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Royal Borough
of Windsor &
Maidenhead

Royal Borough of Windsor and Maidenhead

Authority Monitoring Report

1 April 2017-31 March 2018

December 2018

Authority Monitoring Report 2018

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Authority Monitoring Report 2018

Executive Summary

Executive Summary

Summary of Key Findings

Progress of Local Plans During the Monitoring Year (to 31 March 2018)

- The Borough Local Plan 2013 -2033: Submission version (BLPSV) was submitted to the Secretary of State for Housing, Communities and Local Government for independent examination on Wednesday 31 January 2018. The plan is now being independently examined by the Planning Inspector. As part of the examination process the Inspector is holding Hearings in two stages.
- The Joint Minerals & Waste Plan being prepared by Hampshire County Council on behalf of a number of Berkshire authorities is making good progress, and in accordance with the Local Development Scheme (January 2018).
- The Traveller Local Plan is progressing well with a Gypsy and Traveller Accommodation Assessment (GTAA) to be published in June 2018.

Duty to Cooperate

- There has been ongoing Duty to Cooperate in the monitoring year , the most significant of which was the agreement to undertake a Wider Area Growth Study (WAGS) working with Slough and South Bucks.
- To support the emerging Borough Local Plan a Duty to Cooperate Compliance Statement was submitted with the BLP Submission Version on 31st January 2018.

Neighbourhood Plans

- The Hurley and the Walthams Neighbourhood Plan was made in the monitoring year, and several made good progress during the year.
- There are 11 active Neighbourhood Plan groups in the borough.
- Bray Neighbourhood Plan group submitted their Neighbourhood Plan Submission version in September 2017 and the Examiner's report was received in October 2017.

Housing

- 515 net new dwellings have been completed in the monitoring year.
- At the end of March 2018 there were a total of 1,218 dwellings with unimplemented planning permissions.
- 351 net dwellings were granted planning permission.
- 79% of new dwellings were completed on previously developed land.
- 81% of completed dwellings were flats.
- 74% of new dwellings were completed on urban land and 26% of the new dwellings were completed on Green Belt land.
- 81 New dwellings were created as a result of permitted development for office to residential conversions.
- The year 2017/18 shows an increased trend towards 1 and 2 bedroom units.
- A large proportion of the total gross completions are on previously developed land.
- The majority of completed dwellings were in the areas of Maidenhead (61%), Sunningdale, Sunninghill and Ascot (15%) and Windsor (12%).

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Affordable Housing

- 23 affordable dwellings were completed. This represented 4.5% of housing delivered on all qualifying sites (qualifying sites are 0.5Ha or over in size, or schemes proposing 15 or more net additional dwellings) within the monitoring year.
- The Council permitted 16 affordable units in the monitoring year, which represented 2% of all dwellings permitted on sites which qualify for affordable provision.

Economic Development

- A net loss of B use class floorspace in the monitoring year of 9,992m².
- Over 30,000m² of permitted B1a Office floorspace are under construction or not yet started.

Community and Leisure

- Over 21,000m² of permitted Class C2 use for sheltered accommodation/care homes are under construction or not yet started.
- Over 21,000m² of D1 and D2 floorspace was completed in the monitoring year.

Infrastructure

- A number of schools have been expanded, including Charters, Cox Green, Dedworth Middle, Furze Platt Senior, Newlands Girls', St Peter's CE Middle, The Windsor Boys' and Windsor Girls'.
- As part of the Maidenhead Waterways project, the new footbridge over York Stream opened, next to Maidenhead Library and the amphitheatre.

Developer Contributions

- £1,673,836 via financial contributions was received through Section 106 Agreements in the monitoring year.
- £3,889,025 of this money was spent on variety of infrastructure projects across the borough.
- £823,912 was received through the Community Infrastructure Levy.

Climate Change and Biodiversity

- 40% of Local Sites were in positive management by the end of the monitoring year, a decrease of 1% from the previous year.
- 4 Local Wildlife Sites were surveyed in the monitoring year to determine whether sites to continue meet the selection criteria.
- 18 planning applications were refused on flooding grounds.
- 42 units were permitted in the monitoring year that require mitigation in the form of SANG.

Heritage

- No changes with regard to the number Listed buildings or areas covered by Historic Parks and Gardens.
- 3 buildings remain on the Historic England at Risk Register.

Introduction

Introduction

2.1 Content of the Report

2.1 This Authority Monitoring Report is prepared in accordance with the requirements of legislation (the Localism Act 2011 and the Planning and Compulsory Purchase Act 2004). There are specific topics that must be reported while others are discretionary. This report monitors the period from 1 April 2017 to 31 March 2018. Previous AMRs are available from the website link below:

2.2 https://www3.rbwm.gov.uk/info/200209/planning_policy/592/monitoring_and_evidence

2.3 The Authority Monitoring report must provide information on:

- Progress with the Local Plan preparation
- Any Supplementary planning documents that have been prepared or adopted during the reporting period
- Information on any local plan policies that are not being used, and the reasons for this
- An indication of net additional dwellings or net additional affordable dwellings that have been permitted and completed during the reporting period
- Any activity on duty to cooperate
- How implementation of local plan policies is progressing
- Information on the progress of neighbourhood plans
- The contributions made by developers, including Section 106 planning obligations and how they have been used
- Any other information collected for monitoring purposes.

2.2 Introduction to the Borough

2.4 The area covered by RBWM lies within the former administrative county of Berkshire in the Thames Valley, west of London. The area is characterised by the large towns of Windsor and Maidenhead, and number of smaller, often rural villages.

2.5 The River Thames runs through the borough along with the M4 motorway and A404 (M). In close proximity are the M25, M40, M3 and Heathrow Airport. A number of rail lines pass through the Borough including services to London Paddington and Waterloo. Branch lines also serve many of the Borough's parishes and towns. Crossrail (Elizabeth Line) will serve Maidenhead in 2019 and provide additional services direct to central London and beyond.

2.6 The borough is bounded by the Local Authority areas of Wycombe, South Bucks, Slough, Bracknell Forest, Wokingham, Surrey Heath, Spelthorne and Runnymede. The 2017 mid-year ONS population estimate for RBWM was 150,140.⁽¹⁾

1 Further information regarding population estimates is available from <https://www.ons.gov.uk/>

Progress of Local Plans

Progress of Local Plans

3.1 Local Plans

3.1 This section looks at RBWM's progress in preparing new Local Plans during the monitoring year in the 2017/18 period. The Council's Statutory Development Plan consists of:

- Policy NRM6 of the partially revoked South East Plan which is concerned with the Thames Basin Heaths Special Protection Area
- Saved policies of the adopted Royal Borough of Windsor and Maidenhead Local Plan 1999
- Maidenhead Town Centre Area Action Plan 2011
- Replacement Minerals Local Plan (incorporating alterations adopted in December 1997 and May 2000)
- Waste Local Plan December 1998;
- Ascot, Sunninghill and Sunningdale Neighbourhood Plan 2014
- Hurley and the Walthams Neighbourhood Plan 2017

Local Development Scheme

3.2 The Council produces a timetable known as the Local Development Scheme (LDS) which sets out when different planning policy documents will be produced and what issues these will cover. The LDS contains dates of when consultation will take place and also when public examinations are anticipated for certain planning policy documents, including the emerging Borough Local Plan, Gypsy and Traveller Local Plan, and Minerals and Waste Local Plan. The LDS was last published in January 2018 in the monitoring year. This can be viewed on the web link below:

3.3 https://www3.rbwm.gov.uk/info/201025/emerging_plans_and_policies/1346/local_development_scheme

3.4 For the monitoring year the relevant LDS was published in January 2018 which gave the following timescales for the BLP:

- Submission: January 2018
- Examination: June 2018 onwards
- Adoption and Publication: 2019

Emerging Borough Local Plan

3.5 The emerging Borough Local Plan is a key document that will provide the framework to guide the future development of the borough. It sets out a spatial strategy and policies for managing development and infrastructure to meet the environmental, social and economic opportunities and challenges facing the areas up to 2033. Once adopted the BLP will supersede the saved policies of the Local Plan (1999, incorporating alterations adopted June 2003) and several Policies of the Maidenhead Town Centre Area Action Plan as set out in the Appendices to the BLP.

Gypsies and Travellers

3.6 The Gypsy and Traveller Local Plan is progressing well, with a Gypsy and Traveller Accommodation Assessment (GTAA) to be published in June 2018.

Minerals and Waste

3.7 The Council is working in partnership with Bracknell Forest Council, Reading Borough Council and Wokingham Borough Council to produce a Joint Minerals and Waste Plan which will guide minerals and waste decision making in the Plan area. The Joint Minerals and Waste Plan will build upon the adopted minerals and waste plans for the Berkshire area and improve, update and strengthen the policies and provide details of strategic sites. The plan will include estimated demand for minerals and waste arising within the area during

Progress of Local Plans

the plan period, based on analysis of past trends. It will also consider the facilities needed to ensure that estimated demand can be satisfied including infrastructure to manage waste and process and to transport goods within the area and to/from outside.

3.8 The Plan is being prepared by Hampshire County Council on behalf of the authorities, collectively referred to as 'Central and Eastern Berkshire Authorities.' This will replace the existing Replacement Minerals Local Plan (incorporating alterations adopted December 1997 and May 2001), and the Waste Local Plan for Berkshire (adopted December 1998).

Evidence Documents

4.1 Evidence to Support the Borough Local Plan

4.1 During the monitoring year a significant public consultation was undertaken on the Draft Borough Local Plan under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Evidence to support the BLP included:

- Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA) (2016)
- Berkshire Functional Economic Market Area (FEMA) Study (2016)
- Central Berkshire Economic Development Needs Assessment (EDNA) (2016)
- Duty to Cooperate Compliance Statement (May 2017)
- Eastern Berkshire Economic Development Needs Assessment (EDNA) (2016)
- Green Belt Purpose Analysis (2013)
- Housing and Economic Land Availability Assessment (HELAA)(2016)
- Infrastructure Delivery Plan (IDP) (2017)
- Edge of Settlement Analysis Parts I and II (2016)
- Retail and Town Centre Study (2015)
- HRA Screening Report (2017)
- Sustainability Appraisal (2017)
- Retail and Town Centre Study (2015)

4.2 Further information, including all the documents above are available from the Council's consultation portal at: <http://consult.rbwm.gov.uk/portal/blp/blpr19/blpr19?tab=files>

4.3 The Borough Local Plan 2013 -2033: Submission version (BLPSV) was submitted to the Secretary of State for Housing, Communities and Local Government for independent examination on Wednesday 31 January 2018.

4.4 The BLPSV and supporting documents submitted are available on the Council's website at: https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1351/submission/1

Duty to Cooperate

Duty to Cooperate

5.1 Duty to Cooperate

5.1 Section 110 of the Localism Act 2011 sets out the 'Duty to Cooperate.' which is a legal duty requiring local planning authorities to cooperate on strategic cross boundary matters. The Act inserted section 33A of the Planning and Compulsory Purchase Act 2014. Amendments to the Town and Country Planning (Local Planning) (England) Regulations 2012 introduced a requirement to report on the co-operation the Council has undertaken under this new duty. Councils and public bodies are required to engage constructively, actively and on an on-going basis to develop strategic policies and requires councils to consider joint approaches to plan making.

5.2 The [Duty to Cooperate Compliance Statement \(January 2018\)](#) sets out the Council's position regarding consultation, joint activity and cooperation in relation to the Borough Local Plan. This version of the Statement provides an update to the 'Duty to Co-operate Statement' that was prepared in May 2017 to support the Regulation 19 publication of the BLP ("the 2017 Statement"). It supercedes the 2017 Statement and updates the DtC compliance record to cover the period up to Submission in late January 2018.

5.3 From late 2017 onward, to facilitate closer strategic joint working, RBWM has actively sought to agree Statements of Common Ground (SoCG) with the following authority groupings:

- RBWM, Slough Borough & South Bucks/Chiltern District Councils;
- RBWM, Runnymede & Surrey Heath Borough Council (with Surrey County Council as a signatory).

5.4 The [SoCG](#) agreed with Runnymede, Surrey Heath and Surrey County Council was signed in January 2018 and follows the template proposed in the Government's 'Planning for the Right Homes in the Right Places' Consultation (September 2017) and deals with specific topics specific to a limited cross-boundary area.

5.5 The Council continues to engage proactively with other Local Planning Authorities as their respective Local Plans progress and opportunities for joint working become apparent. To satisfy this requirement for ongoing collaboration, RBWM is engaged in a range of sub-regional groups such as the Thames Basin Heaths Special Protection Area and work with the Local Enterprise Partnership.

5.6 In January 2018, RBWM proposed and took the lead on the preparation and submission of three joint bids for Government funding (Planning Delivery fund) for various strategic cross-boundary projects on behalf of various authority groupings. The bids and authority groupings were as follows:

- Wider Area Growth Study (WAGS)

Submitted with South Bucks District, Chiltern District & Slough Borough Councils;

- A308 Transport Corridor Study

Submitted with Runnymede Borough, Surrey County Council and Buckinghamshire County Council

- A30 Transport Corridor Study

Submitted with Runnymede Borough, Surrey Heath Borough and Surrey County Council as identified in the signed agreement to undertake the WAGs study Statement of Common Ground.

5.7 RBWM has undertaken regular and on-going co-operation with neighbouring authorities and other organisations active in the borough to address strategic issues. Through the continuing production of the BLP, the Council has also been active in both identifying the major cross boundary and other strategic issues and seeking to work with partners to find a solution.

Neighbourhood Plans

Neighbourhood Plans

6.1 Neighbourhood Plans

6.1 The Localism Act 2011 introduced statutory neighbourhood planning in England. It enables communities to draw up a neighbourhood plan for their area and is intended to give communities more of a say in the development of their local area. The council is a vanguard authority on this project, and is helping communities prepare neighbourhood plans. Funding has been secured from central government for most of the Neighbourhood Plan areas and government regularly makes funding available to groups directly. There are currently 11 designated Neighbourhood Plan areas across the borough.

6.2 The Ascot, Sunninghill and Sunningdale Neighbourhood Plan was made in 2014. During the monitoring year the Hurley and Walthams Neighbourhood Plan was made in December 2017. A number of other groups made good progress during the year.

Designated Neighbourhood Plan Area	Progress
Bray	Consultation took place between 7 July 2017 to 1 September 2017. Submission Plan was examined in October 2017.
Windsor 2030	Further development of Neighbourhood Plan progressing
Eton and Eton Wick	The Neighbourhood Plan was examined in March 2018
Horton and Wraysbury	The Group are finalising their submission plan
Hurley and Walthams	Neighbourhood Plan was made in December 2017
Old Windsor	The Group are finalising their submission plan
Maidenhead and Cox Green	Topic groups are working on researching evidence and developing policies.
Datchet	The group, under a new chair, is considering ways to get the views from as wide a range of people as possible and how to take the plan forward.
Windsor (excluding Central Windsor)	Forum members, working with consultants, are finalising the plan for submission to the council.

Table 1 : Neighbourhood Plan Progress

6.3 The latest information regarding Neighbourhood Plan progress is available from the website link at: https://www3.rbwm.gov.uk/info/200209/planning_policy/477/neighbourhood_plans/2

Development Contributions

Development Contributions

7.1 Community Infrastructure Levy

7.1 Since April 2010 the Government has permitted local planning authorities to introduce a Community Infrastructure Levy (CIL). CIL is a local tariff that enables local authorities to set a charge on most types of new development, with the money raised being available to fund a wide range of local and strategic infrastructure that is required as a result of development such as transport schemes, open spaces, schools and community facilities. CIL came into effect in Windsor and Maidenhead on 1 September 2016 following a public examination.⁽²⁾

7.2 Many developments (if they involve new build of at least 100m² of internal floor space, or the creation of one or more dwellings) are potentially liable for CIL. The RBWM CIL is divided into a number of charging zones, with a specific rates for particular types of development as set out in the Charging Schedule. CIL will be used by the Council in through with service providers to deliver infrastructure improvements across the borough. Details of these schemes are included on the Regulation 123 List that sets out the infrastructure types and projects that will be funded through CIL.⁽³⁾

7.3 In the year 2017/18 the Council received £823,912.20 through CIL.

7.4 As set out in the CIL Regulations 2010 (as amended) 15% of CIL receipts will be passed to the local parish or town councils in the area where developments occur (this will rise to 25% where there is an adopted Neighbourhood Plan). The total amount of the CIL neighbourhood portion received in 2017/2018 was £96,411.00.

7.2 Section 106 Agreements

7.5 Historically the Council has been effective at negotiating Section 106 Agreements, and has received substantial receipts from developers. The implementation of the CIL Charging Schedule will result in a reduction in Section 106 income. The total monies (actual) received during the year 2017-2018 was £1,673,836. The below table shows receipts in previous years for comparison:

Year	Receipts
2007/2008	£2,952,258
2008/2009	£2,312,008
2009/2010	£2,536,253
2010/2011	£3,915,596
2011/2012	£4,387,367
2012/2013	£6,572,926
2013/2014	£7,874,006
2014/2015	£6,429,260
2015/2016	£3,972,599
2016/2017	£3,341,087
2017/2018	£1,673,836

Table 2 : S106 Receipts

7.6 Of the above amounts, significant income was received through the following permissions:

2 Further information, including the examination documentation is available here:
https://www3.rbwm.gov.uk/info/200209/planning_policy/543/community_infrastructure_levy

3 The Installments Policy is available from: https://www3.rbwm.gov.uk/downloads/file/2628/installments_policy

Development Contributions

Planning Application Number	Site Address	Amount
14/02158	Walton Cottage Hotel 2 - 10 Craufurd Rise Maidenhead SL6 7LT	£153,820.57
15/01501	Woodlands Lodge And Boxwood House Heathfield Avenue Ascot	£198,332.92
14/02409	Old Shire Horse Centre Bath Road Littlewick Green Maidenhead	£251,000.00
15/03439	Mercer House Thames Side Windsor SL4 1QN	£319,342.09
13/02434	Berkshire House Queen Street Maidenhead SL6 1NF	£210,946.54
14/02409	Horse Centre Bath Road Littlewick Green Maidenhead SL6 3QA	£251,639.41

Table 3 : Significant S106 income received

7.7 The income received from Section 106 Agreements has been used to fund, or partially fund projects across various service areas. The following tables sets out Section 106 expenditure in the monitoring year:

Service Area	Total S106 Spend
Affordable Housing	£383,923
Air Quality	£24,185
Allotments	£1,245
Archiving	£1,718
Biodiversity	£5,483
Community Facilities	£139,396
Economic Development	£40,464
Education	£2,377,094
Highways	£276,806
Indoor Sports	£11,000
Library Services	£211,993
Open Space	£256,805
Public Art	£118,819
Thames Basin Heaths Special Protection Area	£40,092
Total	£3,889,025

Table 4 : S106 Spend

Housing

Housing

8.1 Housing Development

8.1.1 Housing Requirement and Supply

Housing Need

8.1 The six Berkshire authorities and the Thames Valley Berkshire Local Enterprise Partnership (LEP) commissioned consultants to undertake a Strategic Housing Market Assessment (SHMA). The Berkshire (including South Bucks) SHMA was published in 2016. The first stage of this study defines the housing market area (HMA) based on the linkages between the areas. RBWM is located in the Eastern Berkshire and South Bucks HMA, along with Slough Borough Council and South Bucks District Council. The SHMA calculated that the Objectively Assessed Housing Need (OAHN) arising from the borough was 712 dwellings per annum over the period 2013-2036. See paragraph 8.17 Housing Delivery Targets.

Dwelling Completions

8.2 A total of 515 net dwellings were completed in 2017/18. The table below sets out housing delivery in the borough over the last 10 years and shows a marked increase since the economic recession.

Year	Net Dwelling Completions	Housing Target
2008/09	474	346
2009/10	351	346
2010/11	190	346
2011/12	177	346
2012/13	193	346
2013/14	360	712
2014/15	514	712
2015/16	608	712
2016/17	584	712
2017/18	515	712

Table 5 : Net Dwelling Completions

Outstanding Permissions

8.3 344 net new dwellings were granted permission during the year 2017/18. Of these permissions 65% were flatted dwellings, and 45% were one bed dwellings.

8.4 The total outstanding, unimplemented housing commitments as at 31 March 2018 is 1,218 dwellings.

Housing Type and Size

8.5 In the year 2017/18, 81% of completed dwellings were flats. The below table shows that this reflects a trend towards smaller dwellings at higher densities over a number of years and reflects regeneration activity and high density schemes.

Year	Houses	% House Total	Flats	% Flat Total	Total
2013-14	164	45%	197	55%	361
2014-15	227	44%	287	56%	514
2015-16	236	39%	372	61%	608
2016-17	183	31%	401	69%	584
2017-18	96	19%	419	81%	515

Table 6 : Completions by Housing Type

8.6 The below table further reflects the trend towards the delivery of smaller units, with the years 2016/17 and 2017/18 showing an increased trend towards 1 and 2 bedroom units.

Year	1 bed	% of 1 bed	2 bed	% of 2 bed	3 bed	% of 3 bed	4 bed	% of 4 bed	5+ bed	% 5+ bed	Total
2013-14	49	14	145	40	104	29	47	13	14	4	359
2014-15	48	9	229	44	127	25	76	15	36	7	516
2015-16	122	20	276	45	88	15	65	11	57	9	608
2016-17	133	23	259	44	110	19	37	6	45	8	584
2017-18	179	35	203	39	57	11	29	6	47	9	515

Table 7 Completions by Housing Size

Development by Parish

8.7 The following table sets out the spatial distribution of the net dwellings completed in the year 2017/18 by Parish. The unparished areas that include the settlements of Maidenhead and Windsor have been included for completeness:

Parish	Completions (Gross)	Completions (Net)
Bisham	1	1
Bray	7	4
Cookham	5	4
Cox Green	0	0

Housing

Parish	Completions (Gross)	Completions (Net)
Datchet	5	5
Eton	3	3
Horton	1	1
Hurley	9	9
Maidenhead	316	313
Old Windsor	21	20
Shottesbrooke	3	3
Sunningdale	55	50
Sunninghill and Ascot	26	25
Waltham St Lawrence	0	-1
White Waltham	8	8
Windsor	66	64
Wraysbury	9	6
Total	535	515

Table 8 Net Completions by Parish

Development by Neighbourhood Plan Area

8.8 Neighbourhood Planning remains an important way local people can become involved in shaping the future of their areas. The Council is a vanguard authority for Neighbourhood Planning and is helping communities prepare neighbourhood plans. A map of designated Neighbourhood Plan areas is available from the website link: https://www3.rbwm.gov.uk/downloads/file/587/map_of_designated_neighbourhood_areas

8.9 The following table sets out the number of dwellings completed within each designated Neighbourhood Plan area:

Neighbourhood Plan Area	Completions (Gross)	Completions (Net)	Total Dwellings Completed(%)
Ascot, Sunningdale & Sunninghill	81	75	14.56
Bisham	1	1	0.19

Neighbourhood Plan Area	Completions (Gross)	Completions (Net)	Total Dwellings Completed(%)
Bray	7	4	0.78
Central Windsor Business	39	39	7.57
Cookham ⁽⁴⁾	5	4	0.78
Datchet	5	5	0.97
Eton and Eton Wick	3	3	0.58
Horton and Wraysbury	10	7	1.36
Hurley and the Walthams	20	19	3.69
Maidenhead and Cox Green	316	313	60.78
Old Windsor	21	20	3.88
Windsor	27	25	4.85
Total	535	515	

Table 9 : Completions by Neighbourhood Plan area

Development on Previously Developed Land

8.10 The number of completions on land that is greenfield, garden, or previously developed highlights the constrained nature of land in the borough. It is therefore not surprising that a large proportion of the total gross completions are on previously developed land. This highlights the very small number of dwellings completed on greenfield land in the monitoring year, and a number of previous years.

8.11 The totals in the below table excludes losses of dwellings but includes conversions and changes of use.

Year	Total Number Dwellings Completed on Greenfield	% Greenfield	Total Number Dwellings completed on Garden Land	% Garden Land	Total Number Dwellings completed on PDL	% PDL	Gross Completions
2012/13	33	10.9	61	20.1	209	69.0	303
2013/14	123	22.2	166	29.9	266	47.9	555
2014/15	1	0.1	143	22.3	498	77.6	642

4 Not designated as a Neighbourhood Plan area

Housing

Year	Total Number Dwellings Completed on Greenfield	% Greenfield	Total Number Dwellings completed on Garden Land	% Garden Land	Total Number Dwellings completed on PDL	% PDL	Gross Completions
2015/16	3	0.4	238	34.7	444	64.8	685
2016/17	8	1.2	156	23.6	496	75.2	660
2017/18	4	0.7	110	20.6	421	78.7	535

Table 10 : Completions on Greenfield/Garden/PDL

Green Belt

8.12 Development in a large part of the borough is constrained by the Metropolitan Green Belt which covers around 83% of the borough. The number of housing units completed on Green Belt land was influenced by the following permissions:

- 2015/16: 43 units completed at Woolley Grange (13/01890/FULL)
- 2016/17: 68 units completed at Lynwood Rise (11/03236/FULL) (as varied)
- 2017/18: 87 completed at Former Park and Ride, Stafferton Way (14/03765/FULL)

Year	Total Number completions on Green Belt (gross)	% Completed on Green Belt	Total Number of Completions - Urban (Gross)	% Completed in Urban Areas	Gross Completions ⁽⁵⁾
2012/13	34	11.22%	269	88.78%	303
2013/14	44	7.93%	511	92.07%	555
2014/15	51	7.94%	591	92.06%	642
2015/16	117	17.08%	568	82.92%	685
2016/17	111	16.82%	549	83.18%	660
2017/18	140	26.17%	395	73.83%	535

Table 11 : Housing Completions on Green Belt land

Offices to Residential

8.13 Change of use to residential from office (B1a) use has increased in recent years. The government relaxation of office to residential permitted development rights has encouraged the change of use to residential, particularly in areas with high residential sales values such as Windsor Town Centre.

Year	Class J/O ⁽⁶⁾	Full	Net Total Completions	Total Completions	% Total Completions
2013/14	0	6	6	365	1.6%
2014/15	0	3	3	516	0.6%
2015/16	8	150	158	608	26.0%
2016/17	78	79	157	584	26.9%
2017/18	81	0	81	515	15.7%

Table 12 : Number of residential units created through change of use from office to residential

8.14 The location of developments that include loss of office floor space and the creation of additional dwellings is set out below. A total of 81 units were created through the monitoring year. For Wards not included there were no office to residential changes completed in the monitoring year.

Ward	Class J/O ⁽⁷⁾	Certificate of Proposed Use (CPU)	FULL	Total
Clewer North	6	0	0	6
Sunninghill	5	0	0	5
Oldfield	70	0	0	70
Grand Total	81	0	0	81

Table 13 Office to Residential conversions by Ward

8.1.2 Future New Homes

8.15 Sites for the supply of housing are identified through a Housing and Economic Land Availability Assessment (HELAA) for the borough. During the monitoring year this was the 2016 HELAA. In order to make the consideration of sites manageable a minimum threshold size of 0.25Ha was applied to the site search for assessment. Sites falling below this threshold fell outside the scope of the 2016 HELAA, however the small sites do represent a significant source of development sites for the borough.

8.16 The 2016 HELAA identifies housing and employment sites that are, or may become, available for development and includes short term sites within the next 5 years and longer term supply for the remainder of the plan period. The schedule of sites are updated with current information about availability and deliverability and forms the basis for the sites included in the housing trajectory.

Housing Delivery Targets

8.17 Paragraph 47 of the NPPF states local planning authorities should illustrate the expected rate of housing delivery through a housing trajectory for the plan period. The phasing set out below shows how housing delivery will be increased to a level to meet the planned housing target of 14,240 over the plan period.

Year	2013/14	2014/15	2015/16	2016/17	2017/18
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6 Permitted development that allows change of use from B1(a) office to C3 residential

7 Ibid

Housing

Units	420	420	420	420	420
Year	2018/19	2019/20	2020/21	2021/22	2022/23
Units	730	730	730	730	730
Year	2023/24	2024/25	2025/26	2026/27	2027/28
Units	850	850	850	850	850
Year	2028/29	2029/30	2030/31	2031/32	2032/33
Units	850	850	850	850	850

Table 14 : Housing delivery targets

8.1.3 5 Year Housing Land Supply

8.18 In September 2017, the 5 year Housing Land Supply was calculated at 5.1 years based on the 2016 HELAA and on information from the 2016/17 monitoring year. The current position regarding the 5 year Housing Land Supply is currently being finalised using the completion data in this AMR Report and the 2018 HELAA (to be published shortly).

8.1.4 New Homes Bonus

8.19 The New Homes Bonus began in April 2011 and is a financial allocation from Local Government to Local Authorities based on the increases in Council Tax. These increases are based on new developments, conversions and long term empty properties brought back into use. The bonus will match fund the additional council tax raised for new homes and empty properties brought back into use, with an additional amount for affordable homes, for the following six years. The total income from the New Homes Bonus in the monitoring year was £3,680,985.

Year	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Amount (£)	1,098,000	1,494,000	2,152,000	2,974,000	4,026,000	3,680,985

Table 15 : New Homes Bonus

8.1.5 Self and Custom Housebuilding

8.20 Self-build usually means that individuals are directly involved in organising the design and construction of a new home. Custom build usually means working with a specialist developer to help you deliver a home. There may be some overlap between the two, for example some custom build developers offer the option of a serviced plot where homes can be designed and built as part of a larger scheme.

8.21 The Self-build and Custom Housebuilding Act 2015 set out a series of requirements to encourage self and custom housebuilding. The Act requires relevant councils to keep a register of individuals and associations who are seeking to acquire serviced plots of land in order to build houses for those to occupy as homes. The Council has therefore prepared a register of people interested in self build and custom build projects. This helps to assess the demand for self and custom build and supports the development of housing and planning policies. During the monitoring year 64 individuals were added to the register. The total for the year was 110.

8.2 Affordable Housing

8.22 The provision of affordable housing remains an important objective for the Council. The adopted Local Plan sets out the policy requirement for the provision of affordable housing. The table below sets out the number of affordable housing units completed in the year 2017/18, and for previous years. It also shows the type and tenure split of affordable housing units.

8.23 Policy H3 of the Local Plan requires the Council seek to achieve affordable housing on sites of 0.5Ha or over, or schemes proposing 15 or more net additional dwellings.

8.24 In December 2016 the Council published an Affordable Housing Guidance Note⁽⁸⁾ which reinforces the Council's commitment to seeking 30% affordable housing on all qualifying sites.

Dwelling Completions	2013/14	2014/15	2015/16	2016/17	2017/18
Social Rented and Affordable Rented	55	47	14	8	6
Intermediate Rented	6	14	0	0	0
Shared Ownership	23	12	3	7	17
Total Affordable Housing completions	84	73	17	15	23
Total net dwelling completions	360	514	608	584	515
Affordable housing as a percentage of total net completions	23.3%	14.2%	2.5%	2.6%	4.5%

Table 16 : Affordable Housing Completions

8.25 Since the start of the plan period proposed in the emerging Borough Local Plan a total of 212 affordable units have been delivered. This totals 8.21% of the total units completed during this period. Policy H3 of the emerging Borough Local Plan sets out the Council's proposed approach to affordable housing provision over the plan period.

8.26 The following table sets out the number of affordable units completed on qualifying sites where affordable housing would be sought (15 net units/<0.5ha), as set out in adopted policy.

	2013/14	2014/15	2015/16	2016/17	2017/18
Number of qualifying Sites (+15 net dwellings/>0.5ha)	37	25	15	17	14
Total dwellings completed on qualifying sites	245	280	294	256	299
Total affordable units delivered on qualifying sites	50	73	15	13	23
Total % units delivered as affordable on qualifying sites	20.4%	26.1%	5.1%	5.1%	7.7%

Table 17 Affordable units delivered as a percentage (%) of total units completed on qualifying sites

8.27 The affordable units completed in this monitoring year were part of proposals permitted in earlier monitoring years, as a result of the lead in time between the granting of permission and the completion of units. It is therefore useful to consider the number of affordable units permitted each year, as a percentage of qualifying sites, in order to assess the likely future provision of affordable housing.

	2013/14	2014/15	2015/16	2016/17	2017/18
Number of qualifying Sites (+15 net dwellings/>0.5ha)	5	8	2	2	4
Total dwellings permitted on qualifying sites	136	357	357	60	273
Total affordable permitted on qualifying sites	17	18	81	13	6

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	2013/14	2014/15	2015/16	2016/17	2017/18
Total units permitted as affordable on qualifying sites	12.50%	5.04%	22.69%	21.67%	2.16%

Table 18 Affordable units as a percentage (%) of total units permitted on qualifying sites

8.28 When comparing the two tables above they suggest that the low percentage of affordable housing permitted in years 2013/14 and 2014/15 in Table 18 were then largely delivered in the years 2015/16 and 2016/17 as shown in Table 17. The differences between the total affordable housing completions in Table 17, and the permissions is set out in Table 18 is a result of the affordable housing delivered on sites <0.5Ha and below 15 net units.

8.29 The reliance on housing supply from small sites means a number of development sites are below the 0.5Ha or 15 net additional dwelling threshold. In 2017/18 small sites contributed 10 units to the total number of units permitted, therefore the total number of permitted units in the year was 16.

8.3 Gypsies and Travellers

8.30 In 2015 the Department for Communities and Local Government changed the definition of 'gypsies and travellers' as part of the "[Planning Policy for traveller sites](#)." During the monitoring year RBWM began preparation evidence of a Gypsy and Traveller Local Plan, including commissioning a new Gypsy and Traveller Accommodation Assessment (GTAA) that will identify current and future accommodation needs of the Traveller communities in the borough in accordance with the revised definition. Until the GTAA has been published an accurate assessment of needs cannot be established. Please refer to Chapter 3 on Progress of Local Plans.

Economic Development

Economic Development

9.1 Employment Requirement and Supply

9.1 The Borough Local Plan adopted 2003 set the following key objectives:

- To restrain growth in employment generating development in order to reduce pressure on land, housing, the labour market and infrastructure, while providing limited scope for appropriate new investment in town centres and established employment areas.
- To maintain a balance of employment generating uses within the borough in order to provide an appropriate range of job opportunities for the local work force.
- To enable the limited provision of a variety of types and sizes of premises within redevelopment schemes in order to satisfy the wide range of requirements of local business including small and newly established firms.
- To ensure that new development makes all appropriate contribution to the physical and social infrastructure of the Borough and enhances the quality of its environment.

9.2 In 2014 The 6 Berkshire authorities and the LEP commissioned consultants Nathaniel Lichfield and Partners (now Lichfields) to undertake an assessment of the functional economic market areas that operate across Berkshire and the wider sub-region, in order to provide all parties with an understanding of the various economic relationships, linkages and flows which characterise the sub-regional economy. The report set out that RBWM falls within two Functional Economic Market Areas (FEMAs) due to the varied characteristics and economic role associated with different parts of the borough: the 'Central Berkshire FEMA' including Reading, Wokingham, Bracknell Forest and RBWM and the 'East Berkshire FEMA' comprising Slough and RBWM and part of that part of South Bucks District that falls within the Slough and Heathrow travel to work area.

9.3 To provide further context to the review of economic development policies through the process of the emerging Borough local plan, the ONS figures for all jobs in Windsor and Maidenhead for the period 2009-2014 showed that manufacturing jobs had declined by 20% and B8 jobs by 37%. Monitoring data from the Council indicated that from 2005/6 to 2015/5 there was a net loss of 2,280 sq m of employment space. Most of the new space completed was offices (10,620 sq m) while the overall loss of employment space was equally split between office and industrial space indicating that office stock has been replaced and upgraded at a higher rate than that used for industry. Figures during this period also showed a loss of office space attributable to the introduction of permitted development rights to convert to residential. This is one of the key trends being monitored through the authority monitoring report (table 21).

9.1.1 Employment Need

9.4 In October 2016 two Economic Development Needs Assessments, relating to the Central and Eastern Berkshire FEMAs were published by Lichfields. These reports set out the forecast economic development needs for Class B uses for each FEMA over the period 2013-2036. The study set out three scenarios by which future employment space requirements can be assessed. The three scenarios are labour demand, past trends in completions of employment space, and local labour supply. Ultimately, a judgement about the correct level of need that should be planned for in the Cboth FEMA areas is not purely based on quantitative assessment and should take account of qualitative factors such as market conditions as well.

9.5 The emerging BLP uses the Labour supply scenario as the base for its assessment of future economic needs. In this scenario estimates of future growth of local labour supply is based on population projections and the amount of jobs and employment space that this can support. Based on the employed resident population growth which was assessed in the Strategic Housing Market Assessment (SHMA 2016) the working population of the Borough will be expected to grow by 12,560 during the plan period. This would require additional employment floorspace to accommodate 546 jobs per year for the whole of the plan period (rising to 565 jobs if existing commuting trends are consistent over the plan period). Just over half of these are within Class B (6,776 jobs).

9.6 The Council undertook further sensitivity analysis of the local economic development needs assessment to check some of the assumptions applied in the assessment of how businesses and the floorspace that they occupy in RBWM fit within the use classes categories in order to review the split of future jobs between office and industrial and warehousing. The Council used very detailed and confidential statistical records contained in the Interdepartmental Business Register (IDBR) to assess the characteristics of companies in the area and check this against the type of premises that they occupy. This provided a locally specific employment sectoral mapping against the use classes order and by using this as a framework for distributing the proposed

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job growth during the plan period, the sensitivity analysis was able to evidence a more locally appropriate forecast of the type of premises that will be necessary to accommodate economic development in the plan period.

9.7 The emerging BLP identifies the need to plan for 5,908 additional jobs in offices, 519 in industry/manufacturing and 349 in warehousing. The employment floorspace required to accommodate forecast job growth through out the plan period is therefore assessed in the emerging BLP as follows:

Uses	Net Floorspace (M2) need for the plan period (20 Years)	Net Floorspace (M2) need per year
Office B1	81,233	4,062
Industrial/Manufacturing B2	24,543	1,227
Warehousing B8	24,921	1,246
Total B Class Jobs Growth	130,697	6,535

Table 19 BLPSV Net Employment Space Requirements (sqm) for RBWM for Plan Period (20 years)

Employment floorspace completed

9.8 Table 20 sets out the net change in Class B employment floorspace completed during the monitoring year split by use class and area.

Net Change in Floorspace (sq/m)	Maidenhead Area	Maidenhead Town Centre	Windsor Area	Windsor Town Centre	Other Areas	Total
B1	60	0	-3553	0	0	-3493
B1a Net	4381	-8701	106	0	-459	-4673
B1b Net	-1826	0	20	0	0	-1806
B1c Net	0	0	-199	0	0	-199
B2 Net	0	0	0	0	214	214
B8 Net	69	0	0	0	-34	-35
Mix use Net	0	0	0	-480	0	-480
Mixed Other Net	0	98	0	126	0	224
Sui Generis Net	0	0	249	39	104	392

Table 20 Net change in floorspace from completed developments 2017/18 (sq m GIA)

9.9 The table shows that there has been a continuing loss of class B1 employment space during the past year. The significant loss of Class B1a space in Maidenhead Town Centre results primarily from the demolition of Data House and York Stream House in St Ives Road and the conversion of Berkshire House to residential under Permitted Development. The loss of older and poor grade office floorspace to residential continues to be an observed trend, with conversion of upper floors in two Town Centre locations in addition to Berkshire House and the demolition and replacement of four buildings in Bridge Avenue for retirement homes. In the case of Data House and York Stream House, this demolition is a preliminary stage in the Council's strategy for developing sites in the Town Centre. In the Maidenhead area, there have been signals of a confidence in the

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office market with new high quality office buildings coming on stream in Foundation Business Park, the development on the former Christ Scientist and Cloisters site in Marlow Road/Sun Lane and the conversion of a unit on the Vanwall Road business area from Class B1(b) to B1(a) use. The loss of Class B floor space in Windsor Area has largely been the result of the completion of the demolition and redevelopment of Vale House in Vale Farm Road for residential. However the extension and refurbishment of a unit on the Vansittart Road industrial area converted space from Class B1(c) to offices with a net growth in floorspace. There was little change in B2 floorspace across the Borough, the only development completed during the monitoring year was in the Horton area with an extension of space within an existing commercial site.

9.10 Overall the table highlights the comparatively small amount of Class B1 floorspace completed during the monitoring year. The changes in employment floorspace shown in the table were the result of just 21 developments.

Office to residential conversions

9.11 Monitoring data highlights the loss of Class B office floor space across many parts of the borough, including Maidenhead and Windsor Town Centres. As set out in paragraph 8.13 in the Housing section much of the loss of Class B1 employment space has been attributable to change of use of this space to residential purposes. Full planning permission has been granted for many of these proposals but the extension of permitted development rights to allow change of use of employment space to residential under Class O of the General Permitted Development Order appears to accelerated this development trend. Much of the employment floorspace that has been converted to residential, (or which has prior approval for conversion) is poorer quality or older offices. This has frequently been conversion of the upper floors of commercial buildings which have lower value in terms of the needs of modern office occupiers and there has been some clustering of conversions, notably in Windsor Town Centre and the Windsor area. There have also been larger buildings such as Berkshire House in Maidenhead Town Centre converted. This large scheme was permitted in 2015 but has taken some time to deliver. Table 21 shows the change in employment floor space approved under the prior approval process for Class O in the Town and Country Planning General Permitted Development Order.

	Maidenhead Town Centre	Windsor Town Centre	Other	Rest of Borough	Total
2013/14	0	-565	0	0	-565
2014/15	-1,083	-2309	-341	-1257	-4990
2015/16	-120	0	-4073	-3691	-7884
2016/17	0	0	-510	-60	-570
2017/18	-3418	0	-393	-247	-4058

Table 21 Floor space change for office to residential conversions 2017/18 (completed developments in sq m GIA)

Maidenhead Town Centre	Windsor Town Centre	Other	Rest of Borough	Total
-509	-660	-1257	-2406	-4832

Table 22 Potential office floorspace loss through prior approvals not started or under construction at 31 March 2018 (sq m GIA)

9.12 Table 22 above indicates that there remains significant further potential loss of office floorspace to conversions to residential in 12 sites. The pool of potential conversions is distributed across the Borough. The largest schemes are for Grove House in White Waltham and Sefton Lodge in Clewer Hill Road Windsor both of which are for the conversion of whole buildings.

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Extant permissions under construction or not yet started

9.13 Table 23 sets out the floorspace from extant planning permissions involving the gain or loss of employment floorspace where the permitted development had not commenced prior to the end of the monitoring year.

Net Change in Floorspace (sq/m)	Maidenhead Area	Maidenhead Town Centre	Other Areas	Windsor Area	Windsor Town Centre	Total
B1 Net	-195	-262	1156	0	-1330	-711
B1a Net	2072	28,901	-2042	1276	-2929	30,008
B1b Net	0	0	0	0	0	0
B1c Net	-164	-264	-516	-1000	0	-1944
B2 Net	325	0	57	0	0	382
B8 Net	-211	881	-3450	589	0	-4518
Mixed use Net	-557	0	0	0	0	-557
Mixed Other Net	0	-4070	5025	-866	0	89
Sui Generis Net	863	0	582	396	0	1841

Table 23 Floorspace not started 2017/18 (sq m GIA)

9.14 Table 23 highlights a significant quantity of Class B employment space which can be expected to be delivered in future years as a result from planning permissions already granted notably in Maidenhead Town Centre. The largest component of this is the extant permission (as at 31 March 2018) for the Landings/Broadway site. At the time of writing, a new planning application (application number 18/01576/FULL) is minded to be granted by the LPA, and therefore the figure is likely to change in future years. If not for the development of offices on this site, the monitoring data indicates a low reservoir of permitted employment floorspace to respond to any immediate rise in demand. However on the edge of the town centre, the office development known as the Lantern is nearing completion and will provide higher quality office floorspace.

9.15 This should however be viewed in the context of the loss of office space within the other parts of the Borough, most of which is either due to redevelopment/conversion to residential accommodation or, in some cases the replacement of redundant older spaces with smaller, more efficient modern buildings. In the latter case, although there is a net loss of floorspace, the quality of the Borough’s stock of employment premises will improve in line with that anticipated in the employment strategy.

Employment Trends

9.16 The following table 24 sets out the trend in B use class employment floor space completed from 2007/08 to 2017/18. Some of this data is available as part of previous monitoring publications.

Net Floor space (sq.m) - Completed	Year	B1	B1a	B1b	B1c	B1 classes Total	B2	B8	B1-B8 Mix	Total
Maidenhead Town Centre	2007/08	0	411	0	0	411	0	0	0	411
	2008/09	0	2,151	0	0	2,151	0	0	0	2,151
	2009/10	0	4,530	0	0	4,530	0	0	0	4,530

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Net Floor space (sq.m) - Completed	Year	B1	B1a	B1b	B1c	B1 classes Total	B2	B8	B1-B8 Mix	Total
	2010/11	0	8,482	0	0	8,482	0	0	0	8,482
	2011/12	0	0	0	0	0	0	0	0	0
	2012/13	0	0	0	0	0	0	0	0	0
	2013/14	0	11,005	0	0	11,005	0	0	0	11,005
	2014/15	0	-6,323	0	0	-6,323	0	-51	0	-6,374
	2015/16	0	3247	0	0	3247	0	85	0	3,332
	2016/17	35	-558	0	0	-523	0	0	0	-523
	2017/18	0	-8701	0	0	-8701	0	0	98	-8603
Windsor Town Centre	2007/08	0	209	0	0	209	0	0	0	209
	2008/09	0	0	0	0	0	0	0	0	0
	2009/10	0	115	0	0	115	115	0	0	115
	2010/11	0	0	0	0	0	0	0	0	0
	2011/12	0	0	0	0	0	0	0	0	0
	2012/13	0	115	0	0	115	115	0	0	115
	2013/14	0	-1,537	0	0	-1,537	-1,537	0	0	-1,537
	2014/15	0	-4,693	0	0	-4,693	-4,693	0	0	-4,693
	2015/16	0	-848	0	0	-848	-848	-430	0	-1,278
	2016/17	-212	-270	0	0	-482	-482	0	0	-482
2017/18	0	0	0	0	0	0	0	-354	-354	
Rest of RBWM	2007/08	1,966	20,060	0	3,016	25,042	4,424	4,445	0	33,911
	2008/09	0	15,035	0	2,243	17,278	8,138	3,127	8,858	37,401
	2009/10	0	7,372	0	660	8,032	2,841	833	0	11,706
	2010/11	0	300	0	0	300	954	795	8,448	10,497
	2011/12	0	508	0	223	731	0	0	0	731
	2012/13	0	861	458	950	2,269	404	104	0	2,777
	2013/14	-110	-646	0	311	-445	-598	-2,441	0	-3,484
	2014/15	-3,280	-13,228	0	-2,256	-18,764	-2,453	9,935	-111	-11,393
	2015/16	0	-3,296	0	-763	-4,059	221	-1,595	0	-5,433
2016/17	-720	-163	0	-234	-1,117	0	803	0	-314	

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Net Floor space (sq.m) - Completed	Year	B1	B1a	B1b	B1c	B1 classes Total	B2	B8	B1-B8 Mix	Total
	2017/18	-3493	4028	-1806	-199	-1,470	214	35	0	-1221
RBWM Total	2007/08	1,966	20,680	0	3,016	25,662	4,424	4,445	0	34,531
	2008/09	0	17,186	0	2,243	19,429	8,138	3,127	8,858	39,552
	2009/10	0	12,017	0	660	12,677	2,841	833	0	16,351
	2010/11	0	8,782	0	0	8,782	954	795	8,448	18,979
	2011/12	0	508	0	223	731	0	0	0	731
	2012/13	0	0	0	0	0	0	0	0	0
	2013/14	-110	8,822	0	311	9,023	-598	-2,441	0	5,984
	2014/15	-3,280	-24,244	0	-2,256	-29,780	-2,453	9,884	-111	-22,460
	2015/16	0	-897	0	-763	-1,660	221	-1,940	0	-3,379
	2016/17	-897	-991	0	-234	-2,122	0	803	0	-1,319
	2017/18	-3493	-4673	-1806	-199	-10,171	214	-35	0	-9,992

Table 24 : B Use Class net floorspace completed per annum

9.17 Monitoring data for the 2017/18 year shows a continued overall loss of B1 floorspace in all parts of the Borough. This is reflective of the high levels of conversion of lower quality office space to residential with land owners taking advantage of the liberalisation of planning control through the prior approvals procedure of Class O of the General Permitted Development Order. In the Maidenhead area the totals also reflect the demolition of significant amounts of office floorspace to provide carparking as a preliminary phase of the Council's regeneration plans for the Town Centre Sites as well as the conversion of Berkshire House. New office space in the Vanwall Estate and Foundation Park has been completed and while these result in a loss of floor area, it is due to the replacement of older, less efficient but larger buildings with high specification offices to meet the expectations of modern occupiers. Similar replacement developments and new office buildings are coming through the development pipeline.

9.2 Retail Development

9.2.1 Retail Requirement and Supply

9.18 The emphasis in the Local Plan is to improving the general shopping environment and accessibility and promoting new development opportunities which will consolidate and strengthen the position of the existing centres within the shopping hierarchy. The plan considers that further improvements in shopping provision in Windsor and Maidenhead such as extension of Nicholson's Walk in Maidenhead support for the tourism role in Windsor should be considered in accordance with the evidence from Council's retail studies. The plan identified three key objectives:

- i) to maintain and enhance the existing shopping hierarchy in order to provide a full range of high quality shopping facilities within the Borough
- ii) to improve the convenience safety and attractiveness of the main shopping centres through pedestrian priority schemes, environmental enhancement measures, improvements to their accessibility, especially for the disabled, and by controlling the location of non retail uses.
- iii) to identify opportunities for additional development which will overcome local deficiencies in retail provision and which will complement the existing shopping hierarchy.

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9.19 The emerging Borough Local Plan strategy is to promote and maintain a range of uses within town centres and define a hierarchy of centre, including a strong central core of retail and allied uses to support their vitality and promote customer choice. The main town centres are Windsor and Maidenhead where a range of comparison goods shops and leisure services are provided. Further district centres at Ascot and Sunningdale and a number of local centres provide for predominantly convenience based shopping and service needs in other locations across the Borough. Many shopping parades and individual stores of purely neighbourhood significance are not classified as centres for the purposes of the policies. Similarly, large free standing stores or retail parks in out of centre locations are also not classified as centres.

Net Floorspace (sq.m) - Completed	Year	A1	A2	A3	A4	A5	Mix A	Total
Maidenhead Town Centre	2013/14	-146	170	-51	0	0	0	-27
	2014/15	-100	-22	0	0	-165	0	-287
	2015/16	-229	140	177	0	0	0	88
	2016/17	359	0	317	0	-114	0	562
	2017/18	-1687	-193	0	0	0	198	-1682
Windsor Town Centre	2013/14	-1,149	591	0	0	0	0	-558
	2014/15	-201	-381	142	0	0	132	-308
	2015/16	-992	0	-395	-53	80	347	-1,013
	2016/17	-568	0	508	0	0	0	-60
	2017/18	-457	0	430	0	0	95	-1614
Rest of RBWM	2013/14	-58	184	182	-80	0	0	228
	2014/15	1,422	102	-48	-307	99	147	1,415
	2015/16	-419	17	48	-1,865	160	0	-2,059
	2016/17	17	0	812	-351	48	0	526
	2017/18	466	-116	-477	0	85	0	-42
RBWM Total	2013/14	-1,353	944	131	-80	0	0	-357
	2014/15	1,121	-301	94	-307	-66	279	820
	2015/16	-1,640	157	-170	-1,918	240	347	-2,984
	2016/17	-192	0	1,637	-351	-66	0	1,028
	2017/18	-3292	-309	-47	0	85	293	-2977

Table 25 : Net floorspace completed

9.20 Table 25 shows a significant loss of retail floorspace across all areas of the borough but particularly so in Maidenhead and Windsor. However the monitoring data is the result of relatively few planning applications relating to Class A uses across all parts of the Borough, and therefore individual applications can have a disproportionate impact. The creation of farm shops has contributed to the rise in retail floorspace outside of the town centres. It is noted that within Maidenhead 198 sq m of retail floorspace actually changed to a flexible class A usage as landowners or operators seek flexibility in order to be able to react quickly to the opportunities

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available. The strong growth in Class A3 use appears to have fallen off with applications for conversion or replacement of restaurant premises by residential development. Only Windsor town centre saw a continuation in the development of A3 floorspace.

9.3 Community and Leisure

Community and Leisure floorspace completed

Net Change in Floorspace (sq/m)	Maidenhead Area	Maidenhead Town Centre	Windsor Area	Windsor Town Centre	Other Areas	Total
C1 Net	0	0	-657	0	3043	2386
C2 Net	0	0	0	0	6190	6190
D1 Net	-67.3	1095	17133	-126	177	18211.7
D2 Net	99	0	1372	-166	926	2231
Mix D1/ D2 Net	0	0	0	0	0	0

Table 26 Net change in floorspace from completed developments 2017/18 (sq m GIA)

9.21 Completion of Class D floorspace has been much more dynamic during the monitoring year. The largest growth in floorspace within the Class D1 and D2 uses were due to the completion of extensions to school premises notably at the Windsor Boys and the Windsor Girls Schools. The various development work at Legoland also contributed to the expansion of Class D2 use. The 61 room Hotel Legoland in Winkfield Road made a significant increase in the hotel facilities to support the visitor and tourism sector of the Borough economy. The major contribution to the growth of Class C2 residential care was a new facility in the Bagshot Road, Ascot which replaced 4 existing dwellings.

Community and Leisure floorspace under construction or not yet started

9.22 Table 27 shows the overall increase in the amount of floorspace for D1 schools under construction or planned for the future. The recently granted permission for redevelopment of redundant facilities at Heatherwood Hospital accounts for the loss of Class D1 space in the south of the Borough. As previously, the headline loss of floor area may mask the overall improvement in the quality of the workspace for employees and the improvement in facilities for the community.

9.23 Class C2 use for sheltered accommodation/care homes also remain a buoyant part of the economy as evidenced by development activity. The largest single contribution to this sector is from the demolition of the existing buildings at the Windsor and Eton Squash Club, Helston Lane Windsor in order to provide a 72 bed care home and 58 close care suites and associated uses. The C2 total also includes the hospice development on BLPSV allocation site HA18.

Net Change in Floorspace (sq/m)	Maidenhead Area	Maidenhead Town Centre	Other Areas	Windsor Area	Windsor Town Centre	Total
C1 Net	0	264	1558	6172	0	7976
C2 Net	-3767	0	4654	1287	0	21,248
D1 Net	5292	90	-3117	1582	1699	5,546
D2 Net	212	0	2246	-1917	0	612

Table 27 Floorspace not started 2017/18 (sq m GIA)

Economic Development

9.4 Unemployment

9.24 Government statistics show that unemployment levels across the borough are significantly below the national average, and have historically mostly been below the average for the South East. The statistics show that in the past year the unemployment levels in the Borough have continued to fall to the lowest levels.

	RBWM	South East	Great Britain
January 2013 - December 2013	3.4	5.8	8.0
April 2013 - March 2014	3.7	5.6	7.6
July 2013 - June 2014	4.0	4.9	7.2
October 2013 - September 2014	3.7	4.7	6.8
January 2014 - December 2014	3.4	4.6	6.5
April 2014 - March 2015	3.6	4.0	6.1
July 2014 - June 2015	2.8	4.2	5.8
October 2014 - September 2015	3.8	4.0	5.6
January 2015 - December 2016	4.2	3.8	5.3
April 2015 - March 2016	5.1	4.0	5.2
July 2015 - June 2016	5.4	4.0	5.1
October 2015 - September 2016	4.2	4.2	5.1
January 2016 - December 2016	3.8	4.1	4.9
April 2016 - March 2017	2.7	3.8	4.9
April 2017 - March 2018	2	3.3	4.4

Table 28 Unemployment (%) across RBWM, the region and Great Britain⁽⁹⁾

Infrastructure

10 Infrastructure

10.1 The Council is committed to ensuring the timely delivery of infrastructure to support development across the borough. The Infrastructure Delivery Plan (IDP) (2018) identifies the infrastructure considered necessary to support the development proposed in the BLP and to outline how and when this will be delivered. The IDP provides a strategic overview of how and when key infrastructure will be required, highlighting schemes which may be required to unlock development, and providing the basis from which to support the delivery and implementation of the BLP. The IDP is a living document.

10.1 Green and Blue Infrastructure

Maidenhead Waterway Restoration

10.2 A significant project relating to blue and green infrastructure in RBWM has been the restoration of Maidenhead Waterway. The Maidenhead Waterway project aims to restore and enlarge the neglected town centre channels into an accessible waterway that everyone can enjoy, whether for boating, walking, cycling, fishing or simply interacting with nature. The work involves cutting back or removing the overgrown trees and bushes that obstruct the waterway, selective widening of the narrower sections of the channel and dredging/lowering the bed to increase water depths. The construction of a weir at Green Lane will raise and stabilise water levels within the 'ring' and a lock is to be added at a later stage to allow larger boats to pass into the town centre.

10.3 The Maidenhead Waterways framework planning brief (2009) provides a framework for planning decisions along the waterway corridor stretching from the Cliveden Reach of the River Thames through Maidenhead to Bray Marina. Good progress has been made in recent years, which alongside the development of the 'Chapel Arches' scheme in Maidenhead Town Centre, has significantly improved the function and setting of the waterway. The completion of the amphitheatre in November 2016, adjacent to the waterway as part of the Chapel Arches development has provided additional open space, including opportunities for public events and performances.

10.4 Further work on restoring and enlarging the Maidenhead Waterway project was undertaken in 2017/2018. This included the opening of the new footbridge by Maidenhead Library in December 2017.

Open Space

10.5 During 2017/18 new park land has been incorporated into the original Ockwells Park with new entrances and footpaths. Seats have been installed at strategic points and arboricultural and ecological surveys undertaken to inform works required on trees and grassland. A steering group has been formed bringing together sports users, local ecology groups and recreational users. Plans to develop a wider wet land and water way facility based on the existing water course are being developed in conjunction with the Environment Agency and plans are under development for an additional bridge over the water course to improve access.

10.2 Education

10.6 The Royal Borough is currently undertaking a programme of middle, upper and secondary school expansions to meet growing demand. S106 contributions have been used to part-fund projects at eight schools in this programme, including Charters, Cox Green, Dedworth Middle, Furze Platt Senior, Newlands Girls', St Peter's CE Middle, The Windsor Boys' and Windsor Girls'. The £3m S106 has provided approximately 10% of the overall cost. As set out in the section of this document, 9.1.1 'Employment Need', a number applications were granted during the monitoring year that will facilitate further expansions and extensions to schools across the borough.

10.3 Planning Delivery Fund

10.7 Half a million pounds' worth of funding to help develop infrastructure to match regeneration and the emerging Borough Local Plan was awarded to the Royal Borough and its neighbours in March 2018. The Royal Borough has been successful in three separate bids from the government's Planning Delivery Fund in partnership with neighbouring councils. They are:

- £172,000 towards an overarching planning strategy to collectively meet future needs between the Royal Borough, Chiltern District Council, Slough Borough Council and South Bucks District Council.
- £90,000 towards a traffic study to enhance connections and manage traffic along the A308 corridor in partnership with Bucks County Council, Runnymede Borough Council and Surrey County Council. The

work would assess the impact of increased development along the corridor and set out options to mitigate this.

- £285,000 for the Royal Borough to invest in a design quality fund. This will allow the council to continue its work with neighbourhood plan groups and parish councils to ensure the design of schemes reflects the character of each area. This includes a masterplan to guide future development in Windsor and tall buildings strategy.

Thames Basin Heaths Special Protection Area

Thames Basin Heaths Special Protection Area

11.1 The Thames Basin Heaths Special Protection Area is an international designation covering parts of Berkshire, Hampshire and Surrey. The TBHSPA covers a total area of 8,400 hectares of which a small area covering 0.27Ha is located within the borough. The SPA is particularly sensitive to increased recreational impacts from visitors as well as the effects of urbanisation such as cat ownership, fires and litter dumping. There are 3 zones of influence around the SPA: 400m, 400m-5km and 5km -7km.

11.2 In order to address the impacts of residential development upon the Thames Basin Heaths Special Protection Area (the SPA), the authority needs to ensure that proposals deliver appropriate avoidance measures. These measures typically include delivery of Suitable Alternative Natural Green Space (SANG) together with a contributions towards pan-SPA wide Strategic Access Management and Monitoring (SAMM).⁽¹⁰⁾

11.3 In February 2013 the South East Plan was formally abolished except for Policy NRM6 which relates to new residential development close to the Thames Basin Heaths Special Protection Area. This policy therefore forms part of the Development Plan for the borough. In addition, the Thames Basin Heaths Special Protection Area SPD (2010) provides guidance on how the impact of the new residential development may be mitigated against.

11.4 The Council has reached an agreement with the Sunninghill Fuel Allotment Trust to use part of their land as a SANG. Allen's Field extension is therefore the only SANG in the borough which can mitigate the impact of residential development on the SPA, unless applicants can provide bespoke SANG solutions on alternative sites. Developers pay the Council a financial contribution for the ongoing management and maintenance of Allen's Field.

11.5 42 units were permitted in the monitoring year that require mitigation in the form of SANG. Remaining SANG capacity at 31 March 2018 was 205 units, with 262 units permitted that require mitigation in the form of SANG.

11.6 The table below shows recent SAMM contributions received by the Council and transferred to Hampshire County Council:

Year	Amount of SAMM Received (£)
2012	32,392.69
2013	52,150.00
2014	16,749.21
2015	30,985.53
2016	12,766.99
2017	0

Table 29 : SAMM Received

Climate Change and Biodiversity

Climate Change and Biodiversity

12.1 A wide variety of valuable wildlife habitats exists in the borough. This diverse range of habitats aids the survival of numerous species of flora and fauna, as well as enhancing the character and appearance of the rural environment. Large parts of the Royal Borough are recognised for their biodiversity value. These include a number of internationally important sites designated through the European Union (Special Areas of Conservation and Special Protection Areas) and by international convention (Wetlands of International Importance or Ramsar sites). SACs provide increased protection to a variety of wild animals, plants and habitats and area a vital part of global efforts to conserve the world's biodiversity. A small part of the Thames Basin Heaths Special Protection Area is also located within the borough, as discussed in [Thames Basin Heaths SPA](#)

International Biodiversity Heritage Designation	Local Area	Wards
Chiltern Beechwoods SAC	Bisham Woods	Bisham and Cookham
South West London Water Bodies SPA and Ramsar	Wraysbury and Hythe End Gravel Pits and Wraysbury No1 Gravel Pit	Outside borough (neighbours Datchet and Old Windsor)
Thames Basin Heaths SPA	Chobham Common	Sunningdale, Ascot and Cheapside, Sunninghill and South Ascot
Thursley, Ash Pirbright and Chobham SAC	Chobham Common	Outside borough
Windsor Forest and Great Park SAC	Windsor Forest and Windsor Great Park	Bray, Park, Old Windsor, Ascot and Cheapside, Sunningdale

Table 30 International Biodiversity Heritage Designations

12.1 Biodiversity Importance

12.2 The Thames Valley Environmental Records Centre (TVERC) calculates the number of Local Wildlife Sites (LWS) and Local Geological Sites (LGS) that have been in positive conservation management. The Single Data List 160 (previously NI 197) sets out the proportion of Local Sites where positive conservation management has been or is being implemented. In Berkshire a site was considered to be in positive management if evidence showed that at least 50% of the site was being managed in a way that protected or enhanced the wildlife interest of that site.

12.3 The table 31 shows the Single Data List 160 for RBWM for the years 2011-12 to 2017-18.

Years	Number of RBWM Local Sites	Number of sites qualifying under criteria				Total	Single Data List 160
		1	2	3	4		
2017/18	84	11	20	8	7	34	40%
2016/17	83	10	21	12	6	34	41%
2015/16	85	11	17	12	7	33	39%
2014/15	85	16	15	13	7	33	39%
2013/14	87	12	16	13	9	30	34%
Berkshire Total 2017/18	482	156	401	110	56	482	65%

Table 31 : Single Data List Figures for RBWMTVERC Single Data List 160 (2017/18)

Climate Change and Biodiversity

12.4 There was a decrease in the proportion of sites in positive conservation management in RBWM from 41% to 40%. This was due to the number of local sites for the 5 year period increasing from 83 to 84, while the number of qualifying sites remained at 34.

12.5 The proportion of sites in positive conservation management in RBWM is sixth highest in Berkshire, and is 25% lower than the Berkshire average of 65%.

Local Wildlife Sites

12.6 TVERC carried out a number of site surveys in 2017/18 to determine whether sites met Local Wildlife Site (LWS) selection criteria:

Site Name	Site Code	Panel Decision
Ockwells Manor Wood	SU87U01	Retain/Accept
Ockwells Park and Extension	SU87Z05	Accept. The woodland areas and connecting habitats to the east and south of the site were accepted by the panel. The western area was deferred to be resurveyed in 5 years once the habitat has had time to establish. Requires further invertebrate survey to check if it meets criterion 1S.
Frogmill Farm & Islands	SU88B08	Retain/Accept. The site incorporates areas of lowland mixed deciduous woodland and species typical of lowland fen within floodplain grazing marsh. However, the panel felt that these were poor examples of such habitats; therefore did not meet Criterion 2.
Hurley Lock & Islands	SU88H03	Retain/Accept. The site incorporates lowland mixed deciduous woodland; however, the panel felt that it was a poor example of such habitat; therefore did not meet Criterion 2.

Table 32 : Local Wildlife Site Selection

Heritage

13 Heritage

13.1 Conservation Areas

13.1 There are 27 Conservation Areas in the borough:

Conservation Area	Date of Conservation Area Appraisal
All Saints, Boyn Hill, Maidenhead	No appraisal
Altwood Road, Maidenhead	May 2008
Beenham's Heath	May 2008
Bisham Village	June 1995
Bray Village	January 2009
Burchetts Green	May 2008
Castle Hill, Maidenhead	No appraisal
Cookham Dean	November 1998
Cookham High Street	November 2002
Datchet	March 1995
Eton	November 2009
Furze Platt Triangle	December 2011
Holyport	July 2016
Hurley Village	June 1995
Inner Windsor	May 2015
Littlewick Green	May 2008
Maidenhead Riverside	June 2010
Maidenhead Town Centre	July 2016
Mill Lane (Clewer Village)	No appraisal
Old Windsor	No appraisal
Pinkneys Green, near. Maidenhead	May 2008
Shurlock Row	June 1995
St Mary's Church and Bury Court, White Waltham	May 2008
Sunningdale	January 1995
Trinity Place/ Clarence Crescent, Windsor	May 2015
Waltham St Lawrence	No appraisal
Windsor Town Centre	November 2009

Table 33 : Conservation Areas in RBWM

Heritage

13.2 The majority of these Conservation Areas are supported by Conservation Area appraisal statements that outline the special character and appearance of the individual areas.⁽¹¹⁾ Further updates to appraisal statements are anticipated to take place in the near future, including those areas with no appraisal.

13.2 Listed Buildings

13.3 There are a number of interesting and important heritage assets across the borough, some of which are internationally recognisable. This includes 23 Grade I Listed Buildings, such as Bisham Abbey, Eton College, and Windsor Castle. The Council strives to preserve and enhance heritage assets and their setting through the planning process. During the monitoring year one additional building was added to the register of Listed Buildings, and six buildings that were found to be demolished several decades ago have been removed.

13.4 Historic England holds a Heritage at Risk Programme (HAR) that helps to understand the overall state of England's historic sites. Launched in 2008, the programme identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development. Every year Historic England updates the Heritage at Risk Register. The number of buildings in the borough included on Historic England's at risk register has remained unchanged at three:

- Noah's Boathouse, Stonehouse Lane (off), Cookham (which is also a Conservation Area)
- Beenham's Heath, Waltham St Lawrence
- Royal Mausoleum, The Home Park, Windsor

13.5 Further information, including details of those sites at risk is available from the [Historic England website](#).

13.3 Historic Park and Gardens

13.6 The borough benefits from large expanses of open space, some of which are designated as Historic Parks and Gardens:

Name of Historic Park and Garden
Ascot Place
Ditton Park
Eton College
Hall Place
Sunningdale Park (Civil Service College)
The Royal Estate Windsor: Windsor Castle and Home Park
The Royal Estate Windsor: Cumberland Lodge
The Royal Estate Windsor: Virginia Water (including Fort Belvedere and the Clockcase)
The Royal Estate Windsor: Windsor Great Park
The Royal Estate Windsor: Savill Garden and Valley Gardens
The Royal Estate Windsor: Royal Lodge

Table 34 : Historic Parks and Gardens

13.7 There have been no changes to the area covered by Historic Parks and Gardens in the monitoring year.

Schedule Ancient Monuments

13.8 The borough also contains 17 Scheduled Ancient Monuments.

11 Further information, including the Conservation Area Appraisals are available from: https://www3.rbwm.gov.uk/downloads/download/216/conservation_areas

Environmental Quality and Protection

Environmental Quality and Protection

14.1 Flooding

14.1 The River Thames forms an integral part of the landscape of the borough, providing recreational opportunities, and acting as a valuable habitat for wildlife. The Thames also increases the risk of fluvial flooding across parts of the borough. The Council therefore liaise with the Environment Agency (EA) to inform the decision making process associated with planning applications. The EA maintains a list of all planning applications to which they have objected, which can be obtained on request. This is at local authority level, listing objections on both flood defence or water quality grounds. It is important to note that most refusals issued by the Local Authority come from standing advice and do not seek comments from the EA, thus the cases indicated below account for a minor percentage of applications.

14.2 During the monitoring year the EA objected to 40 planning applications on flooding grounds. In total 14 of the 40 applications objected to have been approved. 15 applications were refused permission, including 3 dismissed at Appeal. 9 further applications were withdrawn prior to determination. At the time of writing 2 applications had not been determined. 32 of these applications proposed residential use, including change of use to residential.

Abbreviations

Abbreviations

Abbreviation	Explanation
AMR	Authority Monitoring Report
BLP	Borough Local Plan
CIL	Community Infrastructure Levy
GTAA	Gypsy and Traveller Accommodation Assessment
FEMA	Functional Economic Market Area
HAR	Heritage at Risk
HELAA	Housing and Economic Land Availability Assessment
HMA	Housing Market Area
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LGS	Local Geological Site
LWS	Local Wildlife Site
NLP	Nathaniel Lichfield and Partners
OAN	Objectively Assessed Need
PDL	Previously Developed Land
RBWM	Royal Borough of Windsor and Maidenhead
SAMM	Strategic Access Management and Monitoring
SANG	Suitable Alternative Natural Greenspace
SDL	Single Data List
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Area
TBHSPA	Thames Basin Heaths Special Protection Area
TVERC	Thames Valley Environmental Records Centre

Table 35 : Abbreviations

16.1 For further information please contact the Planning Policy Team via email:

- planning.policy@rbwm.gov.uk

