



ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
CONSULTATION ON PROPOSED CHANGES TO THE
BOROUGH LOCAL PLAN SUBMISSION VERSION

CONSULTATION EXPLANATION STATEMENT

ADDRESSING THE PURPOSE AND SCOPE OF THIS PUBLIC
CONSULTATION, A SUMMARY OF THE PROPOSED CHANGES
TO THE BLPSV AND HOW TO RESPOND

NOVEMBER 2019

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1. INTRODUCTION

Background

- 1.1 The Royal Borough of Windsor and Maidenhead is in the process of producing a new Borough Local Plan to replace the adopted Local Plan. The first stage of the plan-making process, known as the 'preparation' stage, ended in January 2018 when the Council submitted its Borough Local Plan (2013 – 2033) Submission Version (BLPSV) and supporting documents to the Secretary of State for independent examination.
- 1.2 Upon submission, the Secretary of State appointed a planning inspector, Mrs Louise Phillips MA (Cantab) MSc MRTPI, to carry out the second stage of the plan-making process, involving the Examination of the BLPSV. The purpose of the Examination is to ascertain whether the BLPSV is legally compliant and sound, and whether the Council complied with the Duty to Co-operate when preparing the BLPSV.
- 1.3 In June 2018, the Inspector held 'Stage 1 hearings' addressing five Matters upon which the legal compliance and soundness of the Plan depends. Subsequently, on 20 July 2018, the Inspector provided the Council with initial advice (ID/07) concerning the Matters discussed at the Stage 1 hearings and the soundness of the BLPSV, requesting additional information from the Council and its response to a series of questions.
- 1.4 In December 2018, following consideration of the Council's responses to her initial advice, the Inspector agreed to pause the Examination to enable the Council to carry out additional work to address specific aspects of her interim advice (ID/07) and the questions and issues raised in her letter dated 7 November 2018 (ID/09v2).
- 1.5 Interested persons were given the opportunity to make regulation 20 representations on the BLPSV before it was submitted to the Secretary of State in January 2018. At the Inspector's request, the additional work undertaken by the Council since December 2018 included a detailed review of the regulation 20 representations made in 2017 and the suggested changes to the BLPSV requested by objectors. Consequently, in addition to addressing the Inspector's interim advice concerning the matters discussed at the Stage 1 Examination hearings, the Council's Proposed Changes to the BLPSV also address soundness issues raised in regulations 20 representations.
- 1.6 Having completed that additional work, the Council has formulated Proposed Changes to the BLPSV to address concerns about the soundness of the submitted Plan. On 23 October 2019, the Proposed Changes to the BLPSV and supporting documents were considered and approved by Full Council for public consultation.

Purpose of this consultation

- 1.7 The purpose of this public consultation is to allow an opportunity for anyone interested to make representations on the Proposed Changes which are set out in the 'Borough Local Plan (2013 - 2033) Submission Version Incorporating Proposed Changes, October 2019' (BLPSV-PC).
- 1.8 The full suite of public consultation documents can be accessed on the [Council's website](#).
- 1.9 In addition to the 'Borough Local Plan (2013 - 2033) Submission Version Incorporating Proposed Changes, October 2019', the consultation documents include the Sustainability Appraisal (SA) Update and draft Habitats Regulations Assessment (HRA) Update, upon which representations may also be made. The consultation documents are supplemented by various supporting documents, the evidence base justifying the Proposed Changes and further explanatory material.
- 1.10 Representations on the 'Borough Local Plan (2013-2033) Submission Version Incorporating Proposed Changes, October 2019' are invited for a six-week period from **Friday 1 November 2019** until **midnight** on **15 December 2019**. Only duly made representations received at the Council's offices within this period will be considered by the Inspector appointed to examine the Borough Local Plan. **Late representations will not be accepted.**
- 1.11 Details on how to comment on the Proposed Changes to the BLPSV are as follows:
- Via our [Consultation Portal](#)
 - Alternatively, the [Representations Form](#) can be viewed and downloaded. Completed forms can be returned as follows:
Via email to: blp@rbwm.gov.uk
Via post to: FREEPOST RBWM PLANNING POLICY
- 1.12 Further information can be found in the [Statement of Representations Procedure and Statement of Fact](#).

Nature and scope of the consultation

- 1.13 This public consultation is being undertaken as part of the Examination process at the request of the Local Plan Inspector and, as such, the

consultation is a non-statutory process which is not covered by the provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) ("the 2012 Regulations").

- 1.14 However, the Inspector and the Council have agreed that this public consultation should be similar to the Regulation 19 procedure for making representations about a local plan which a local planning authority propose to submit to the Secretary of State for independent examination. Although it is open to all, the scope of this public consultation is focused on the Proposed Changes to the BLPSV.
- 1.15 Against that background, this public consultation provides interested persons with the opportunity to make representations on the Proposed Changes to the BLPSV and associated draft SA and HRA Updates.

Tests of legal compliance and soundness

- 1.16 Having regard to the statutory purpose of independent examination and the Inspector's duty to recommend modifications of the BLPSV to make it sound and legally compliant, representations must address the Proposed Changes to the BLPSV, and should focus upon legal compliance and soundness considerations.
- 1.17 Specifically, as the 'Borough Local Plan (2013–2033) Submission Version Incorporating Proposed Changes, October 2019', is the version of the BLP the Council wishes to adopt, representations should address whether the Proposed Changes make the BLPSV legally compliant and sound. Please note that compliance with the Duty to Co-operate does not apply after a Local Plan has been submitted for independent examination.
- 1.18 In due course, the Inspector will consider, amongst other matters, whether the revised BLPSV incorporating the Council's Proposed Changes, meets the four tests for soundness within paragraph 182 of the National Planning Policy Framework 2012, namely, that the revised Plan is:
 - Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 - Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.
- 1.19 Consequently, the Inspector is likely to be assisted by representations about the 'BLPSV Incorporating Proposed Changes' which specifically address the four-part test for soundness set out above. As the Inspector must recommend modifications of the BLPSV to enable its adoption, representations objecting to the Council's Proposed Changes should also suggest alternative or additional modifications of the BLPSV to make it sound and legally compliant.

Purpose of this document

- 1.20 In her letter dated 7 October 2019 (ID/11), the Inspector asked the Council to prepare an explanatory document to accompany the consultation. This Statement responds to that request and provides:
- An explanation of the purpose of the consultation and how it relates to the examination underway;
 - A summary of the main proposed changes now proposed to the BLPSV, including to the site allocations;
 - A list of the new (and amended) evidence documents available for consideration;
 - Details on how to respond to the consultation, including what you are able to comment upon; and
 - An indication of the likely 'next steps' after the consultation has concluded.

2. SUMMARY OF THE PROPOSED CHANGES TO THE BLPSV

- 2.1 The full set of proposed changes to the Borough Local Plan Submission Version (BLPSV) can be seen in two tables:
- Table of Proposed Main Changes to the BLPSV; and
 - Table of Proposed Minor Changes to the BLPSV.

These can be viewed at <https://www3.rbwm.gov.uk/blp>.

- 2.2 The Table of Proposed Main Changes includes the modifications that are of the BLPSV that are necessary to make it legally compliant and sound. In due course, subject to the matters discussed at the resumed Examination hearings and any further interim advice from the Inspector, the Council will invite the Inspector to recommend the Proposed Changes as Main Modifications (MMs) of the BLPSV to enable its adoption.
- 2.3 For the avoidance of doubt, the Council is not inviting representations on the Proposed Minor Changes to the BLPSV, which are not necessary to make the BLPSV sound and legally compliant.

Key overall changes to the BLPSV

- 2.4 The main Proposed Changes to the BLPSV are outlined below.
- 2.5 It is important to note that the Proposed Changes to the BLPSV do not fundamentally alter the strategic priorities underpinning the Borough Local Plan or the spatial strategy for managing the delivery of the development and infrastructure required to meet identified needs in the BLPSV over the Plan period.
- 2.6 The BLPSV is the product of a plan-making process that commenced which commenced with the preparation of Issues and Options in 2009. Since then, the Council and all local planning authorities have been forced to grapple with implementing radical regulatory and policy reforms with fewer and fewer resources available. The pace of change has been relentless.
- 2.7 On multiple occasions, it has been necessary for the Council to re-examine its approach to plan-making; to revisit, update and supplement the evidence base informing the preparation of the Local Plan; and to make appropriate changes to the emerging BLP to ensure its consistency with the ever-changing priorities of national planning policy and practice guidance.

Keeping up with judicial pronouncements on the proper interpretation and application of national planning policy has contributed to that challenge.

- 2.8 The BLPSV policies giving effect to the Plan's strategic priorities and spatial strategy primarily focus upon allocating a sufficient number of sites in three strategic growth locations to meet in full the housing and economic development requirements identified in the Plan, whilst minimising the loss of Green Belt land.
- 2.9 In contrast, the revised policies in the BLPSV-PC have been updated and strengthened by a comprehensive and holistic approach that prioritises placemaking to give effect to the spatial strategy by focusing upon the creation of high quality sustainable places. To that end, the BLPSV-PC includes new policies covering:
- Maidenhead Town Centre strategic Placemaking area (QP1a)
 - South West Maidenhead strategic Placemaking area (QP1b)
 - Ascot Centre strategic Placemaking area (QP1c)
 - Building height and tall buildings (QP3a)
- 2.10 The BLPSV-PC strengthens the policy response to climate change, including the inclusion of a new policy on climate change (SP2) and the strengthening of the existing policies on green and blue infrastructure, biodiversity, flooding and sustainable transport.
- 2.11 The BLPSV-PC also includes a number of changes to the site allocations, in response to the application of new site selection methodology. Changes include a reduction in the overall number of allocations, new types of allocations, new allocations, loss of some former allocations and merging and splitting of some former allocations.
- 2.12 The BLPSV-PC has also strengthened the site specific requirements for the allocated sites (set out in the proformas) and the proformas have been given the status of policy.
- Ten housing allocation sites were removed from the BLPSV due solely or partly to significant flooding constraints.
 - There have been several changes to the proposed alterations to green belt boundaries, resulting in an overall reduction in area of green belt being lost.
 - Many of the existing evidence base documents have been updated, including the Sustainability Appraisal; Habitats Regulation Assessment; HELAA; Flood Risk Sequential and Exceptions Test; Employment; Transport Assessment; Viability; Infrastructure Delivery Plan (IDP); Retail Study; Open Space Study; and Water Quality Assessment.

- Introduction of new evidence base studies, including Housing Topic Paper, Placemaking Studies/Topic Papers for Maidenhead Town Centre, South West Maidenhead and Ascot; Tall Buildings Study and Green & Blue infrastructure Study.

Key policy changes to BLPSV

2.13 The BLPSV contained 46 policies. Of these, a total of 14 have been retained with no change; 29 policies have been retained but have been amended; and 3 have been deleted.

2.14 The 14 unchanged policies are:

Policy	Policy name
• SP4 –	River Thames Corridor (but renumbered as QP4)
• SP6 –	Local Green Space (but renumbered as IF3)
• HO6 –	Sub-division of Dwellings (but title amended to ‘Loss and Sub- division of Dwellings’ and renumbered as HO5)
• ED4 –	Farm Diversification
• TR7 –	Shops and Parades Outside Defined Centres
• VT1 –	Visitor Development
• HE2 –	Windsor Castle and Great Park
• NR3 –	Nature Conservation (but title amended to ‘Nature Conservation & Biodiversity’)
• NR5 –	Renewable Energy Generation Schemes
• EP1 –	Environmental Protection
• EP5 –	Contaminated Land and Water
• IF1 –	Infrastructure and Developer Contributions
• IF5 –	Rights of Way and Access to the Countryside
• IF7 –	Community Facilities (but renumbered as IF6)

2.15 The three deleted BLPSV policies are:

Policy	Policy name	Summary of reason for deletion
HO5	Housing Density	Incorporated into Policy QP3 Design and the new policy on Tall buildings (QP3a)
HE3	Local Heritage Assets	Incorporated into HE1
IF6	New Sports and Leisure Development at Braywick Park	Leisure centre at Braywick Park now has planning permission. Site to be retained in Green Belt.

2.16 Of the 30 policies that have been retained but amended, the following policies have been subject to more extensive change:

Policy	Policy name	Summary of change and reason for change
SP1	Spatial Strategy	Amended to take account of placemaking approach and change to employment allocation.
SP2 (now QP1)	Sustainability and Placemaking	Amended to reflect greater focus on placemaking, with addition criteria on biodiversity, blue infrastructure, historic environment and a requirement for master planning on the largest sites.
IF3 (now QP2)	Green and Blue Infrastructure	Amended to reflect greater focus on the provision of green and blue infrastructure in new development to reflect Member priorities and new evidence.
SP3 (now QP3)	Character and Design of New Development	Amended to reflect greater focus on climate change/biodiversity and also to reflect insertion of separate policy on tall buildings.
SP5	Development in the Green Belt	Policy retitled as "Rural Development" to reflect the separation of Green Belt and rural

Policy	Policy name	Summary of change and reason for change
		policies. Insertions and deletion of text to make consistent with national policy and provide greater clarity.
HO1	Housing Development Sites	Text change to make status of proformas clearer. Re-order of layout to provide better clarity. Revised set of housing allocations to reflect formalised site selection methodology.
HO2	Housing Mix and Type	Revised approach to older persons and self & custom build housing.
HO3	Affordable housing	Increased affordable requirement on certain sites. Strengthen policy on providing size and type of tenure mix.
ED1	Economic Development	Specific employment allocations identified. Policy expanded to provide clarification.
ED2	Protected Employment Sites	Additional protected sites added. Strengthening of protection for employment sites and introduction of nil net loss principle. Removal of Triangle as protected employment site – now allocated employment site.
TR3	Maidenhead Town Centre	Policy renamed as “Maidenhead Retail Centre to reflect new focus on shopping. Placemaking text removed and incorporated in QP1a.
HE1	Historic Environment	Deletion of criterion 3 and addition of 2 new criteria, one essentially moved from HE3, which is now deleted.

Policy	Policy name	Summary of change and reason for change
NR1	Managing Flood Risk and Waterways	Changes to reflect representation from Environment Agency and better reflect NPPF.
IF2	Sustainable Transport	Strengthened policy and increased focus on modal shift
IF4	Open Space	Amended to reflect new evidence (Open Space Study) and introduces new allocations.

2.17 There are five new policies in the BLPSV-PC:

Policy	Policy title	Summary of change and reason for change
SP2	Climate change	To reflect strengthening of the policy approach to climate change.
QP1a	Maidenhead Town Centre strategic placemaking area	To reflect increased focus on placemaking and the creation of high quality sustainable places.
QP1b	South West Maidenhead strategic Placemaking area	To reflect increased focus on placemaking and the creation of high quality sustainable places.
QP1c	Ascot Centre strategic Placemaking area	To reflect increased focus on placemaking and the creation of high quality sustainable places.
QP3a	Building Height and Tall Buildings	To reflect new evidence (Tall Buildings Study) in light of recent increase in the number of tall building proposals.

3. SITE ALLOCATIONS: WHAT HAS CHANGED?

- 3.1 The BLPSV included 48 allocated housing sites, one protected employment site, two public open space sites and one Local Green Space.
- 3.2 The BLPSV incorporating Proposed Changes (BLPSV-PC) has 40 site allocations. Most of these are allocated for mixed-use development. A total of 34 of these include housing components; 3 are green infrastructure sites; and 3 are employment only. Each of the 40 sites has a proforma which will have development plan policy status and contains detailed site specific requirements.
- 3.3 As stated earlier, the application of a formalised site selection methodology has resulted in a number of changes to the site allocations. There has been a significant reduction in sites and housing units affected by flood risk and/or resulting in the loss of green belt. In total, 22 Housing Allocation ('HA') sites have been deleted, with the addition of 9 new sites with housing elements. Some sites have been merged to create larger parcels and some sites have had changes to their boundaries/areas, with some changes in housing numbers of some sites.
- 3.4 More information on the site selection methodology and the outcome of this process is given in Section 5 of the Housing Topic Paper.
- 3.5 Table 1 below sets out what has happened to each of the previous HA allocations (e.g. whether the site has been retained or deleted). Retained sites are highlighted in orange. It should be noted that the site numbering system has been changed from "HA" (which stood for Housing Allocation) to "AL" (which stands for Allocation) as many of the allocations are mixed use or for other non-residential uses.

Table 1: What has happened to the Housing Allocations in the BLPSV?

Site Ref	Site Name	Site retained	Site Ref
HA1	Maidenhead Railway Station	Yes	AL7
HA2	Reform Road	No	N/A
HA3	Saint-Cloud Way	Yes	AL9
HA4	West Street	Yes	AL5
HA5	York Road	Yes	AL4

Site Ref	Site Name	Site retained	Site Ref
HA6	Maidenhead Golf Course	Yes	Part of AL13
HA7	Land south of Harvest Hill Road, Maidenhead	Yes	Part of AL13
HA8	Land south of Manor Lane, Maidenhead	Yes	Part of AL13
HA10	Ascot Centre	Yes	AL16 and AL17
HA11	Land west of Windsor, north and south of the A308, Windsor	Yes	AL21 and AL22
HA12	Boyn Valley Industrial Estate, Maidenhead	No	N/A
HA13	Exclusive House, Oldfield Road, Maidenhead	No	N/A
HA14	Land south of Ray Mill Road East , Maidenhead	Yes	AL27
HA15	Middlehurst, 90-103 Boyn Valley Road, Maidenhead	No	N/A
HA16	Osbornes Garage, 55 St Marks Road, Maidenhead	No	N/A
HA17	Tectonic Place, Holyport Road, Maidenhead	No	N/A
HA18	Land between Windsor Road and Bray Lake, south of Maidenhead	Yes	AL26
HA19	Whitebrook Park, including land east of Whitebrook Park, Lower Cookham Road, Maidenhead	No	N/A
HA20	Land east of Woodlands Park Avenue and north of Woodlands Business Park Maidenhead	Yes	AL24
HA21	Land known as Spencer's Farm, north of Lutman Lane, Maidenhead	Yes	AL25 and AL28

Site Ref	Site Name	Site retained	Site Ref
HA22	Land north of Breadcroft Lane and south of the railway line, Maidenhead	No	N/A
HA23	Land west of Monkey Island Lane, Maidenhead	No	N/A
HA24	Summerleaze, Summerleaze Road, Maidenhead	No	N/A
HA25	Minton Place, Victoria Street, Windsor	Yes	AL29
HA26	Shirley Avenue (Vale Road Industrial Estate), Windsor	No	N/A
HA28	Windsor and Eton Riverside Station Car Park	Yes	AL30
HA29	Windsor Police Station, Alma Road, Windsor	No	N/A
HA30	Ascot Station Car Park	Yes	AL18
HA31	Englemere Lodge, London Road, Ascot	Yes	AL19
HA32	Heatherwood Hospital, Ascot	Yes	AL20
HA33	Silwood Park, Sunningdale	No	N/A
HA34	Sunningdale Park, Sunningdale	Yes	AL35
HA35	Gas holder site, Bridge Road, Sunninghill	No	N/A
HA36	Broomhall Car Park, Sunningdale	Yes	AL33
HA37	White House, London Road, Ascot	Yes	AL34
HA38	Cookham Gas holder, Whyteladyes Lane, Cookham	Yes	AL36
HA39	Land east of Strande Park, Cookham	Yes	AL38
HA40	Land north of Lower Mount Farm, Long Lane, Cookham	Yes	AL37

Site Ref	Site Name	Site retained	Site Ref
HA41	Land north and east of Churchmead Secondary School, Priory Road, Datchet	No	N/A
HA42	Land at Slough Road/Riding Court Road, Datchet	Yes	AL39
HA43	Land north of Eton Road adjacent to St Augustine's Church, Datchet	No	N/A
HA44	Land east of Queen Mother Reservoir, Horton	Yes	AL40
HA45	Land adjacent to Coppermill Road, Horton	No	N/A
HA46	Straight Works, Old Windsor	No	N/A
HA47	95 Straight Road, Old Windsor	No	N/A
HA48	Tithe Farm, Tithe Lane, Wraysbury	No	N/A
HA49	DTC Research. Belmont Road, Maidenhead	No	N/A
HA50	Grove Business Park, White Waltham	No	N/A

3.6 The table below lists the 40 proposed allocations in the BLPSV-PC and states whether these sites are new or retained (in some cases in an amended form) from the BLPSV.

Table 2: Site Allocations in the BLPSV-PC document

Site Ref	Site Name	New site	BLPSV Site Ref	Proposed use
AL1	Nicholsons Centre, Maidenhead	Yes	N/A	Mixed Use
AL2	Land between High Street and West Street, Maidenhead	Yes	N/A	Mixed Use
AL3	St Mary's Walk, Maidenhead	Yes	N/A	Mixed Use

Site Ref	Site Name	New site	BLPSV Site Ref	Proposed use
AL4	York Road, Maidenhead	No	HA5	Mixed Use
AL5	West Street, Maidenhead	No	HA4	Mixed Use
AL6	Methodist Church, High Street, Maidenhead	Yes	N/A	Mixed Use
AL7	Maidenhead Railway Station	No	HA1	Mixed Use
AL8	St Cloud Gate, Maidenhead	Yes	N/A	Employment
AL9	Saint-Cloud Way, Maidenhead	No	HA3	Mixed Use
AL10	Stafferton Way Retail Park, Maidenhead	Yes	N/A	Mixed Use
AL11	Crossrail West Outer Depot, Maidenhead	Yes	N/A	Employment
AL12	Land to east of Braywick Gate, Braywick Road, Maidenhead	Yes	N/A	Housing
AL13	Desborough, Harvest Hill Road, South West Maidenhead	No	HA6, HA7 and HA8	Housing
AL14	The Triangle Site (land south of the A308(M) west of Ascot Road and north of the M4), Maidenhead	Yes	N/A	Employment
AL15	Braywick Park, Maidenhead	Yes	N/A	Green Infrastructure
AL16	Ascot Centre, Ascot	No	Part of HA10	Mixed Use
AL17	Shorts Waste Transfer Station and Recycling Facility, St Georges Lane, Ascot	No	Part of HA10	Housing

Site Ref	Site Name	New site	BLPSV Site Ref	Proposed use
AL18	Ascot Station Car Park	No	HA30	Mixed Use
AL19	Englemere Lodge, Ascot	No	HA31	Housing
AL20	Heatherwood Hospital, Ascot	No	HA32	Mixed Use
AL21	Land west of Windsor, north and south of the A308, Windsor	No	Part of HA11	Housing
AL22	Squires Garden Centre, Maidenhead Road, Windsor	No	Part of HA11	Housing
AL23	St. Marks Hospital, Maidenhead	Yes	N/A	Housing
AL24	Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead	No	HA20	Housing
AL25	Land known as Spencer's Farm, North of Lutman Lane, Maidenhead	No	Part of HA21	Housing
AL26	Land between Windsor Road and Bray Lake, south of Maidenhead	No	HA18	Housing
AL27	Land south of Ray Mill Road East, Maidenhead	No	HA14	Green Infrastructure
AL28	Land north of Lutman Lane, Maidenhead	No	Part of HA21	Green Infrastructure
AL29	Minton Place, Victoria Street, Windsor	No	HA25	Housing
AL30	Windsor and Eton Riverside Station Car Park	No	HA28	Housing
AL31	King Edward VII Hospital, Windsor	Yes	N/A	Housing

Site Ref	Site Name	New site	BLPSV Site Ref	Proposed use
AL32	Sandridge House, London Road, Ascot	Yes	N/A	Housing
AL33	Broomhall Car Park, Sunningdale	No	HA36	Housing
AL34	White House, London Road, Sunningdale	No	HA37	Housing
AL35	Sunningdale Park, Sunningdale	No	HA34	Housing
AL36	Cookham Gas holder, Whyteladyes Lane, Cookham	No	HA38	Housing
AL37	Land north of Lower Mount Farm, Long Lane, Cookham	No	HA40	Housing
AL38	Land east of Strande Park, Cookham	No	HA39	Housing
AL39	Land at Riding Court Road and London Road, Datchet	No	HA42	Housing
AL40	Land east of Queen Mother Reservoir, Horton	No	HA44	Housing

4. EVIDENCE DOCUMENTS: HOW HAVE THESE CHANGED?

- 4.1 The Borough Local Plan is supported by an extensive set of background evidence base studies. Many of these have been updated as a result of the proposed changes to the BLPSV. In addition, several new evidence base documents have been produced. The following table lists those evidence documents that have changed since the BLPSV was published.

Table 3 – New and updated evidence base studies

Evidence base	Existing or new study?	Main changes made and reasons for change
Maidenhead Town Centre Placemaking Study (2019)	New	Produced to ensure new development in the town centre is holistic and comprehensive and creates high quality sustainable places.
South West Maidenhead Placemaking Study (2019)	New	Produced to ensure new development in the South West of Maidenhead area is holistic and comprehensive and creates high quality sustainable places.
Ascot Placemaking Topic Paper (2019)	New	Produced to ensure new development in the Centre of Ascot is holistic and comprehensive and creates high quality sustainable places.
Shaping the Future Topic Paper (January 2018)	Existing	Chapter 5 has been superseded as it has been replaced by the Housing Topic Paper 2019
Housing Topic Paper (2019)	New	This supersedes Chapter 5 of the Updated Shaping the Future Topic Paper, January 2018.
Employment Topic Paper	Existing	This provides updated evidence on employment land needs and land supply.
Sequential & Exception Test of sites in BLPSV-PC	Existing	This study updates the sequential and exception test (with regards to flood risk) in light of the review of the site selection methodology.

Evidence base	Existing or new study?	Main changes made and reasons for change
Viability Report	Existing	Updated in light of proposed changes to the policies, including the greater focus on placemaking and climate change, and on the revised site allocations.
Sustainability Appraisal update 2019	Existing	A Sustainability Appraisal (SA) must be undertaken at each key stage of plan preparation. The previous SA has been updated in light of proposed changes to the policies, including the greater focus on placemaking and climate change, and on the revised site allocations.
Habitats Regulation Assessment (HRA) Screening Report (Stage 1) and Appropriate Assessment (Stage 2)	Existing	The HRA is being updated in light of proposed changes to the policies, including the greater focus on placemaking and climate change, and on the revised site allocations.
Transport Assessment (& junction mitigation)	Existing	Updated in light of proposed changes to the site allocations. This has involved re-running the transport model and reviewing mitigation measures to address impacts.
IDP	Existing	Updated in light of proposed changes to the policies, including the greater focus on placemaking and climate change, and on the revised site allocations.
Retail Study	Existing	Updated in light of proposed changes to the retail policies, and the revised site allocations.
Water Quality Impact assessment	New	This study was produced in response to the Environment Agency representation to the Regulation 19 consultation on the BLPSV.

Evidence base	Existing or new study?	Main changes made and reasons for change
Open Space Study (2019)	New	This new study replaces the Open Space Audit produced in 2008.
Green and Blue Infrastructure Study	New	This study was produced to reflect the greater focus of the plan on green and blue infrastructure and climate change.
Draft Borough wide Design Guide (consultation version) 2019	New	Produced to ensure new development creates high quality sustainable places. It is intended that the Guide will eventually be adopted as a Supplementary Planning Document.
Tall Buildings Study	New	This study seeks to understand the context heights across the Borough and thus to identify areas where tall buildings may be acceptable: this is key in Maidenhead Town Centre where higher intensity development is envisaged.
Equalities Impact Assessment Screening	Existing	The Equality Act 2010 places a statutory duty on the council to ensure that when considering any new or reviewed strategy, policy, plan, project, service or procedure the impacts on particular groups, including those within the workforce and customer/public groups, have been considered. A screening has been completed which shows that a full EQIA is not required.
HEELA 2019	Existing	Updated report as key evidence base in regard to housing, economic and retail sites within the Borough. It is an up to date technical study which explores potential land supply to meet future development needs.

5. HOW TO RESPOND TO THE CONSULTATION

Representation procedure

- 5.1 As stated in Section 1 (above), the public consultation on the BLPSV Incorporating Proposed Change, October 2019 runs for six weeks from 1 November 2019. All representations must be submitted to the Council by midnight on 15 December 2019. Only duly made representations received within this period will be considered by the Local Plan Inspector appointed to examine the Borough Local Plan. Late submissions will not be accepted.
- 5.2 As this consultation relates to the Proposed Changes to the BLPSV, **representations must address the Proposed Changes** and respondents **should** focus their representations on soundness and legal compliance considerations. In **particular, whether the Proposed Changes make the BLPSV sound and legally compliant.**
- 5.3 **Please note: if you made representations on the BLPSV in 2017 you do not need to re-submit these as the Inspector is already in receipt of them.**
- 5.4 When the BLPSV-PC, supporting documents, updated evidence base, and representations are submitted to the Inspector, when the Examination resumes the Inspector will consider, amongst other matters, whether or not the amended plan meets the four tests of soundness, namely whether it is:
- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 - Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.
- 5.5 It would therefore be helpful to the Inspector for respondents to frame their responses to the consultation in relation to whether or not they feel the changes meet the four tests of soundness.
- 5.6 Representations should be submitted via the consultation portal <http://consult.rbwm.gov.uk/portal> or on the representation form. The Representation form will be available both electronically, and in paper form. The electronic version will be on the Council's website and can be downloaded

from <https://www3.rbwm.gov.uk/blr>. Paper copies of the form are available on request by emailing blr@rbwm.gov.uk.

- 5.7 There are three ways in which representations can be submitted:
- Electronically at: <http://consult.rbwm.gov.uk/portal>
 - By email to: blr@rbwm.gov.uk
 - By post to: FREEPOST RBWM PLANNING POLICY
- 5.8 Respondents are strongly urged to submit representations using the on-line form on the consultation portal.
- 5.9 Representations should be supported by evidence if possible, and when making representations, please clearly indicate which policy, paragraph or page number you are referring to. Respondents will not receive individual responses from the Council.
- 5.10 Please note that all comments received will eventually be available for the public to view and cannot be treated as confidential. Data will be processed and held in accordance with the Data Protection Act 2018 and the General Data Protection Regulations 2018. For further information, please contact the Planning Policy Team on 01628 683800 or email blr@rbwm.gov.uk.

Availability of documents for Inspection

- 5.11 The Borough Local Plan (2013-2033) Submission Version Incorporating Proposed Changes October 2019 (BLPSV-PC) and supporting documentation, including the update to the draft Sustainability Appraisal and the Draft Habitats Regulation Assessment screening update, can be viewed on the Council's website at (<https://www3.rbwm.gov.uk/blr>).
- 5.12 The following key supporting documents will be available for inspection in paper copy at all local libraries and Parish Council Offices within the Royal Borough of Windsor & Maidenhead Local Planning Authority Area during their normal opening hours:
- Borough Local Plan (2013-2033) Submission Version Incorporating Proposed Changes October 2019 (October 2019)
 - Proposed amended Policies Maps (October 2019)
 - Table of Proposed Changes to the BLPSV (October 2019)
 - Table of Proposed Minor Changes (Additional Modifications) to the BLPSV (October 2019)
 - Draft Sustainability Appraisal update (October 2019)
 - Draft Habitats Regulation Assessment (October 2019)

- Statement of Representation Procedure and Statement of Fact.

5.13 See our website for library opening hours:

https://www3.rbwm.gov.uk/directory/7/find_a_library.

6. NEXT STEPS

- 6.1 Following the end of the six-week consultation period, all responses received will be carefully reviewed by the Council. Consideration will be given as to whether further revisions of the Proposed Changes are necessary to address issues of soundness raised in consultation responses. Any such changes will not be subject to further public consultation as the persons making representations requesting changes to the Proposed Changes will be entitled to address the Inspector at the Examination hearings in 2020. The Council will submit the BLPSV-PC to the Local Plan Inspector to enable the Examination to be resumed. It is currently anticipated that the submission of material back to the Inspector will take place in Spring 2020.
- 6.2 The Inspector will consider all material submitted to her by the Council, including any representations received in the consultation period. It is anticipated that the Inspector will resume the Examination in Spring 2020 and hold further hearings. However, this is a matter for the Inspector to decide and is outside of the Council's control.
- 6.3 For further information, please visit the Council's BLP webpages at <https://www3.rbwm.gov.uk/blp>. Alternatively, contact the Planning Policy Team on 01628 683800 or email blp@rbwm.gov.uk.

