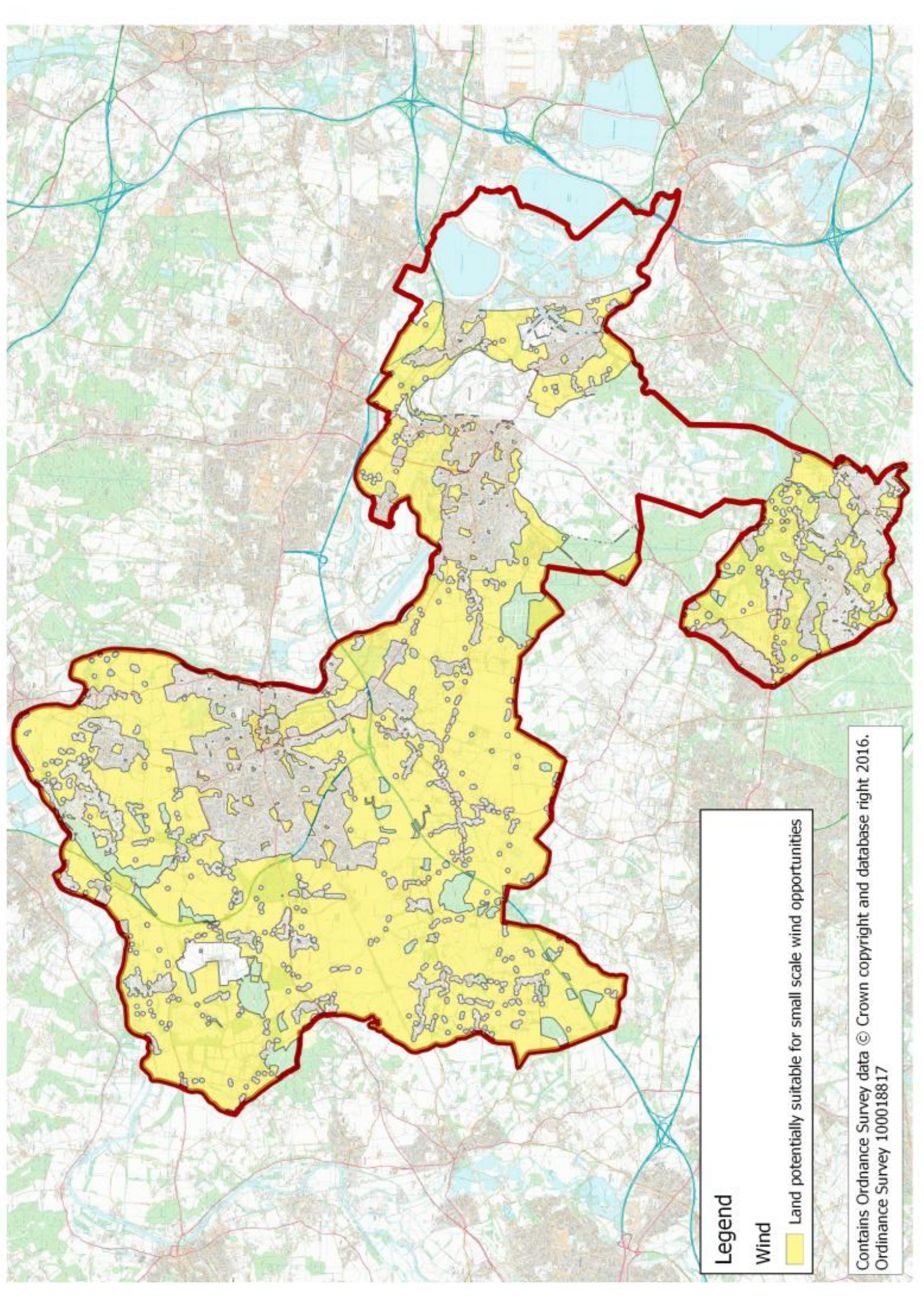


Legend

Wind

Land potentially suitable for medium and large scale wind opportunities

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Ordnance Survey 100018817



Legend

Wind

■ Land potentially suitable for small scale wind opportunities

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Wind mapping diagrams

Ground Water Protection Zone maps

Ground Water Protection Zone maps

- [Ground Water Source Protection Zone Map](#)

Air Quality Management Area Maps

Air Quality Management Area Maps

See separate document

Local Wildlife Sites

Local Wildlife Sites

- 1 [Local Wildlife Sites in Windsor and Maidenhead](#)