

Report for: ACTION
Item Number: 6iv



Contains Confidential or Exempt Information	No – Part I
Title	Borough Local Plan – Report on Sites Consultation and Policy Development
Responsible Officer(s)	Simon Hurrell, Head of Planning and Property
Contact officer, job title and phone number	Sarah Ball, Team Manager – Strategy and Plans, 01628 796112
Member reporting	Cllr Saunders
For Consideration By	Cabinet
Date to be Considered	21 March 2013
Implementation Date if Not Called In	Immediately
Affected Wards	ALL
Keywords/Index	Borough Local Plan; Planning for the Future; planning consultation; Green Belt

Report Summary

1. This report provides an update on the production and timetable of the Borough Local Plan and considers the results of the recent sites consultation on the Borough Local Plan, undertaken during November 2012 through to January 2013.
2. The report notes that further technical assessment on the sites need to be undertaken and that the timeframe for the preparation of the Borough Local Plan is agreed.
3. If adopted, the financial implications for preparing the Borough Local Plan will be contained within existing revenue budgets.
4. An additional point to note is that the existing housing target for the Borough is 346 dwellings per annum as contained in the South East Plan which currently comprises part of the development plan although the Government is committed to revoking the South East Plan.
6. The report also indicates that results of consultation for the proposals at Spencer's Farm, Maidenhead and the proposal to add land at Ockwells Manor, Maidenhead, to the Green Belt.
7. In June 2012, it was resolved to support the Council's policy of protecting the Green Belt.

If recommendations are adopted, how will residents benefit?	
Benefits to residents and reasons why they will benefit	Dates by which residents can expect to notice a difference
1. The recommendation will enable residents to better understand the direction of future planning in the borough.	At Cabinet 21/03/2013

1. Details of Recommendations

RECOMMENDATION: That Cabinet:

1. Notes the response to the Borough Local Plan Sites Consultation.
2. Notes that the list of sites indicated in Appendix A are to undergo further technical assessment.
3. Notes that the list of alternative sites in Appendix C(i) suggested by landowners or their agents are to be considered for technical assessment.
4. Notes the list of other sites put forward by others in Appendix C(ii) for information purposes only at this stage, recognising that these may also form part of the technical assessment process subject to landowners being contacted to confirm individual site availability.
5. Receives feedback on the results of technical assessment of sites as soon as practically possible which is anticipated in June.
6. Agrees the timeframe for the preparation of the Borough Local Plan.

2. Reason for Recommendation(s) and Options Considered

2.1 The Borough Local Plan will become the main policy against which planning applications are judged, and will influence other decisions dealing with physical and environmental change. It will replace the current Local Plan, originally adopted in 1999, to ensure planning policies remain relevant and up-to-date. The role of an allocated site is important as it confirms a commitment to development and gives greater certainty. A borough local plan strategy must deliver adequate housing numbers in the plan to meet the identified need. It cannot rely solely on the market to deliver homes through unplanned development.

2.2 At the Cabinet meeting on the 24th October 2012, a list of candidate sites for public consultation was endorsed as a basis for public consultation. At an earlier Council meeting it was resolved to consult on land at Spencers Farm, Maidenhead and to consult on proposals to put land north of Ockwell's Manor, Maidenhead into the Green Belt.

2.3 This report sets out the results of this consultation that was carried out as part of the preparation of the Borough Local Plan, beginning on November 19th 2012 and ending on the 11th January 2013 and have been included in the consultation analysis. This report should be read in conjunction with Report of Consultation, set out in **Appendix B** of this report.

2.4 77 sites in total were subject to public consultation (Refer to **Appendix A**). This included 49 housing sites, 24 employment sites and 4 'other sites'. As indicated above, views were also sought on land at Spencers Farm, and land north of Ockwells Manor. Whilst originally proposed as a mixed education / housing proposal, the land at Spencers Farm is promoted by the landowner solely for housing. The consultation

also included a proposal to add land north of Ockwells Manor, Maidenhead into the Green Belt.

Consultation on the Borough Local Plan

2.5 The Borough Local Plan Sites Consultation sought to establish views on potential housing sites, employment and other sites. The consultation was therefore an important part of the Borough Local Plan process, to check how residents felt about sites and their suitability for housing, employment or other uses. By way of background, and in light of the national context, local consultations and residents' opinions given so far, it is clear that a strategy for the Borough Local Plan would need to have an urban focus, which seeks the effective use of land within built up areas to deliver homes and jobs. Most sites included in the consultation reflected this - being located within the urban areas of the borough. However, also included in the sites consultation were some previously developed sites in the Green Belt although no housing capacities were identified for these sites. It was considered important to include these sites in order to determine if there were more appropriate uses for these previously developed sites which would already be acceptable under current national planning guidance.

2.6 Consultation was undertaken in accordance with the Council's adopted Statement of Community Involvement, having regard to the Town and Country Planning (Local Planning) (England) Regulations 2012. Prior to the start of the consultation, neighbourhood planning groups, parishes and Ward Members were invited to examine and comment on the sites promoted to the Council. 11 meetings held with 100% coverage of the Borough by neighbourhood plan area. The purpose was to review all large urban sites, sites with significant development potential and sites promoted to the Council outside of the urban area. These meetings also reviewed existing employment sites where choices need to be made about existing employment land designations and the potential creation of new ones. Consideration of sites for other uses such as leisure and recreation, was also explored.

2.7 Consultation questions on individual sites sought to capture views on:

- the development on specific sites for homes
- the redevelopment of specific employment areas for new homes
- the retention of sites as employment areas
- the designation of new employment areas
- the designation of sites for other uses
- any new sites that landowners wished to promote to the Council.

2.8 In addition, in relation to the Spencers Farm site, views were sought on whether proposals for the development of the site for housing were supported. In relation to land to the north of Ockwells Manor, opinion was sought as to whether this land should be added to the Green Belt.

2.9 Consultees were invited to respond to the 'Borough Local Plan Sites Consultation' via the Council's website (via Survey Monkey) – a direct link to the survey was put on the Council's homepage. In addition responses to 'Borough Local Plan Sites Consultation' were invited directly to households in the Royal Borough via a flyer directing people to the website, libraries, or phoning the CSC to request a hard copy of the relevant consultation papers. It was not possible to provide hard copies of

the consultation to each household owing to the quantity of material. Responses to the document were also invited via email and letter.

Results of the Consultation

2.10 A report of the consultation results has been produced (**Appendix B** of this report). 63,500 flyers advertising the sites consultation were distributed across the Royal Borough to residents.

- 812 site specific responses were received on the sub-areas of Maidenhead, Windsor and Ascot (706 responses were from residents)
- 289 total responses related to Spencer's Farm;
- 150 responses were in relation to land North of Ockwells Manor
- a number of other non-site specific comments were also received in relation to the Borough Local Plan. The overall response rate is lower than previous Borough Local Plan consultations.

2.11 Analysis of the consultation has been undertaken on a site basis. Whilst the highest number of total of responses was found in the urban (proposed) neighbourhood plan areas (Windsor and Eton and Maidenhead and Cox Green) a similarly high response also came from the residents living in the Bray (proposed) Neighbourhood Plan Area – responding to 2 garden centre sites. Responses from other consultees are also included in the report of consultation.

2.12 The key trends from the consultation include:

- Overall most respondents objected to the development of Spencer's Farm for housing.
- The designation of the land to the north of Ockwells Manor as Green Belt was generally supported.
- Urban housing sites were generally supported for redevelopment, although the consultation exhibited a trend of preferring lower density options where possible.
- Car parks in urban areas (particularly in relation to the car parks in Windsor Town Centre) received opposition to allocation for development.
- Garden centres in the Green Belt received more opposition from residents to designation than support, although individual landowners have a difference of opinion in relation to the redevelopment of specific sites included in the consultation.
- Respondents tended to support other regeneration projects, namely Stafferton Way, Little Farm and Ascot High Street.
- Respondents supported retaining the existing employment designations and the proposed new designations in both urban areas and in the Green Belt.

2.13 Through the consultation, respondents, including local people, developers and landowners and parish councils, suggested a number of potential sites for future development. These sites are identified in **Appendix C** of this report and disaggregated to list (i) those sites promoted by landowners or their agents and (ii) those sites suggested by others. Whilst this list generally demonstrates that very few new sites have been identified by respondents which have not previously been made known to the council, there are some sites that are now being promoted in the Green Belt.

2.14 There were a number of non-site specific key issues raised by statutory consultees/adjoining authorities/landowners & developers, summarised as follows:

Statutory Consultees

- Various work required to assess flood risk, including need to carry out a strategic sequential test for sites in flood zones 2 or 3
- Cumulative impact of sites on the strategic road network should be assessed and mitigated.
- Plan should have regard to the impact of new development on the provision of infrastructure providers
- The adequacy of water supply and waste water capability for each site

Adjoining Authorities

- Need to take into account impact of proposed developments on the highway network; Thames Basins Heath Special Protection Area (SPA); and education provision.
- A much higher range of housing numbers should be tested, even if this involves Green Belt releases. Main concern is with provision of affordable housing.
- Need to demonstrate there will be no individual or cumulative impact on infrastructure outside the borough.
- Unclear how housing need has been derived and whether identified sites are available.
- Request further evidence on population and household projections and housing target, in order to come to a view on the potential soundness of the plan.

Developers/Landowner

- Capacity-based approach to housing provision is wrong as it should assess need.
- Green Belt review is required.
- Concern whether all sites will be delivered and can accommodate the level of development indicated.
- Existing employment sites in the Green Belt, such as garden centres, should be allowed limited extension, alteration or replacement of structures.
- Relationship between Borough Local Plan and neighbourhood plans is unclear.
- Concerned at the lack of consideration for open space/sports facilities.

The Results of the Consultation: Key Issues for Further Consideration

2.15 In addition to residents and other respondents' views, there is a need to consider other matters such as national policy, demographic change and land supply issues that have been raised through the sites consultation.

2.16 The National Planning Policy Framework (NPPF) is a key consideration in taking forward the Borough Local Plan. Plans have to be consistent with national policy, and will need to demonstrate that they are based on a full assessment of development needs taking into account any particular adverse impacts which may arise. The Framework contains a presumption in favour of sustainable development and indicates that for plan making, local planning authorities should positively seek opportunities to meet development needs of their area. Local plans will need to objectively assess needs with sufficient flexibility to adapt to rapid change unless 'adverse impacts' would outweigh benefits or where specific policies in the Framework indicate development should be restricted (including land designated as Green Belt, flood risk areas or nature conservation). The NPPF must be taken into

account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

2.17 A number of respondents questioned the Council's approach to the consultation – viewing it as a capacity based approach to housing provision. Calls for a Green Belt review were also made. Concerns about the Borough's objectively assessed housing needs will be addressed through a number of pieces of evidence, notably a housing market assessment, affordable housing need assessment and further work in relation to the Council's population and housing estimates which will follow on from further releases of Census data over the coming months.

2.18 In relation to the sites included in the consultation, it is recommended that given the individual sites yielded very low response rates, that 75 sites go forward for further technical assessment in order to inform decisions about whether specific sites have the potential to be considered for allocation in the Borough Local Plan.

2.19 It is also suggested that land at Spencer's Farm should also be subject to further technical assessment to ensure a robust position can be presented to Members when they consider the draft Borough Local Plan.

2.20 Land to the North of Ockwell's Manor will not be subject to the same technical assessment.

2.21 The technical assessment process would include further checks in relation to site availability and capacity with landowners, an assessment through a sustainability appraisal, the impact of proposed levels of development on the highway network, and an assessment in light of a sequential test to flood risk. Internal consultation with officers in education, highways development control and environmental health will play a key part in this process.

2.22 In addition, it is also important that a design review of a sample of sites is undertaken by a suitably qualified architect to provide innovative solutions to the urban design part of the site assessment process. Other issues that will need to be considered are site capacities within character areas, and explore opportunities to make better use of land and property including the Council's.

2.23 This work will be undertaken during March-May 2013. Sites promoted to the Council by landowners or their planning agents for the first time as a result of the consultation will be assessed, which will involve discussions with landowners/agents regarding site availability.

2.24 Alongside this, the Council also needs to prepare an Infrastructure Delivery Plan (IDP) that will investigate the infrastructure needs arising from the Borough Local Plan. The IDP will look at current infrastructure provision and its capacity, and the likely impact of future growth on the borough's infrastructure. The IDP will be prepared in consultation with key infrastructure providers.

Next Steps and the Proposed Timeframe for the Borough Local Plan

2.25 Our aim is to start to bring technical data together in relation to the sites in addition to other evidence as indicated above by the end of May 2013. Other work in relation to the strategy, vision and objectives of the plan will be worked up in tandem with the site work together with the drafting of policies. This will be combined into a draft plan which will need to be considered by Cabinet before it is subject to further

consultation over the Summer. The drafting of policies will take account of residents' opinion in order to determine what is 'sustainable' for the Borough. Given the key stages that the neighbourhood plans are at is also recommended that the earliest possible engagement with these groups is sought in relation to the drafting of the plan's policies. Continued cooperation with the Department for Communities and Local Government (DCLG), neighbouring authorities and key statutory consultees and infrastructure providers will also be on-going under the duty to cooperate. The key issue will be in relation to the borough's capacity to accommodate development in light of key environmental constraints and whether this can be located within the Borough.

2.26 Under the Planning and Compulsory Purchase Act 2004 (as amended), the Council needs to produce a project plan (called the 'local development scheme') which sets out how an authority is going to plan for development in its area. This includes the contents and timing of proposed development plan documents (including its local plan and any supplementary planning documents). Under the Act, a local planning authority will have to publish up to date information direct to the public on the scheme, including compliance with a timetable for the preparation or revision of development plan documents.

2.27 It is recommended that, in relation to the Borough Local Plan, the following key stages of the proposed timetable are

- Drafting of the plan (to Summer 2013)
- Consultation (Summer 2013)
- Final Draft Plan (December 2013)
- Consultation (January/February 2014)
- Submission to Secretary of State (March 2014)
- Examination (including hearings) (March-July 2014)
- Inspector's report (September/October 2014)
- Adoption (December 2014).

2.28 Indicators are needed to monitor the progress of the Plan and the last stages of plan production are suggested as the Council's key performance indicators (submission of plan to the Secretary of State, examination and adoption).

Option	Comments
Endorse the proposed approach to the preparation of the Borough Local Plan (Recommended)	Residents have a right to an up to date Borough Local Plan – to ensure the appropriate planning of the area, to ensure appropriate plan decision making, to provide the necessary information and links for neighbourhood plans, and to enable CIL to be implemented so that funds can be collected from development for new or improved infrastructure. The proposed approach to preparation provides a robust framework which allows full engagement of residents throughout.
Not to prepare the Borough Local Plan (Not recommended)	The National Planning Policy Framework (NPPF) provides increased justification for preparing the Borough Local Plan. Without an up-to-date local plan increasing weight

	may be given to the NPPF which will mean less local decision-making when determining planning applications.
--	---

3. Key Implications

What does success look like, how is it measured, what are the stretch targets

Defined Outcomes	Unmet	Met	Exceeded	Significantly Exceeded	Date they should be delivered by
An adopted Borough Local Plan	Possible only 30% appeals upheld as a result of an out of date plan. Zero neighbourhood plans delivered.	75% planning appeals upheld based on the strength of the Borough Local Plan policies. (Based on total of 107 appeals 2011-2012, with 64% upheld.) 7 neighbourhood plans delivered.	80% appeals upheld based on the strength of the Borough Local Plan policies. 9 neighbourhood plans delivered.	90% appeals upheld based on the strength of the Borough Local Plan policies. 9 neighbourhood plans delivered and reviews started.	End 2014

4. Financial Details

a) Financial impact on the budget (mandatory)

Revenue costs include additional or updated technical studies and further round of consultation. These are funded by current revenue budget. Major costs include statutory consultation (£10K) and costs associated with the public examination of the Borough Local Plan (£50K) and the appointment of a programme officer which will fall within the 2014/15 budget. There is no impact on the Capital budget.

The Borough Plan is a fundamental strategy for the Borough and has a significant financial impact, particularly in the medium to long term. This impact is on three income streams:

- The first is on the Community Infrastructure Levy, the replacement for current Section 106 (s106) Developer Contributions. There is a clear link between new development and the pressure on local infrastructure. Currently s106 contributions put together with Borough resources play an important role in mitigating that pressure and enhancing local facilities. It is important that the Borough Plan enables the continuation of this approach under the new funding regime.

The DCLG is currently consulting on a range of measures relating to Local Government Finance. Running through these proposals is an incentivisation to grow the local economy.

- Under the Business Rate retention scheme local authorities will be rewarded by being allowed to retain a proportion of any increase in the local business tax-base. There are a number of ways that an authority can support local business including provision of infrastructure and housing.
- A specific incentive exists around housing supply in the form of the New Homes Bonus; since April 2011 local authorities are given an additional grant linked to the increase in their tax-base arising from provision of new homes. Each new band D property is worth approx £6000 over a 6 year period. The catch to this new funding stream is that it is top sliced from the control total available for RSG. To stand still in funding terms (in comparison to other authorities), the Borough needs to support the housing growth at the “national average”. The Borough’s Medium Term Financial Plan assumes a modest increase in tax-base (housing supply).

This means that the borough needs to build houses at or above the national average rate to achieve a net increase in funding.

5. Legal Implications

The Borough Local Plan will be prepared within the context of the Town and Country (Local Planning) (England) Regulations 2012. The Council will need to take into account changes to national planning policy as a result of the Localism Act 2011 and the National Planning Policy Framework. Consultation is undertaken in line with the Council’s adopted Statement of Community Involvement.

6. Value For Money

The preparation of the Borough Local Plan is likely to maintain the current relatively low level of appeals against the council’s planning decisions. It will also enable the Council to collect monetary contributions from developments through Community Infrastructure Levy and allow residents to plan for the future of their communities through the preparation of Neighbourhood Plans by parish councils and neighbourhood forums.

7. Sustainability Impact Appraisal

As part of the Borough Local Plan production process, a sustainability appraisal (SA) needs to be undertaken. This is a continuous process which helps inform the plans preparation. The first stage of this SA – scoping exercise, was the subject of consultation with the required statutory consultees (Natural England, English Heritage and the Environment Agency) during September 2011.

(http://www.rbwm.gov.uk/public/pp_blp_sa_scoping_report.pdf)

8. Risk Management

Risks	Uncontrolled Risk	Controls	Controlled Risk
Council fails to produce a robust plan that meets requirements of public examination, and as a consequence decision making power is lost to central government	High	Prepare robust plan to agreed programme	Medium
Neighbourhood Plans will have to be consistent with the strategic policies	High	Prepare plan to agreed programme.	Low

of the local plan (RBWM has vanguard status for its neighbourhood plans.)		Undertake regular liaison with DCLG on neighbourhood plan progress.	
Evidence associated with the Community Infrastructure Levy and the Borough Local Plan should be prepared in tandem.	Low	Prepare plan to agreed programme	Low
No mechanism to deal with key strategic issues such as ensuring that our schools can plan for the future, or planning for the economic well being of the Borough.	Medium	Prepare plan to agreed programme	Low
At risk of 'planning by appeal' – if we do not have an up to date plan and our housing supply is dwindling we will be at risk of losing land by appeal.	High	Prepare plan to agreed programme	Low
Risk that the RBWM urban capacity / assessment of land supply may not be delivered by developers	High	Prepare robust assessment and supporting evidence	Medium

9. Links to Strategic Objectives

Our Strategic Objectives are:

Residents First

- Improve the Environment, Economy and Transport

Value for Money

- Invest in the future

Delivering Together

- Deliver Effective Services
- Strengthen Partnerships

10. Equalities, Human Rights and Community Cohesion

There are not considered to be any equality impacts relating to the recommendations of this report. However, the policies in the Borough Local Plan will be subject to a full Equality Impact Assessment as part of its preparation.

11. Staffing/Workforce and Accommodation implications:

Progressing the Borough Local Plan is the main task of the Planning Policy Team and can be achieved within existing resources.

12. Property and Assets

The Borough Local Plan will affect development values across the borough, including property owned by the Council.

13. Any other implications:

N/A

14. Consultation

As contained in the report.

15. Timetable for Implementation

Aim	Outcome	Target date
To adopt the plan	Adoption of plan	December 2014

16. Appendices

Appendix A: List of sites subject to consultation

Appendix B: Borough Local Plan Sites Consultation: Report of Consultation

Appendix C: List of new sites identified to the Council

17. Background Information

- National Planning Policy Framework and NPPF Technical Guidance – Department for Communities and Local Government, March 2012
<http://www.communities.gov.uk/publications/planningandbuilding/nppf>
<http://www.communities.gov.uk/publications/planningandbuilding/nppftechnicalguidance>
 - Town and Country Planning (Local Development) (England) Regulations 2004 (as amended)
<http://www.legislation.gov.uk/ukxi/2004/2204/contents/made>
 - Cabinet Report: Local Development Framework Options Paper Consultation (March 2009) Report of Consultation http://www.rbwm.gov.uk/public/meetings_090625_cab_core.pdf
 - Cabinet Report: Borough Local Plan – Update (October 27 2011)
[http://www.rbwm.gov.uk/minsys3.nsf/2afdb4dab4d0de668025765b005eaf12/68cd9ca5ce6aad06802578730051b4c6/\\$FILE/meetings_111027_cab_borough_plan.pdf](http://www.rbwm.gov.uk/minsys3.nsf/2afdb4dab4d0de668025765b005eaf12/68cd9ca5ce6aad06802578730051b4c6/$FILE/meetings_111027_cab_borough_plan.pdf)
 - Cabinet Report: Borough Local Plan – Report of Consultation (26 April 2012)
[http://www.rbwm.gov.uk/minsys3.nsf/2afdb4dab4d0de668025765b005eaf12/2e85134638e2b23a8025792700491b01/\\$FILE/meetings_120426_cab_local_plan.pdf](http://www.rbwm.gov.uk/minsys3.nsf/2afdb4dab4d0de668025765b005eaf12/2e85134638e2b23a8025792700491b01/$FILE/meetings_120426_cab_local_plan.pdf)
 - Cabinet Report: Petition Relating to Land Adjacent to Ockwells Manor, Cox Green (26 April 2012)
<http://www.rbwm.gov.uk/minsys3.nsf/AMByMonth/E061A7BDED3B8E7B802579ED0053AB84?OpenDocument>
 - Cabinet Report: Borough Local Plan – Consultation Report (2 August 2012)
[http://www.rbwm.gov.uk/minsys3.nsf/2afdb4dab4d0de668025765b005eaf12/c1e4e4d1aa00bc0280257a3f00526842/\\$FILE/meetings_120802_cab_borough_local_plan.pdf](http://www.rbwm.gov.uk/minsys3.nsf/2afdb4dab4d0de668025765b005eaf12/c1e4e4d1aa00bc0280257a3f00526842/$FILE/meetings_120802_cab_borough_local_plan.pdf)
- Cabinet Report: Borough Local Plan – Preparation for Sites Consultation (24 October 2012)
[http://www.rbwm.gov.uk/minsys3.nsf/2afdb4dab4d0de668025765b005eaf12/9046257df691b18980257a99004326f5/\\$FILE/meetings_121024_cab_local_plan.pdf](http://www.rbwm.gov.uk/minsys3.nsf/2afdb4dab4d0de668025765b005eaf12/9046257df691b18980257a99004326f5/$FILE/meetings_121024_cab_local_plan.pdf)

- [Borough Plan and Neighbourhood Plans – Final SA Scoping Report \(November 2011\)](http://www.rbwm.gov.uk/public/pp_blp_sa_scoping_report.pdf)
http://www.rbwm.gov.uk/public/pp_blp_sa_scoping_report.pdf

18. Consultation (Mandatory)

Name of consultee	Post held and Department	Date sent	Date received	See comments in paragraph:
Internal				
Cllr Burbage	Leader of the Council	22/02/12	25/02/13	
Cllr Saunders	Cabinet Member for Planning and Property	15/02/13	17/02/13	
Simon Hurrell	Head of Planning and Development	14/02/13	20/02/13	
Mark Lampard	Finance Partner	14/02/13	20/02/13	
Laurel Isaacs	Shared Legal Services	15/02/13	28/02/13	
External				
N/A				

Report History

Decision type:	Urgency item?
Non-key decision	No

Full name of report author	Job title	Full contact no:
Sarah Ball	Team Manager – Strategy and Plans	01628 796112

Appendix A: List of sites subject to consultation, excluding *Spencers Farm* and *Land North of Ockwells Manor*

HOUSING SITES:

Ward / (proposed) Neighbourhood Plan Area	Housing Site
Oldfield (Maidenhead and Cox Green Neighbourhood Plan)	12-13 Bridge Avenue
	3-9 Bridge Avenue
	Berkshire House
	Employment area to the east of Oldfield Road
	Exclusive House
	Cedars Park, Cedars Road
	Part of Reform Road Industrial Estate
	Shoppenhangers Manor, Manor Lane
	Former Park and Ride, Stafferton Way
Maidenhead Riverside (Maidenhead and Cox Green Neighbourhood Plan)	35-37 and 33 Velmead Works, Lower Cookham Road
	Land rear of Whitebrook Park, Lower Cookham Road
Pinkneys Green (Maidenhead and Cox Green Neighbourhood Plan)	150 Bath Road
Belmont (Maidenhead and Cox Green Neighbourhood Plan)	Belmont Place, Belmont Road
	DTC, Gringer Hill
	Maidenhead Lawn Tennis Club, All Saints Road
Boyn Hill (Maidenhead and Cox Green Neighbourhood Plan)	Middlehurst, Boyn Valley Road
	Western Section of Boyn Valley Industrial Estate
Furze Platt (Maidenhead and Cox Green Neighbourhood Plan)	Polestar Taylowe Building, St Peters Road
Cookham (Parish)	Cookham Gas Holder Station, Whyteladyes Lane
	Payton House, Gorse Road
Bray (Parish) (Bray Neighbourhood Plan) * are in Clewer North ward	Land at Water Oakley Farm, Windsor Road
	Wyevale Garden Centre *
	Squires *
Hurley and the Walthams (Hurley and the Walthams Neighbourhood Plan)	Park House, Warren Row Road
	Grove Business Park, Cannon Lane
	Woolley Hall and Woolley Grange, Littlewick Green
Castle Without (Windsor and Eton Neighbourhood Plan)	Area between Alma Road and Goslar Way
	Crown House and Charriott House, Victoria Road
	Alma Road Car Park
	Land rear of 38 – 39 Peascod Street and telephone exchange
	Thames Court, Victoria Street
	River Street and Thames Street Car Parks
Clewer North (Windsor and Eton Neighbourhood Plan)	Area north of Hanover Way
	The Parade and car park, Ruddlesway
Park (Windsor and Eton Neighbourhood Plan)	Keeler, Ellison Close
Eton and Castle (Windsor and Eton Neighbourhood Plan)	Riverside Walk Office Building
	Windsor and Eton Riverside Car Park
Datchet (Datchet Neighbourhood Plan)	Connection House, Slough Road
Old Windsor (Old Windsor Neighbourhood Plan)	95 Straight Road
	Straight Works, Straight Road
Sunninghill and South Ascot	Ascot Gas Holder Station, Sunninghill

Ward / (proposed) Neighbourhood Plan Area	Housing Site
(Ascot, Sunninghill and Sunningdale Neighbourhood Plan)	Telephone Exchange, Upper Village Road, Sunninghill
Ascot and Cheapside (Ascot, Sunninghill and Sunningdale Neighbourhood Plan)	Hope Technical Development
	Kenilworth, Windsor Road
	Old Huntsman's House, Kennel Avenue
	Ascot Station Car Park and Cloverleaf Cars
Sunningdale (Ascot, Sunninghill and Sunningdale Neighbourhood Plan)	Sunningdale Station and Car Park
	The Big Cedar, London Road
	High Peak off London Road

EMPLOYMENT AND 'OTHER SITES'

Ward / (proposed) Neighbourhood Plan Area	Employment or 'Other' Site
Oldfield (Maidenhead and Cox Green Neighbourhood Plan)	Stafferton Way
	Howarth Road Industrial Estate
	Norreys Drive
	Central part of Reform Road Industrial Estate
	Vanwall Road Business Area
Maidenhead Riverside (Maidenhead and Cox Green Neighbourhood Plan)	Little Farm NUrserly
Belmont (Maidenhead and Cox Green Neighbourhood Plan)	Cordwallis Industrial Estate
Boyn Hill (Maidenhead and Cox Green Neighbourhood Plan)	Eastern part of Kings Grove / Boyn Valley Industrial Estate
Furze Platt (Maidenhead and Cox Green Neighbourhood Plan)	Furze Platt Industrial Estate
Cox Green (Maidenhead and Cox Green Neighbourhood Plan)	Foundation Park, Cannon Lane
	Woodlands Business Park, Woodlands Park
Bray (Parish) (Bray Neighbourhood Plan)	Priors Way Industrial Estate
Hurley and the Walthams (Hurley and the Walthams Neighbourhood Plan)	Barloworld, Littlewick Green
	Maidenhead Office Park, Littlewick Green
	Grove Business Park, Cannon Lane
Castle Without (Windsor and Eton Neighbourhood Plan)	Windsor Dials, Arthur Road
	Vansittart Industrial Estate
	Imperial House
Clewer South (Windsor and Eton Neighbourhood Plan)	Fairacres Industrial Estate
Clewer North (Windsor and Eton Neighbourhood Plan)	Eastern part of Vale Road Industrial Estate
	Centrica, Maidenhead Road
Datchet (Datchet Neighbourhood Plan)	Ditton Park, Datchet
	Manor House Lane Industrial Estate, Datchet
Ascot and Cheapside (Ascot, Sunninghill and Sunningdale Neighbourhood Plan)	Ascot High Street
	Silwood Park
Sunninghill and South Ascot (Ascot, Sunninghill and Sunningdale Neighbourhood Plan)	Ascot Business Park, South Ascot
	Queen's Road Industrial Estate, Sunninghill

**Appendix B: Borough Local Plan Sites Consultation: Report of Consultation
(February 2013)**

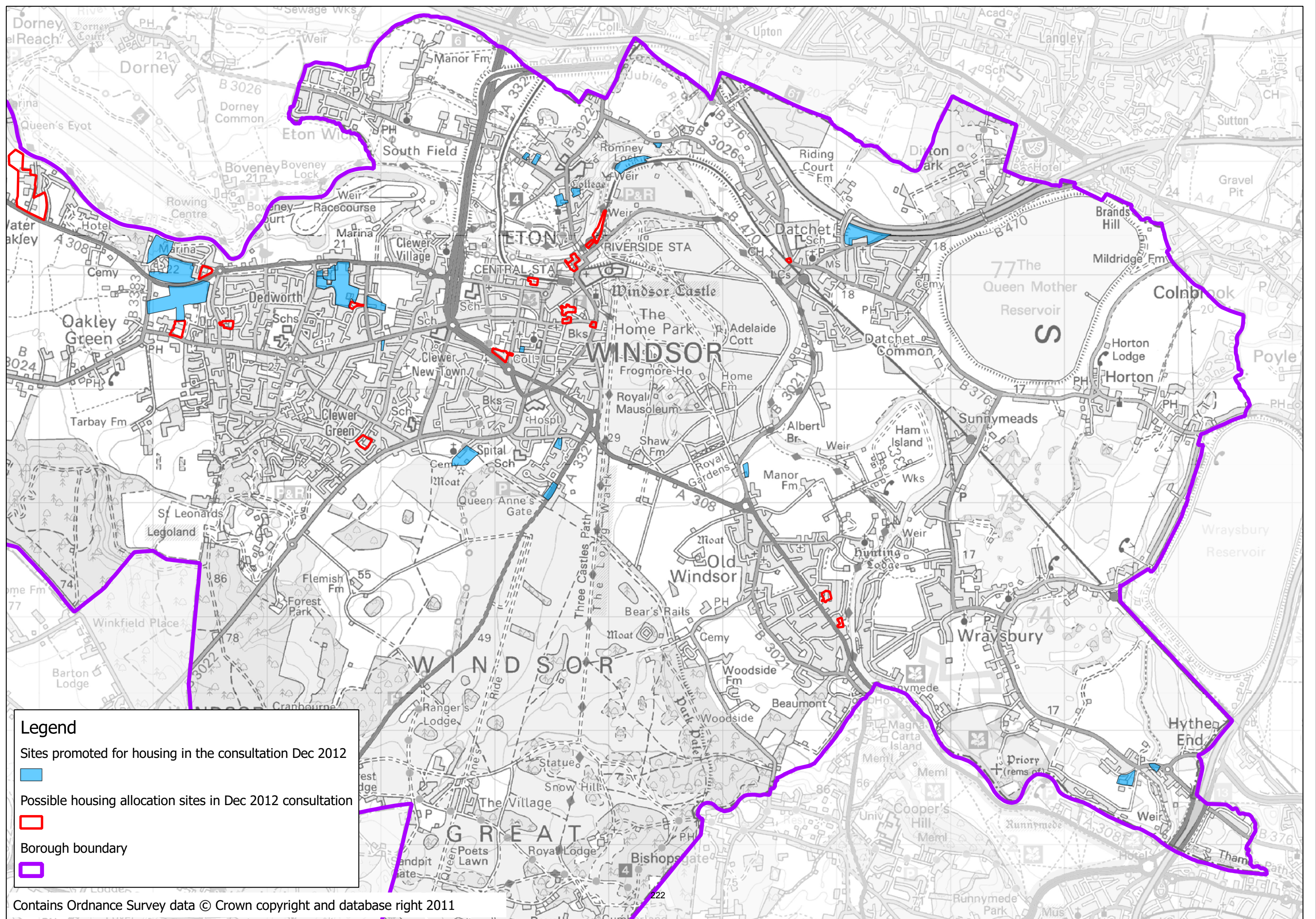
Available as electronic attachment to Cabinet agenda for 21/3/13 at:

<http://www.rbwm.gov.uk/minsys3.nsf/AMByMonth?OpenView&y=2013&m=3>

Appendix C: List of new sites identified to the Council through the Borough Local Plan Sites Consultation (November 2012)

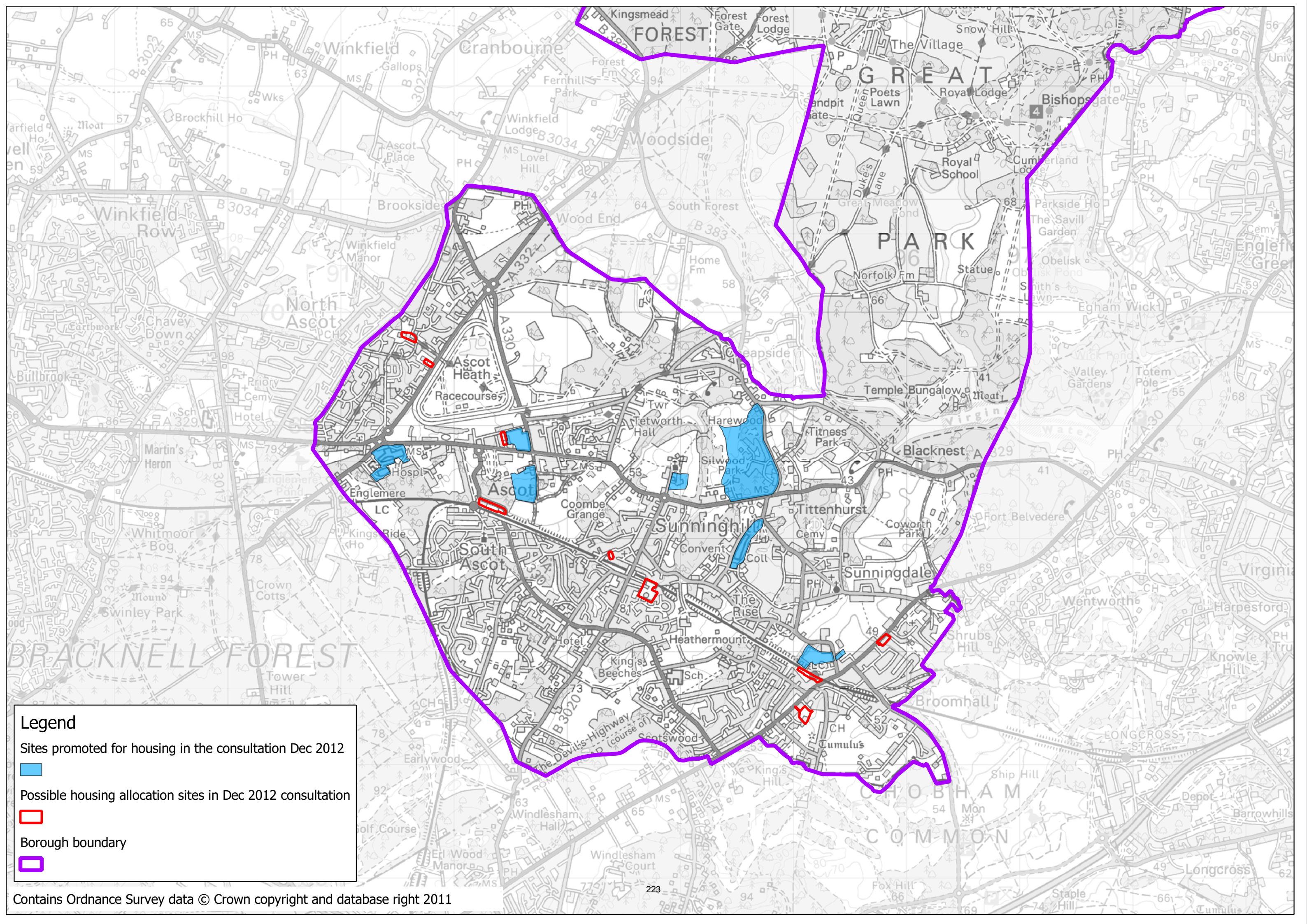
- i) The Consultation document provided an opportunity for respondents to suggest other sites for development. The sites suggested by landowners or their agents are summarised below:
- Ashurst Manor Estate off Church Lane, Sunninghill SL5 7DD
 - Land adjacent to Nursery School, Station Hill, Cookham, SL6 9BT
 - Land in Datchet bordered by London Road, Riding Court Rd and the M4 for housing.
 - 2-6 Bell Weir Close, Wraysbury Road, Staines TW19 6HE
 - Mahjacks Holdings Ltd of 61 – 63 Dedworth Road, Windsor SL4 5AZ
 - Tarmacked compound off Stubbings Road, Stubbings.
 - Summerleaze Office/Workshop Site, Summerleaze Road, Maidenhead
 - Land at Windsor Road, Bray
 - Monkey Island Lane, Bray
 - Heatherwood Hospital
 - TA Centre at corner of Wood Close and Bolton Road.
 - Berkshire College of Agriculture - facilitate its ongoing educational, economic, and employment contribution to the Borough.
 - Shorts Group Ltd, St George's Lane, Ascot.
 - Sunningdale Park, Larch Avenue, Sunningdale.
 - Land at Harvest Hill Road, Maidenhead
 - Beeches, Henley Road, Maidenhead
 - BCL/Ardmore Depot – Feathers Lane, Hythe End, Wraysbury.
 - Windsor Fire Station, St Mark's Road, Windsor, SL4 3BE
 - Site at Lower Mount Farm, Cookham
 - Car Park 7, Ascot
 - Cottages adj. Queen Anne's Gate / Arklow Cottage
 - Lord Nelson PH
 - Wensleydale House, Broomhall
 - Stag Meadow / Windsor and Eton Football Club
 - Church Hall Site, Eton College, off High Street, Eton
 - Burnham Thorpe Garden, Eton College, off Eton Wick Road
 - Barnes Pool Car Park, Eton College, Baldwins Shore
 - Masters Boathouse, Pockocks Lane, Eton
 - Land adjacent to Tom Jones Boathouse, Romley Lock
 - The Briary, Eton College, off Eton Wick Road
 - Land to the east of the site "land to rear of Whitebrook Park"
 - Land bounded by A308(M) / A330 / M4, Bray Wick, South of Maidenhead.
 - Land adjacent to Ockwells Park, Maidenhead.
 - Poundfield, Cookham.
 - Lillibrooke Estate, Maidenhead.
 - Windsor Marina.
 - Bray Marina.
 - Land at Peters Lane, Holyport.
 - Land at Oakley Green, Windsor.
 - Land at Broomhall Lane/ Cedar Drive, Sunningdale.
- ii) The sites listed by other members of the public are listed below for information purposes only:
- York Road between Grove Road and Park Street in Maidenhead.
 - Thicket roundabout Cannon Lane great place for a motorway service station/hotel to service both M4 and M40 also providing local employment.
 - Walgrove Gardens in White Waltham.
 - Land at the end of Stroud Farm Road, Holyport.
 - Vale Road, Windsor
 - Fairacre site, Windsor
 - Town Hall car park, Maidenhead
 - Land opposite Homebase
 - Bachelors acre, Windsor
 - Garden centres along A30.

- Windsor Racecourse
- Kwikfit, Alma Road, Windsor
- Army barracks, Windsor
- Garage on A308 (Windsor relief road)
- Railway Stations, Windsor
- Sutherland Grange
- South Field, Windsor - for Park and Ride.
- The Parade, Windsor
- Small pockets of land within existing developed settlements (i.e. Fifield etc)
- The Old Serviceman's, St Leonards Road, Windsor
- Redevelopment of flats in Northumbria Road area
- Bentley House, Victoria Street, Windsor
- Riding Court Farm currently earmarked for gravel extraction should, if this takes place, be returned to use for residential purposes.
- Maidenhead Golf Club – move the golf club to the Green Belt and use the existing site with close by amenities for housing.
- Ward Royal, Windsor
- Minton Place – Victoria Street, Windsor.
- The Hand Clinic – Dedworth Road, Dedworth.



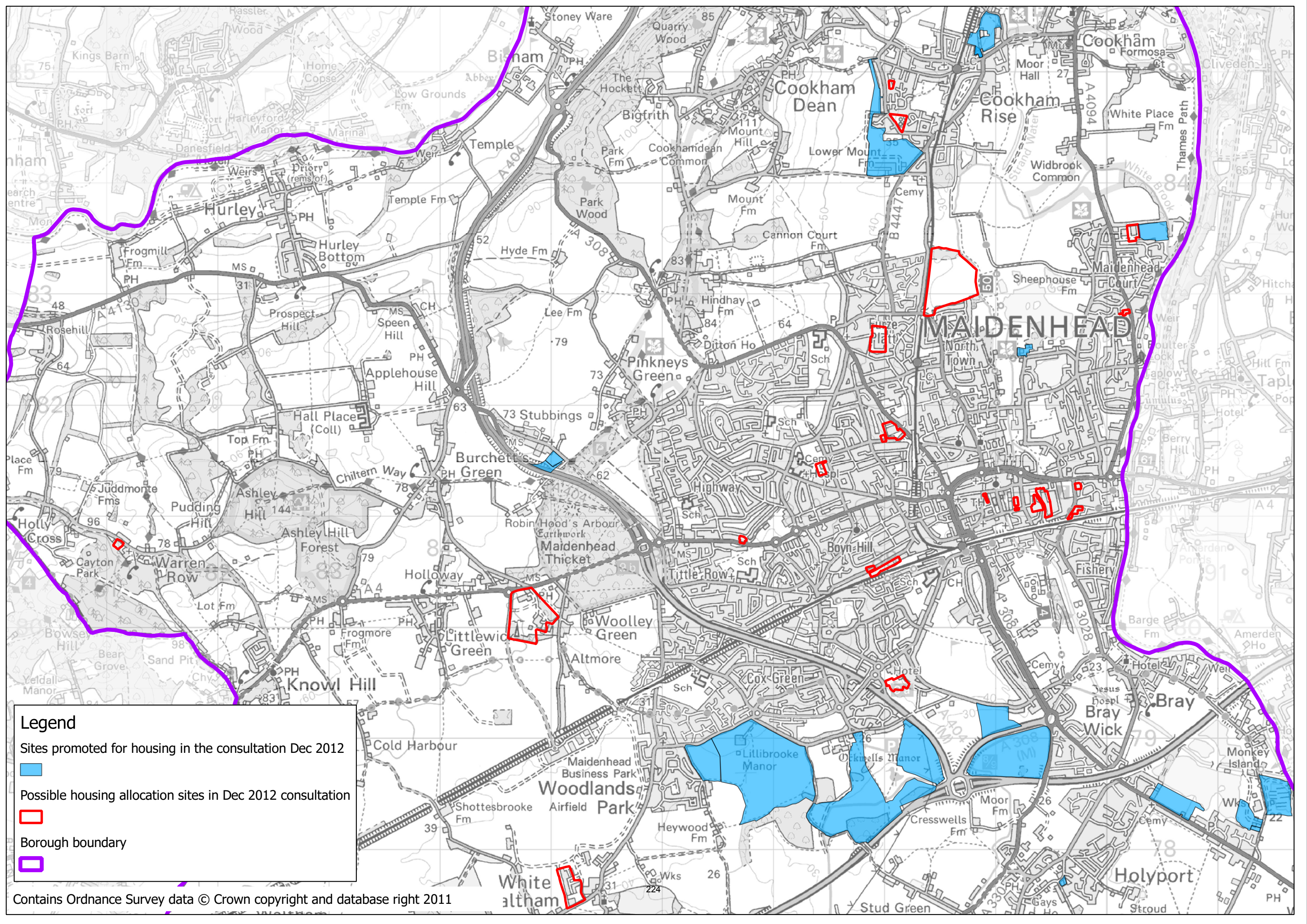
Legend

- Sites promoted for housing in the consultation Dec 2012
- Possible housing allocation sites in Dec 2012 consultation
- Borough boundary



Legend

- Sites promoted for housing in the consultation Dec 2012
- Possible housing allocation sites in Dec 2012 consultation
- Borough boundary



Legend

- Sites promoted for housing in the consultation Dec 2012
- Possible housing allocation sites in Dec 2012 consultation
- Borough boundary