



Royal Borough of Windsor and Maidenhead

ERRATA FOR EXAMINATION DOCUMENT BLPSV-PC-030

RBWM Sequential and Exception test of sites in
the Borough Local Plan Submission Version
Proposed Changes (BLPSV-PC) October 2019





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WSP

Mountbatten House
Basing View
Basingstoke, Hampshire
RG21 4HJ

Phone: +44 1256 318 800

Fax: +44 1256 318 700

WSP.com

1 ERRATA

The Council has identified a small error in the above document. The error concerns the extent of site allocation AL14 stated to be within Flood Zone 3b in the site proforma within Appendix D.2 (Sequential and Exception Test sheets for sites not wholly in Flood Zone 1), which can be found at pages 78-80 of PCP-30.

The site proforma erroneously states that 0% of the AL14 site lies within Flood Zone 3b. The correct figure for Flood Zone 3b, based on the data available at that time, should be 18.8%. However, the overall figure for Flood Zone 3 is correct at 29.7%.

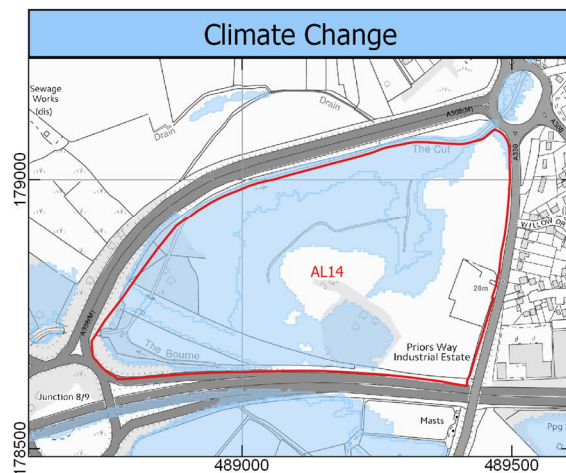
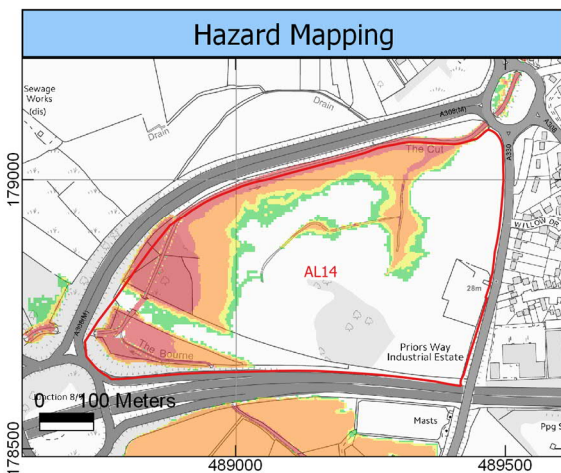
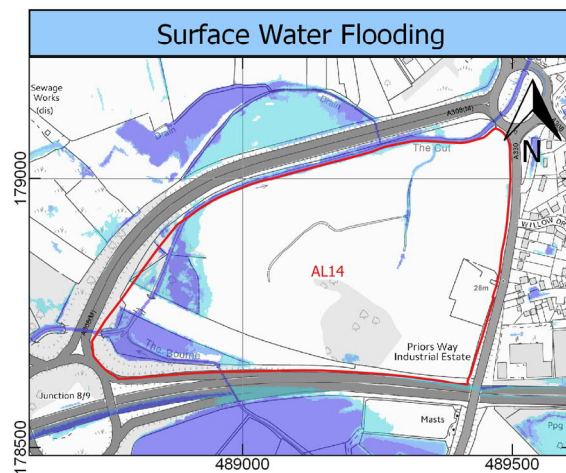
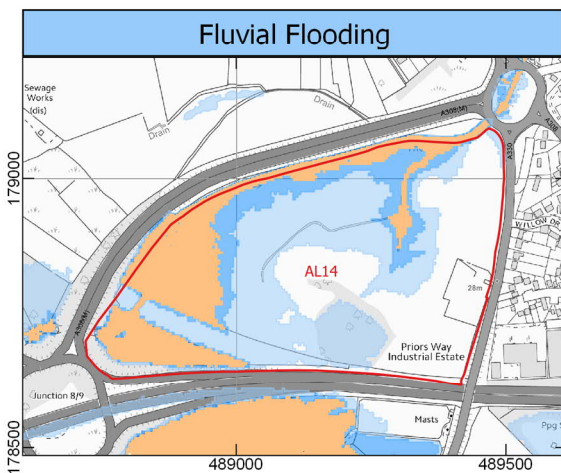
This error also affects the Sequential Ranking table in Appendix B of PC-030.

Correct versions of the Sequential Ranking table in Appendix B and the site proforma are provided on the following pages.

Rank	Site Name	Allocation No.	HELA ID No.	Site Area (Ha)	Approx. centre Grid Ref		Proposed Use	Proposed use designation	Percentage of site within the flood zone (Calculated from Site Area and Area Within Each Flood Zone)					Site area within each Flood zone (m ²)					Site within Area Benefiting from Defence (ABD)?	Percentage of Site within Flood Map for Surface Water (uFMSW)					Site within Areas Susceptible to Groundwater Flooding (ASGW)					Suitability							
					Easting				Northing		FZ1	FZ2	FZ3a	FZ3b	FZ3c	FZ1	FZ2	FZ3a		FZ3b	FZ3c	1 in 100	< 25%	>= 25% < 50%	>= 50% < 75%	>= 75%	Main ASGW Zone	Main Flood Zone	Reservoir Flood Risk	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water compatible	Essential Infrastructure			
1	Land at Cherry Garden Lane/Westcott Way	00148	00148	21.24	484888	179620	Housing (Possible self build)	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	212425	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	>= 50% < 75%	FZ1	No	No	No	No	No	No	No	No
2	Waltham Mill Farm, Waltham St Lawrence	00149	00149	10.79	482178	172280	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	107982	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	>= 50% < 75%	FZ1	No	No	No	No	No	No	No	No
3	Shorts Waste Transfer Station and Recycling Facility, St Georges Lane, Ascot	AL17	00040	5.79	492624	168477	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	57940	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	>= 50% < 75%	FZ1	No	No	No	No	No	No	No	No
4	Land Between Terry's Lane and Poundfield Lane, Cockham Maidenhead (Poundfield)	0009	0009	5.41	488911	185357	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	54113	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	>= 75%	FZ1	No	No	No	No	No	No	No	No
5	Land to north of Millway Road (Land to the South of Burtons Farm and North of Millway Road Waltham St Lawrence Reading)	0021	0021	3.35	482232	177208	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	33496	0	0	0	0	0	No	0.00%	Yes	Yes	No	No	No	>= 25% < 50%	FZ1	No	No	No	No	No	No	No	No
6	Marshall Lane, Sunningdale	00108	00108	2.76	493457	166491	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	27649	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	>= 25% < 50%	FZ1	No	No	No	No	No	No	No	No
7	Steeple Park Nurseries, Chappard Road, Ascot	00125	00125	2.66	493851	169223	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	26596	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	None	FZ1	No	No	No	No	No	No	No	No
8	Land at Hawthorn Hill, part of Braywood Farm (Land North of Braywood Farm, Ascot Road, Maidenhead)	00294	00294	2.47	487516	175252	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	24729	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	< 25%	FZ1	No	No	No	No	No	No	No	No
9	Land to South of Church view and East of Grove Park Business Estate	0334	0334	2.43	485329	177795	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	24281	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	>= 25% < 50%	FZ1	No	No	No	No	No	No	No	No
10	Subbings, Nunsey	0318	0318	2.42	484880	181036	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	24231	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	< 25%	FZ1	No	No	No	No	No	No	No	No
11	Land at Subbings Farm - East of Burcheys Green Lane & Burcheys Green Road	0001c	0001c	1.89	484939	181382	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	18876	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	None	FZ1	No	No	No	No	No	No	No	No
12	Off A404 Henley Road Maidenhead SL6 6CW	0004	0004	1.63	484596	181710	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16251	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	None	FZ1	No	No	No	No	No	No	No	No
13	Berkshire College of Agriculture - Honey Lane	0013a	0013a	1.49	482492	182191	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14943	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	< 25%	FZ1	No	No	No	No	No	No	No	No
14	Philo Field, Cockham	0320	0320	1.30	48816	185293	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	13033	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	< 25%	FZ1	No	No	No	No	No	No	No	No
15	Travis Perkins, Trading Co Ltd Batick Wharf Boy Valley Road Maidenhead	00066	00066	1.23	488912	186453	Housing (Some affordable units)	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12344	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	>= 50% < 75%	FZ1	No	No	No	No	No	No	No	No
16	Subbings Compound, Henley Road, Maidenhead, SL6 6GL Option 1	0005	0005	1.22	484960	181447	Other - Green Waste Processing site	Less Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12163	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	None	FZ1	No	No	No	No	No	No	No	No
17	Subbings Compound, Henley Road, Maidenhead, SL6 6GL Option 1	0005a	0005a	1.22	484960	181447	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12163	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	None	FZ1	No	No	No	No	No	No	No	No
18	Cross all West Outer Dugout, Maidenhead	AL11	0303	1.17	482227	188213	Employment	Less Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11659	0	0	0	0	0	No	0.00%	Yes	No	Yes	Yes	No	>= 50% < 75%	FZ1	No	No	No	No	No	No	No	No
19	Land to the South of Bedford Lane	0210	0210	1.15	495228	167446	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11547	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	< 25%	FZ1	No	No	No	No	No	No	No	No
20	Broadlands Farm and Broadlands Farm Cottage, Bagshot Road, Ascot	00441	00441	1.10	492927	166456	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10962	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	< 25%	FZ1	No	No	No	No	No	No	No	No
21	Industrial Area, Burdon Farm, Millay Road, Waltham St Lawrence	0248	0248	0.96	482221	177144	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9600	0	0	0	0	0	No	0.00%	Yes	Yes	No	No	No	>= 25% < 50%	FZ1	No	No	No	No	No	No	No	No
22	East of School Lane Littlewick Green	00058	00058	0.91	484129	179615	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9085	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	< 25%	FZ1	No	No	No	No	No	No	No	No
23	R/O Hogarth Street, Hogarth, Maidenhead (Site A)	0001a	0001a	0.85	489271	177892	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8489	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	< 25%	FZ1	No	No	No	No	No	No	No	No
24	White House, London Road, Sunningdale	AL34	00156	0.82	495154	166537	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8198	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	None	FZ1	No	No	No	No	No	No	No	No
25	The Pavilion London Road Sunninghill Ascot SL5 0PH	00137	00137	0.75	494729	168308	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7547	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	None	FZ1	No	No	No	No	No	No	No	No
26	King Edward VII Hospital, Windsor	AL31	0384	0.72	496318	175996	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7169	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	< 25%	FZ1	No	No	No	No	No	No	No	No
27	Oakton Green Lodge (West)	0342	0342	0.67	492739	176186	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6718	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	None	FZ1	No	No	No	No	No	No	No	No
28	Clean Linen, Furoz Platt, Maidenhead	00108b	00108b	0.66	487737	182530	Housing or Employment	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6589	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	None	FZ1	No	No	No	No	No	No	No	No
29	Tectonic Plaza, Hogarth Road, Maidenhead, Berkshire	00270	00270	0.65	489961	178767	Housing or Employment	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6511	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	>= 75%	FZ1	No	No	No	No	No	No	No	No
30	Employment, Ascot	AL19	00130	0.65	488778	179952	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6488	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	< 25%	FZ1	No	No	No	No	No	No	No	No
31	Land to the north of Church View White Waltham Maidenhead Berkshire SL6 3JQ	00116a	00116a	0.64	485491	177979	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6363	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	>= 75%	FZ1	No	No	No	No	No	No	No	No
32	Land at Ludlow Road, Maidenhead (Station Car Park)	01159	01159	0.55	488499	180610	Employment	Less Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5502	0	0	0	0	0	No	0.00%	Yes	No	No	Yes	No	>= 50% < 75%	FZ1	No	No	No	No	No	No	No	No
33	Land adjacent to Braywood Farm	01314	01314	0.54	487414	175248	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5359	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	< 25%	FZ1	No	No	No	No	No	No	No	No
34	Sanbridge House, London Road, Ascot	AL32	0381	0.48	491223	168909	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4836	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	>= 50% < 75%	FZ1	No	No	No	No	No	No	No	No
35	R/O Hogarth Street, Hogarth, Maidenhead (Site B)	0001b	0001b	0.47	489796	177997	Housing	More Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4738	0	0	0	0	0	No	0.00%	Yes	No	No	No	No	>= 75%	FZ1	No	No	No	No	No	No	No	No
36	2 To 6 Martin Road and Units 31 And 32 Cliverton Road, Maidenhead	0355	0355	0.46	488549	181961	Employment	Less Vulnerable	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4591	0	0	0	0	0	No	0.00%	Yes	No	Yes	Yes	No	>= 75%	FZ1	No	No	No	No	No	No	No	No
37	Brookhurst Hotel, Brookhurst Road, South Ascot	00144	00144	0.44	492787																																

The Triangle Site (land south of the A308(M) west of Ascot Road and north of the M4). Maidenhead

Allocation No.	AL14
HELAA No.	00274a
Site Area (ha)	25.7
Proposed Site Use	Employment
Flood Zone 1	35.2%
Flood Zone 2	35.1%
Flood Zone 3a	10.9%
Flood Zone 3b	18.8%
Reservoir Flood Risk	No
Groundwater Risk Zone	$\geq 75\%$



SEQUENTIAL TEST
Proposed Use
The proposed use is General Industrial / Warehousing uses which is classified by the NPPF Flood Risk and Coastal Change Planning Practice Guidance as 'Less Vulnerable' development.
Alternative Sites at Lower Risk
<p>Sequentially preferable sites for housing at lower probability of flooding have been considered. These include sites wholly in Flood Zone 1 and sites with a smaller area in Flood Zone 2 and Flood Zone 3.</p> <p>After these sites have been considered, there is a remaining need of employment space. Reasons for not selecting sites with lower probability of flooding include: sites too small for allocation, site subject to absolute constraints, sites are unavailable (due to advanced stage in the development pipeline or are not considered developable in the next 15 years), sites do not conform with the spatial strategy or are required for other essential uses (including employment public open space, minerals and waste sites and Grade 1 or 2 agricultural land). Details of the reasons for non-selection of sites is set out in the Council's report on the Site selection process.</p>
Flood Risk Considerations
<p>Fluvial flood risk:</p> <p>Approximately 35% of the site is shown to be in the undefended Flood Zone 2 and 35% in Flood Zone 1. Approximately 30% of the site is located within Flood Zone 3, of which 18.8% in Flood Zone 3b.</p> <p>The site is crossed by 2 Statutory Main Rivers, The Cut and Chawridge Bourne.</p> <p>Surface water flood risk The southwestern corner of the site is affected by surface water flood risk.</p> <p>Groundwater flood risk The British Geological Survey's Areas Susceptible to Groundwater Flooding mapping shows the site to be located in an area potentially at risk of groundwater flooding as a result of the underlying geology.</p> <p>Other Sources The site is not shown to be located in an area at risk of reservoir flooding.</p>
Does the Site Pass the Sequential Test?
<p>The development passes the Sequential Test for allocation for industrial use as no sites at lower risk are reasonably available.</p> <p>In order to pass the Sequential Test no development other than water compatible must occur within the functional floodplain.</p>
EXCEPTION TEST
The Exception Test is not required as 'Less Vulnerable' uses are proposed.
CONCLUSION AND ADVICE
The development passes the Sequential Test for allocation for industrial use and doesn't need an Exception Test.

A site-specific Flood Risk Assessment (FRA) will be required to support the planning application, including a surface water drainage strategy, as the site is partially within Flood Zone 2 and 3 and bigger than 1 hectare. The FRA will need to assess the flood risk at the site and demonstrate that it could be satisfactorily managed. Although the level of flood risk at the site will need to be further assessed as part of the FRA, based on the available information, it is expected that the fluvial flood risk associated to Flood Zone 2 and 3 and surface water management would be the key flood risk constraints.

Among the key considerations for the FRA:

A sequential approach should be adopted in developing the masterplan for the site; proposed land-use types should be located within appropriate flood risk areas in accordance with the NPPF Flood Risk and Coastal Change Planning Practice Guidance with precedence given to development in Flood Zone 1 followed by Flood Zone 2 and Flood Zone 3a and taking into account the vulnerability of the proposed uses: for example areas in Flood Zone 2 and 3 might be appropriate for communal/green open space and car parking. Any development in Flood Zone 2 and even more in Flood Zone 3 would need to be robustly justified due to level of flood risk and level of hazards within the area. No development other than water compatible would be acceptable in Flood Zone 3b.

If development proposed within Flood Zones 2 and Flood Zone 3a was justifiable and feasible, resilience and resistance measures should be incorporated into the design of any buildings located within the floodplain. Raised thresholds might be a suitable solution to mitigate the flood risk; however, in order for any development within Flood Zone 2 and especially 3 to be acceptable, it would need to be demonstrated that this would not have a negative impact on floodplain storage capacity and conveyance. This is expected to be a significant constraint as the site is currently undeveloped.

The availability of a safe evacuation route within the parts of the site located in Flood Zone 2 and 3 would need to be investigated. It is unlikely that an evacuation route will be achievable within Flood Zone 3 due to the hazard within the area, which makes development there less likely to be justifiable. If appropriate, detailed emergency plans may be required, if development was proposed within the floodplain, this would need to be agreed with the Royal Borough.

Safe access and egress can be accommodated via A330 Ascot Road which forms the eastern boundary of the site.

The site is crossed by 2 Statutory Main Rivers, The Cut and Chawridge Bourne, and as such additional requirements are expected; for example no construction within 8 metres of the watercourses would be acceptable without previous discussion and agreement with the EA.

Guidance on flood risk activities: environmental permits can be found here:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

A surface water drainage strategy will be required as part of the FRA; existing surface water flood risk at the site will need to be assessed and solutions for its management identified (e.g. raised threshold levels). The surface water drainage strategy must reflect local and national policy and best practice on drainage. On this note surface water runoff should be infiltrated (if applicable and appropriate) or discharged from the site at greenfield rates and Sustainable Drainage Systems (SuDS) should be incorporated into the design of the development to manage surface water generated by the site for all events up to and including the 1% annual probability storm event, including a suitable allowance for climate change. The long term resilience and sustainability of the scheme should be part of the design considerations.



Mountbatten House
Basing View
Basingstoke, Hampshire
RG21 4HJ

wsp.com

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