

# Maidenhead Neighbourhood Plan: Consultation Statement

**Date: 14-Jul-2025**

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Plan Period: 2024 to 2039

Status: Submission version

Qualifying body: Maidenhead Neighbourhood Forum

## **Introduction**

This Consultation Statement records engagement between Maidenhead Neighbourhood Forum and the community it serves. It covers the process from designation of the area and the Forum, up to the Regulation 14 consultation and updates made to the plan following the consultation.

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## **SECTION 1 – Early incarnations of Neighbourhood Planning process**

### **1.1 Maidenhead and Cox Green**

From 2013 to 2019, a Neighbourhood Plan was being developed for an area covering the parish of Cox Green and the 7 unparished wards of Maidenhead, and in the later stages the group was led by Cox Green parish council. This combination of parished and unparished areas did not fit the requirements of the legislation, and was split into separate areas in 2019.

Cox Green Parish is now separately designated, and the 7 unparished wards of Maidenhead are covered by Maidenhead Neighbourhood Forum. This document covers the Community Engagement of Maidenhead Neighbourhood Forum from 2019 onwards.

## **SECTION 2. Designation process**

### **2.1 Designation attempt October 2019**

The first attempt to seek designation of the 7 unparished wards of Maidenhead as a Neighbourhood Area, and of Maidenhead Neighbourhood Forum as a qualifying body, was made in October 2019 [1,2].

RBWM ran a 6 week consultation on the designation, which closed on 6-Jan-2020.

In February 2020 RBWM issued a decision letter [3] on the Applications, refusing both Forum and Area designations. In summary the reasons for rejection were:

- The submitted information on membership did not provide adequate information including contact details for those named to enable the Council to ratify active participation in the Forum
- The available information did not provide evidence of consistent attendance or participation in the forum by at least 21 named individuals, and the forum was not considered to represent a relevant body as defined by section 61G of the TCPA 1990.
- The forum had not addressed or evidenced that the membership was drawn from different places in the neighbourhood area and from different sections of the community, and failed to meet the requirements of section 61F(7) of the TCPA 1990.
- The size of the area sought was contrary to best practice and would not be an appropriate scale of area or population to establish a representative Neighbourhood Planning Area

Following this refusal, the then chair of Maidenhead Neighbourhood Forum had a telephone call to discuss the issues with the RBWM Interim Head of Planning on 11-Feb-2020. Later Maidenhead Neighbourhood Forum met with RBWM on 12-Oct-2020, 9-Apr-2021 and 8-Jul-2021, and provided a draft updated Area designation request for the 7 unparished wards of Maidenhead on 20-Sep-2021. RBWM responded by e-mail on 24-Nov-2021, stating that the area sought was not considered to be either appropriate or logical, and that there was no evidence to suggest that the desire for this

designation was being driven by the communities that it would affect. RBWM requested MNF to consider splitting the area into at least 2, with 3 unparished areas in each.

## 2.2 Survey on Maidenhead as an area for a Neighbourhood Plan

In the context of sustained objection from RBWM to the 7 unparished wards of Maidenhead being designated as a Neighbourhood Area, and the statement that there was no evidence to suggest that the desire for this designation was being driven by the communities that it would affect, Maidenhead Neighbourhood Forum carried out a survey [5] from 5<sup>th</sup> to 31<sup>st</sup> Jan 2022.

The survey was publicised in the Maidenhead Advertiser, to Forum members and supporters, and on local social media groups (Maidenhead Future, 4000+ members and Maidenhead Neighbourhood Forum, ~1000 members).



The questions asked were:

- **Question 1:** Can you think of a way to divide Maidenhead into two or three sub-areas of about the same size, which are "appropriate and logical", and which have "clear local connections, supported by evidence"?
- **Question 2:** When non-Maidenhead people ask where you live, do you typically say Maidenhead?
- **Question 3:** How do you view your local connections (connection to Maidenhead / connection to somewhere else)?
- An opportunity was provided to make any other comments

The full results of the survey are in reference [6], with a summary of the outcomes below:

- Most people in Maidenhead identify with the town rather than any sub-area, and they can't see the logic or benefit of creating a set of smaller sub-areas for planning purposes
- They see the districts as interconnected with a clear centre and central amenities
- This suggests that to call Maidenhead "neither appropriate or logical" to be a designated as a Neighbourhood Area is at odds with local opinion
- The verbatim comments offer a useful summary of local attitudes to planning issues

In parallel, we also received support from Locality on the Area and Forum Designation. Locality supported designation of the whole town, pointed us to published guidance, and expressed the clear view that splitting a town into several sub-area designations would be bad planning.

Following the survey, MNF met subsequently with RBWM on 10-Mar-2022 including attendance by Locality. A letter [7] was received from RBWM on 10-May-2022 acknowledging progress on addressing issues and outlining a way forward, with a further meeting on 30-Jun-2022.

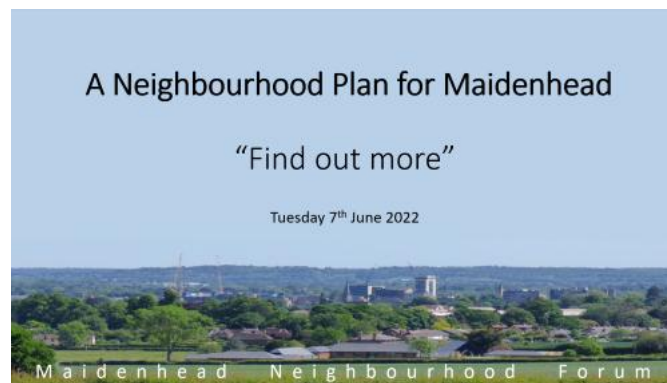
Internally, prior to Maidenhead Neighbourhood Forum's AGM in May 2020 membership views were sought and there was overwhelming support from responders to re-apply for Designation [8]. The Chair's report for Maidenhead Neighbourhood Forum's AGM in June 2021 contained a summary of ongoing dialogue with RBWM and a recommendation to re-apply for Designation, and was approved by the membership [9].

In addition, Maidenhead Neighbourhood Forum made a presentation to Maidenhead Town Forum (an informal group set up by BRWM for those with an interest in the town, but without decision-making powers or planning powers) on 31-Mar-2021 to publicise our work and efforts to become designated.

Based on the survey feedback and discussions, Maidenhead Neighbourhood Forum decided to go ahead with re-applying for designation of the 7 unparished wards of Maidenhead.

### 2.3 Public meeting 7-Jun-2022

To keep the local community updated on progress, a meeting for both Maidenhead Neighbourhood Forum members and the public was held on 7-Jun-2022. The slides used at the meeting are in Reference [10]. In addition, Windsor Neighbourhood Forum gave a presentation of their experience in developing a Neighbourhood Plan for Windsor.



### 2.4 Designation application September 2022

Following constructive discussion with RBWM and Locality on both the Area and Forum designations, formal applications were made in [11] and [12].

Following Maidenhead Neighbourhood Forum's application for designation of Area and Forum, RBWM conducted a formal 6 week consultation from 25-Oct-2022 to 6-December 2022.



The Maidenhead Neighbourhood Forum have submitted an application to the Council to designate the whole of the “unparished” area of Maidenhead as a Neighbourhood Area. They have also applied for the Maidenhead Neighbourhood Forum to be formally designated as a neighbourhood forum for the purposes of preparing a neighbourhood development plan for Maidenhead.

The Council consulted on these proposals between Tuesday 25 October 2022 and Tuesday 6 December 2022. You can view the representations on the [consultation portal](#). The Council is currently considering the representations prior to making a decision on the applications.

Neighbourhood development plans put in place at a local level planning policies for a neighbourhood area to help guide development. They are concerned with the use and development of land and may contain a vision, aims, planning policies, proposals for improving the area, and allocation of sites for specific kinds of development. They have to meet certain “basic conditions” including being in general conformity with the strategic policies of local plans, such as the Borough Local Plan. Once a neighbourhood development plan is “made” (ie approved) it becomes part of the statutory development plan for the area and will become an important document in helping to determine planning applications in that area.

Before work can commence on a neighbourhood development plan, a neighbourhood area has to be formally designated and, because there is no town or parish council covering the area proposed, a neighbourhood forum is required to be designated to prepare the plan.

The Proposed Maidenhead Neighbourhood Area is shown on the map.

[Proposed Maidenhead Neighbourhood Area and Forum Map](#) 419.48 KB .pdf

It is important to note that if a designation is made no other organisation or body may be designated for that neighbourhood area until that designation expires or is withdrawn.



## Where the Proposals and supporting documents can be inspected:

You can review the applications proposing the Maidenhead Neighbourhood Area and Maidenhead Neighbourhood Forum and supporting documents on our [consultation portal](#) [↗](#) and via the following links:

- [Maidenhead Neighbourhood Area application \(letter\)](#)
- [Maidenhead Neighbourhood Forum application \(letter\)](#)
- [Maidenhead Neighbourhood Forum constitution](#)
- [Maidenhead Neighbourhood Forum survey results](#)
- [Maidenhead Neighbourhood Forum membership list](#)

Paper copies of the above documents can also be viewed at the following locations during their usual opening hours:

- Maidenhead Library
- Boyn Grove Library

Further information on neighbourhood planning, including the designation of neighbourhood areas and forums, can be found in the following documents:

- [Neighbourhood Plans Roadmap](#) [↗](#) – prepared by Locality
- [Government Planning Practice Guidance on Neighbourhood Planning](#)

Should you have any queries about the recent consultation on the Maidenhead Neighbourhood Area and Forum applications do not hesitate to contact us by emailing [planning.consultation@rbwm.gov.uk](mailto:planning.consultation@rbwm.gov.uk) [↗](#)



## We're off! ... on the road to "designation" (= becoming a recognised body)

27th October 2022

The Royal Borough of Windsor & Maidenhead has now agreed to consult on our proposals for establishing a Neighbourhood Area and a Neighbourhood Forum, and has begun the required 6-week consultation where they ask people in the Borough to comment.

They want to know if local people are in favour of the Area (the seven unparished wards of Maidenhead) and us as a Forum.

You can access the consultation [here](#) - and obviously we hope you will support our proposals. We will also be sending this information out on email to our supporters (currently just short of 500 - thank you).

We would like to thank everyone for helping to get us to this stage through your continued support. We know things have progressed incredibly slowly at times, but now we want to look forward.

If you would like to see a two-page summary of Frequently Asked Questions around Neighbourhood Planning, you can find that [here](#).



After the formal consultation responses were in, RBWM compiled an Officer Decision Form [14] which contains a summary of the public responses. The overview paragraph is extracted below:

### Overview of the responses

A total of 103 representations were submitted in relation to the Neighbourhood Forum and Area applications. Overwhelmingly people who responded supported both the Area and Forum proposals. Most who supported the two applications simply included a statement in their response to say that they supported both applications without providing further detail, but some people set out their reasons. These main reasons/comments are summarised separately below in relation to the Area and Forum applications, distinguishing between those comments that support the proposals and those that did not.

In relation to the Area application, there was one comment expressing concern about how it would work and a second that suggested including Cox Green as well as the whole of the proposed area.

In relation to the Forum application, there were no clear objections to the Forum proposal, and only one comment suggesting that the Forum could have better representation.

The Area and Forum were designated on 21<sup>st</sup> December 2022.



## SECTION 3. Identifying Issues and Aims

### 3.1 Plan topics - gathering ideas

To identify the topics to be covered by a Neighbourhood Plan, a public meeting was held to explain what a Neighbourhood Plan is, to summarise the process, and to gather ideas for policy topics. In parallel, an online survey was created to provide another route to gather ideas from the community, open for a week before and a week after the public meeting. The survey and meeting were publicised on MNF's website, in the Maidenhead Advertiser, to Forum members and supporters, to local community groups, and on local social media groups (Maidenhead Future, 4000+ members and Maidenhead Neighbourhood Forum, ~1000 members).

- **Advertisement in the local newspaper**



- **As posted on Maidenhead Neighbourhood Forum website:**



## Public meeting, March 30th – online portal for ideas and suggestions

24th March 2023

If you want to attend the public meeting please click on this [Eventbrite](#) link.

If you would like to contribute thoughts and ideas online about a proposed Neighbourhood Plan for Maidenhead, please click this [link](#) (which will take you to a different website - LimeSurvey). There are only three questions.

You are welcome to contribute both at the meeting itself and online as you wish – all contributions will be included in the process. We suggest reading the information in the leaflet as background (leaflet [here](#)), and some FAQs and answers are [here](#).

The public meeting: Thursday March 30<sup>th</sup> at United Reform Church, West Street, Maidenhead, 7 for 7.30pm.

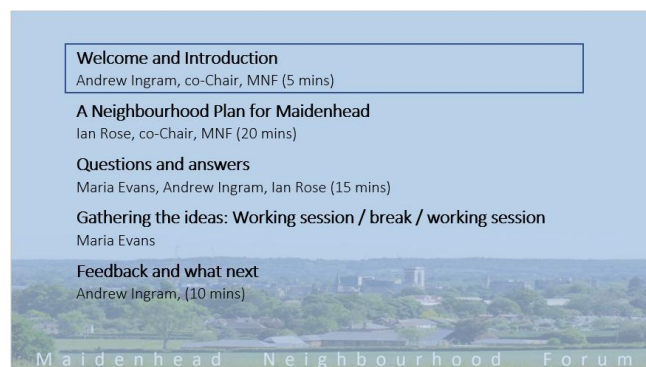
The online portal will be open from March 24<sup>th</sup> to April 6<sup>th</sup>, where people can add ideas and comments before or after the public meeting.

The questions asked in the online survey were:

- **Question 1:** The Maidenhead of today – what works well in your opinion?
- **Question 2:** Conversely – what does not work well in your opinion?
- **Question 3:** What policy topics would you like to see in a Neighbourhood Plan for Maidenhead?

The full results of the survey were combined with the information gathered at the public meeting on 30-Mar-2023.

The format of the public meeting was an introduction to Neighbourhood Planning followed by a Question and Answer session, then a working session covering the Maidenhead of today – what works well, what does not work well, and finally a second working session covering policy topics that attendees would like to see included. The slides used at the meeting are in Reference [16].

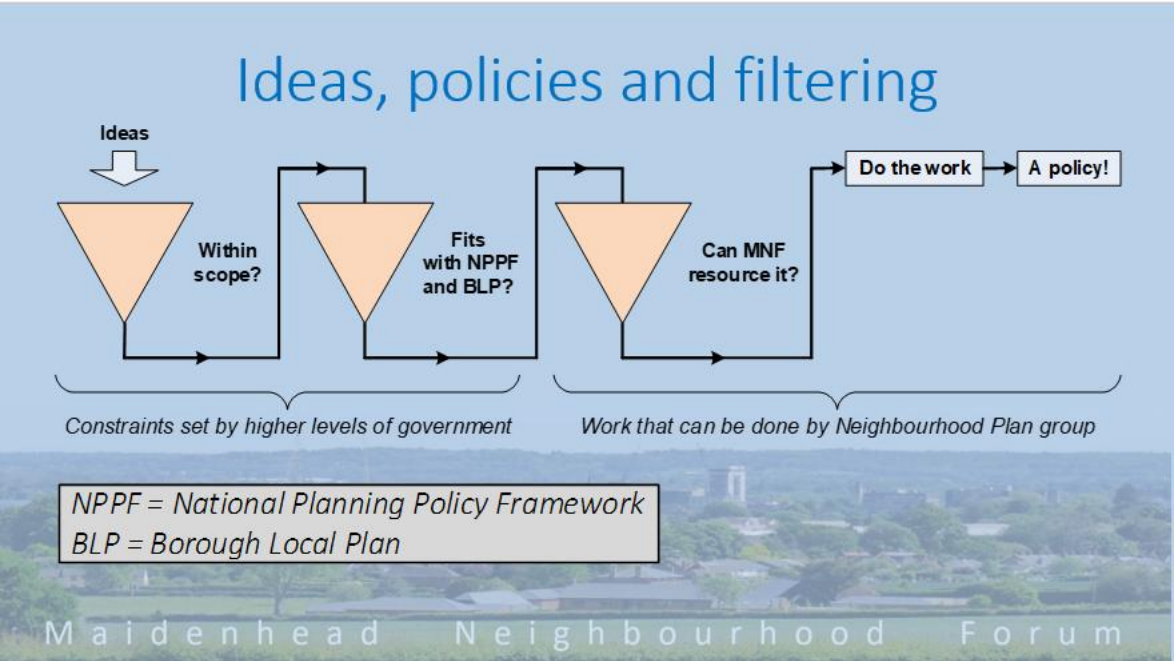




The meeting was attended by 41 people, and for the second working session was organised into broad topic groups covering biodiversity, housing, climate, built heritage, design and getting around.

3.2 Plan topics – filtering and feedback

A total of about 150 policy topic ideas came out of the online survey and the public meeting. As explained at the meeting, the ideas were then analysed and filtered.



At this stage, the first two filters were applied:

- **1:** Is the idea within scope of planning policy?
- **2:** Would the idea fit with National (NPPF) and Local (BLP) planning policy?

All the inputs were entered into a spreadsheet in Appendix 1, and the outcome of the first two filters was stated. This was then made available, so that all those who took part were able to see the inputs, and the result of the filtering process. An opportunity was given to contact Maidenhead Neighbourhood Forum if contributors wanted to discuss further.

The version of the spreadsheet in Appendix 1 also includes assignment to topic groups, and ideas which did not fit easily into the topic groups were assigned to the plan editor.

The Topic groups themselves were formed at Maidenhead Neighbourhood Forum's AGM on 22-Jun-2023. Each of the ideas that had passed the first two filters was assigned to a topic group, and the topic groups were tasked with turning the ideas into draft planning policy. During this process the initial decisions for the first two filters were reviewed and refined where necessary.

**Doing the work: Policy Topic groups**

- We have identified 6 Topic groups, all of which have leaders:

Topic Group	Members	Leader
Biodiversity	2 members	D Stimson
Climate	2 members	M Fessey
Housing	5 members	M McNamee
Built Heritage	3 members	A Ingram
Design	3 members	A Woodcock
Getting Around	3 members	R Davenport

- Other members may join as the work gathers pace

Maidenhead Neighbourhood Forum



## SECTION 4. Local List of Non-designated Heritage assets

### 4.1 Compilation of the list

The public meeting on 30-Mar-2023 and online inputs established that Built Heritage was a subject of interest, and a topic group was formed on 22-Jun-2023. After reviewing the relevant inputs the group decided that compiling a Local List of Non-designated Heritage assets would be worthwhile, as Maidenhead does not have such a list and Neighbourhood plans are an accepted route to provide one.

The main stages of the process followed are shown in the Table below:

#	Stage	Comments
1	Public meeting to collect issues	Followed RBWM designation (Jan 2023), held at URC West Street in March 2023.
2	Review of collected issues	Built heritage confirmed as one of the main topic areas
3	Second members' meeting at URC in May 2023	Members asked to help in Built Heritage topic group; drafting of policies and preparation of Local Heritage Listing (3 volunteers)
4	Topic Group work (summer-autumn 2023)	Heritage assets not protected outside Conservation Areas (NB some CAs very out of date or incomplete); need for a Local Heritage Listing (LHL)
5	Public survey (late 2023)	Online survey seeking suggestions for heritage assets to include in LHL; publicized in <ul style="list-style-type: none"> <li>➤ MNF database + friends (&lt; 1,000)</li> <li>➤ Maidenhead Facebook groups (5,000-10,000)</li> <li>➤ Maidenhead Advertiser (circulation c9,000)</li> </ul>
6	Survey extended to Feb 2024	Further publicity in all three media streams
7	Total tally of 115 suggestions	Many needed refinement, de-duplication and clarification
8	Selection Panel meeting (March 2024)	Assets reviewed by selection panel led by Andrew Ingram and Mick Jarvis of MNF, panel members included <ul style="list-style-type: none"> <li>➤ Bob Dulson, ex-chair, Maidenhead Civic Society</li> <li>➤ Clare Price, Head of Casework, Twentieth Century Society</li> <li>➤ Peter Knott, retired architect</li> <li>➤ Paul Seddon, Maidenhead Archaeological and Historical Society</li> <li>➤ Emma Barnett, Admin of Maidenhead History (Facebook Group)</li> </ul> Further suggestions were made at this meeting
9	Topic group further work	Photographs, clarifications, background research, any additional suggestions received
10	Interim list	Letters hand-delivered to properties on draft list, offering information and advice about options (including the option to be removed from the list) with a deadline for response July 31st
11	Draft list for Reg 14 consultation (ended Xmas 2024)	Version titled <i>NDHA list draft Nov 5.pdf</i>
12	Comments from Reg 14 consultation responses	Jan-Feb 2025: responses collated and considered; list revised and improved
13	This version created March 4 <sup>th</sup> 2025	

Stage 6 of the process, extension of the public survey for list candidates, also included a gazebo on the High Street as shown in section 6.4 so members of the public could discuss face-to-face if desired.

## SECTION 5. Regulation 14 Consultation

Previous sections of this document outline earlier engagement with the community to define the scope of the proposed Neighbourhood Plan, both geographically and in terms of topics covered. Regulation 14 is the first of the formal consultation stages, and takes place when a draft of the plan is available.

The Neighbourhood Planning (General) regulations 2012 specify the required contents of a consultation statement at the Regulation 15 stage:

### Plan proposals

15.—(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include—

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- (b) a consultation statement;
- (c) the proposed neighbourhood development plan; and
- (d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.

(2) In this regulation “consultation statement” means a document which—

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted; and
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

This section therefore aims to follow the points listed.

### 5.1 Persons and bodies consulted

Statutory Consultation bodies and relevant local community bodies were contacted in accordance with the list in Schedule 1 of the Neighbourhood Planning (General) Regulations 2012.

Schedule 1 Consultation bodies	sect	Contact e-mail
London borough council	a	Not applicable
Local planning authority	b	<a href="mailto:planning.policy@rbwm.gov.uk">planning.policy@rbwm.gov.uk</a>
Adjoining: Buckinghamshire	b	<a href="mailto:planningpolicyteam.bc@buckinghamshire.gov.uk">planningpolicyteam.bc@buckinghamshire.gov.uk</a>
Adjoining: Slough	b	<a href="mailto:PlanningPolicy@slough.gov.uk">PlanningPolicy@slough.gov.uk</a>
Adjoining: Spelthorne	b	<a href="mailto:planningdm@spelthorne.gov.uk">planningdm@spelthorne.gov.uk</a>
Adjoining: Runnymede	b	<a href="mailto:planning@runnymede.gov.uk">planning@runnymede.gov.uk</a>
Adjoining: Bracknell Forest	b	<a href="mailto:development.plan@bracknell-forest.gov.uk">development.plan@bracknell-forest.gov.uk</a>
Adjoining: Surrey Heath	b	<a href="mailto:contact.centre@surreyheath.gov.uk">contact.centre@surreyheath.gov.uk</a>
Adjoining: Wokingham	b	<a href="mailto:policyandplans@wokingham.gov.uk">policyandplans@wokingham.gov.uk</a>
Adjoining: Bisham Parish Council	b	<a href="mailto:clerk@bishamparishcouncil.org.uk">clerk@bishamparishcouncil.org.uk</a>
Adjoining: Taplow Parish Council	b	<a href="mailto:taplow.pc@googlemail.com">taplow.pc@googlemail.com</a>
Adjoining: Cox Green Parish Council	b	<a href="mailto:clerk@coxgreen.gov.uk">clerk@coxgreen.gov.uk</a>
Adjoining: Cookham Parish Council	b	<a href="mailto:office@cookhamparishcouncil.org.uk">office@cookhamparishcouncil.org.uk</a>
Adjoining: Bray Parish Council	b	<a href="mailto:clerk@brayparishcouncil.gov.uk">clerk@brayparishcouncil.gov.uk</a>
The Coal Authority	c	<a href="mailto:customerservice@coal.gov.uk">customerservice@coal.gov.uk</a>
Homes England	d	<a href="mailto:enquiries@homesengland.gov.uk">enquiries@homesengland.gov.uk</a>

Regulator of Social Housing	d	enquiries@rsh.gov.uk
Natural England	e	consultations@naturalengland.org.uk
the Environment Agency	f	planning_THM@environment-agency.gov.uk
English Heritage/Historic England	g	e-seast@HistoricEngland.org.uk
Network Rail Infrastructure Limited	h	AssetProtectionSouthern@networkrail.co.uk
Strategic highways company	i	planningSE@highwaysengland.co.uk
Marine Management Organisation	j	Not applicable as RBWM is inland
Telecoms: EE	k	newsroom@ee.co.uk
Telecoms: Telefonica	k	emf.enquiries@ctil.co.uk
Telecoms: Three	k	customercare@threebroadband.co.uk
Telecoms: Vodafone	k	ukmediarelations@vodafone.com
Integrated care board	l	frimleyicb.public@nhs.net
NHS England	l	berkshirehealthcare@nhsprofessionals.nhs.uk
Licence under Electricity Act	l	media@sse.com
Licence under Gas Act	l	media@centrica.com
Sewerage undertaker	l	thameswaterplanningpolicy@thameswater.co.uk
Water undertaker	l	wre@southeastwater.co.uk
<b>Voluntary bodies</b>		
Norden Farm Centre for the Arts	m	admin@nordenfarm.org
Maidenhead Civic Society	m	info@maidenheadcivicsoc.org.uk
Maidenhead Heritage Centre	m	INFO@MAIDENHEADHERITAGE.ORG.UK
Rotary Club of Maidenhead Bridge	m	info@maidenheadbridgerotary.org.uk
Maidenhead Women's Institute	m	maidenheadwi@gmail.com
Maidenhead Girl Guiding	m	commissioner@girlguidingmaidenhead.org.uk
Maidenhead Scouts	m	dcmheadscouts@gmail.com
Maidenhead Sea scouts	m	gsl@1stmaidenhead.org.uk
Wild Maidenhead	m	wildmaidenhead@gmail.com
Maidenhead Waterways	m	richard.dav@btinternet.com
<b>Racial, ethnic or national groups</b>		
Al-Taweed Islamic Education Centre	n	info.tiecm@gmail.com
Bah'ai Community of Maidenhead	n	bahais.maidenhead@gmail.com
Maidenhead Gurdwara	n	info@maidenhead-gurdwara.org
Maidenhead Mosque	n	info@maidenheadmosque.org
Maidenhead Synagogue	n	admin@maidshul.org
<b>Religious groups</b>		
All Saints Church	o	allsaintsboynehill@Gmail.com
Blenheim Free Church	o	enquiries@blenheimfreechurch.org.uk
Boyn Hill Baptist Church	o	bhbcsecretary2017@gmail.com
High Street Methodist Church,	o	office@methodistmaidenhead.org.uk
Jubilee Community Church	o	office@jcchurch.org.uk
River Church	o	maidenhead@riverchurch.org.uk
Salvation Army	o	maidenhead@salvationarmy.org.uk
St Edmund Campion Catholic Church	o	stec@portsmouthdiocese.org.uk
St Luke's Church	o	admin@stlukeschurchmaidenhead.org.uk
St Luke's Community Hall	o	info@stlukescommunityhall.co.uk
St Mary's Church Centre	o	office@stmarysmaidenhead.org
St. Joseph's Church Centre	o	office@stjosephsparish.co.uk
St. Mark's Cres Methodist Church	o	info@stmarksmaidenhead.org.uk
St. Peters Church Centre	o	office@stpetersmaidenhead.org.uk



The Quaker Meeting House	o	maidenheadhirings@midthamesquakers.org.uk
United Reformed Church	o	administrator@maidenheadurc.org.uk
<b>Representing business interests</b>		
Boyne Hill Cricket Club	p	boynehillcc.bookings@outlook.com
Braywick sports Centre	p	braywickreception@leisurefocus.org.uk
Maidenhead Chamber of Commerce	p	marketing@maidenheadchamber.com
Thames Val. Chamber of Commerce	p	customerservices@tvchamber.co.uk
Desborough Bowling Club	p	info@desboroughbc.com
Maidenhead Advertiser	p	jamesp@baylismedia.co.uk
Maidenhead and Bray cricket club	p	cricketat@mandbcc.co.uk
Maidenhead Golf Club	p	manager@maidenheadgolf.co.uk
Maidenhead Hockey Club	p	marketing@maidenheadhc.org.uk
Maidenhead Lawn Tennis Club	p	admin@mltc.co.uk
Maidenhead United FC Ltd	p	social@maidenheadunitedfc.org
Town centre manager	p	robyn.bunyan@rbwm.gov.uk
<b>Interests of disabled persons</b>		
Autism Berkshire	q	contact@autismberkshire.org.uk
Berkshire Vision	q	info@berkshirevision.org.uk
Maidenhead Adult Care Access Team	q	access.services@rbwm.gov.uk
Mencap	q	info@mencapmaidenhead.co.uk
Voyage Care Disability	q	reception@voyagecare.com
Dementia Care	q	dementiacareadvisor@rbwm.gov.uk

In addition, the local community was alerted to the consultation by the methods outlined in section 5.2.

## 5.2 How they were consulted

The Regulation 14 consultation took place over 6 weeks from 11-Nov-2024 to 22-Dec-2024. The documents and feedback methods were made available online and as paper copies in the local library.

The Regulation 14 consultation was publicised on MNF's website, in the Maidenhead Advertiser, to Forum members and supporters, and on local social media groups (Maidenhead Future, 4000+ members and Maidenhead Neighbourhood Forum, ~1000 members). In addition, a drop-in session was organised in Maidenhead Town centre so members of the public could discuss face-to-face if desired.

The consultation was publicised and made available in the following ways:

- **As posted on social media:**

Dear Members & Supporters,

We are pleased to let you know that the draft Maidenhead Neighbourhood Plan is now entering "Regulation 14 Consultation". This means, in layman's terms, that we are asking people to comment on the draft plan.

So, as well as consulting statutory bodies and local community organisations, we are also asking the public – people who live or work in the seven wards of Maidenhead and the Councillors for those wards – for their feedback on the draft MNP.

So we would be pleased if you, as our Members and Supporters, would like to offer feedback on the draft. As you may recall, **the Plan was put together based on the issues that you suggested** back at the beginning of the process in early 2023.

## Maidenhead Neighbourhood Plan.

A full explanation of the process by which the draft MNP was put together is at the website [mnf.org.uk](https://mnf.org.uk), and that is where links can be found to the draft plan documents and the portal for making comments.

All the documentation and feedback forms will be available in printed form at Maidenhead Library during the consultation period. They will also be available at two drop-in sessions, November 19<sup>th</sup> and 23<sup>rd</sup> from 11am-3pm at the Green Skills Library (Unit 27, Nicholson's Centre, Maidenhead SL6 1LB) and at an MNF stand in Maidenhead High St 11am-3pm on December 7<sup>th</sup>.

Thank you again for your support on this long road.

With best wishes

Andrew & Ian

Co-Chairs

Maidenhead Neighbourhood Forum

- **As posted on Maidenhead Neighbourhood Forum website:**

<https://mnf.org.uk>

November 2024

**We are looking forward to receiving people's comments** on the draft Neighbourhood Plan - the "Regulation 14 Consultation" to give its proper name - which lasts from November 11th until December 22nd.

You can register your comments using the link at the bottom of this section, where there are also details of where to access paper copies of the documents.

**A REMINDER OF HOW THE PROCESS WORKS**

- Once RBWM finally recognised the Forum and the Area (the seven wards of Maidenhead), MNF held an open meeting in March 2023 asking for suggestions of policies which people would like to see in the Plan – suggestions were also sent in online.
- There was then a filtering process (to omit topics which were outside the scope of Planning Policy etc) and a second meeting was held in May 2023 to look more closely at the main topic areas proposed – getting around, built heritage, housing, design, biodiversity, and climate – and to ask people to get involved in drafting the policies.
- That is where the hard work has been: researching the evidence, commissioning external consultants, studying the relevant content of the existing Planning Policies (in the National Planning Policy Framework and the Borough Local Plan) and shaping policies for the Neighbourhood Plan which could help improve the town and its prospects.
- Further revisions have been made following responses from RBWM, so we move to the next stage and ask for comments – "Regulation 14 Consultation".

```
graph LR; A["Regulation 14 consultation"] --> B["Regulation 16 consultation"]; B --> C[Examination]; C --> D[Referendum];
```


*This consultation is run by MNF*

*This consultation is run by RBWM*

*The examiner is external*

*The referendum is run by RBWM*

https://mnf.org.uk



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This consultation will be widely publicised in the local press and social media, as well as being made available to local community groups (e.g. Civic Society, religious organisations, Maidenhead Library, Chamber of Commerce etc). Following that six week process, we will have the chance to fine-tune the draft once more before passing it to RBWM for their separate (Regulation 16) consultation. After that, the draft Plan is reviewed by an external Planning Examiner; the last stage is that the final draft goes out for a referendum vote by local residents.

**LINKS TO THE DRAFT PLAN DOCUMENTS**

All drafts dated October 31st

- Part One (Policies) is available [here](#) - Part Two (References) is [here](#); Part Three (Evidence Base) is [here](#)
- Draft Design Code is [here](#)
- Housing Needs Assessment (Aecom Consultants) is [here](#)
- Local Heritage Listing document (Non Designated Heritage Assets) is available [here](#)
- Bioregional consultants' report on Net Zero evidence is [here](#).

**To register your comments, please click on this link , where there is also an explanation of the process.**

Please be aware, your comments may be made public as part of our review of feedback received.

A downloadable copy of the comments form is [here](#) if required.

If you would like to be on the mailing list for future updates, please fill in the form [here](#).

All the documentation and feedback forms will be available in printed form at Maidenhead Library during the consultation period. They will also be available at two drop-in sessions, November 19<sup>th</sup> and 23<sup>rd</sup> from 11am-3pm at the Green Skills Library (Unit 27, Nicholson's Centre, Maidenhead SL6 1LB- opposite Superdrug) and at an MNF stand in Maidenhead High Street 11am-3pm on December 7<sup>th</sup>.

**FREQUENTLY ASKED QUESTIONS**

*What difference will the plan make?*  
Decisions taken about planning applications must by law give consideration to the Neighbourhood Plan.

*Will the plan stop housing on the golf course?*  
No, the Plan cannot alter decisions already taken and contracts agreed.

*Will the plan mean fewer flats being built?*  
Outside the town centre the Plan recommends significantly fewer flats and more family housing. Although denser development in the town centre will go ahead to meet Borough housing targets, the Plan will help to ensure they respect the Tall Buildings Strategy.

- **Advertisement in the local newspaper**





### "Boring but important"

In March 2023 (pictured) we had our first open meeting for Maidenhead people to tell us what should be in a Neighbourhood Plan (NP) for the town.

Their ideas focused on getting around, biodiversity, climate, housing, built heritage and design. (And the golf course, but unfortunately NPs can't alter decisions already taken).

But they can affect future planning decisions - "what goes where" - as the town grows.

So the ideas were then discussed and developed by volunteers (thank you, volunteers) who then had to turn those ideas into the language of planning policy.

**We now have a draft Neighbourhood Plan for Maidenhead, and we need to know what you think of it.**

For a fuller background and information about how to comment, please go to [mnf.org.uk](https://mnf.org.uk) (ends 22/12/2024)

With best wishes,

Maidenhead Neighbourhood Forum



[mnf.org.uk](https://mnf.org.uk)

Maidenhead Neighbourhood Forum is an independent non-party political group of local volunteers set up to develop a Neighbourhood Plan for the town, in the hope of ensuring its best-planned future as it continues to grow.

An article for the local newspaper was provided by MNF. In addition, a reporter from the newspaper independently reviewed the Neighbourhood plan, and wrote an article explaining and summarising the content. This article was published during the period when the consultation was open.

December 2 to 10pm

12. The alternative route for those affected will be via B4447 Cookham Road, Cordwallis Road and Australia Avenue.

Elsewhere, part of Lock Lane from its junction with Wessex Way southward to the southern boundary of the property known as Minstrel Cottage will be temporarily closed.

The order is to facilitate gas mains replacement works and will be in operation from 12.01am on Tuesday, November 19 until 11.59pm on Tuesday, December 10.

Part of the road will be closed to traffic from its junction with the A308 Craufurd Rise eastward for a distance of approximately 25 metres.

The order is to facilitate the installation of a new raised table and associated works and will be in force from 6.30am on Monday, November 18 to 7pm on Friday, November 29.

The diversion route for drivers affected will be via the A308 Craufurd Rise, Norfolk Road, Fairford Road and St Luke's Road.

## Have your say on neighbourhood plan

Residents can now have their say about the draft Maidenhead Neighbourhood Plan.

A copy of the draft plan and all the supporting documentation are available to inspect at [mnf.org.uk](http://mnf.org.uk), and paper copies are also available in Maidenhead Library.

The draft plan has been put together over recent months by a team of volunteers for Maidenhead Neighbourhood Forum (MNF), based on the topics which were put forward at public meetings and online in early 2023.

The main policy topic areas in the plan are housing, biodiversity, design, built heritage, climate and getting about.

The consultation, run by MNF, will continue until December 22nd at which point all comments will be considered and any changes made and publicised.

In 2025 there will be a further consultation on the plan, led by the Royal Borough, then an examination by an external planning inspector, and finally a public referendum.

At the end of the process, anyone who wants planning permission in the town will have to ensure their proposals are in line with the plan.

Ian Rose, co-chair of MNF, said: "Although the neighbourhood plan cannot change decisions which have already been taken, we've taken the opportunity to write policies reflecting the issues residents told us were important".

Drop-in sessions where you can talk to the MNF team and see the plan are on Tuesday, November 19 and Saturday, November 23, 11am to 3pm at the Green Skills Library in the Nicholson's Centre, Maidenhead SL6 1LB – opposite Superdrug.



**A busy forum meeting in March last year.**





- At Maidenhead library



- As a drop-in session with MNF volunteers

**A NEIGHBOURHOOD PLAN FOR MAIDENHEAD**



**HAVE YOUR SAY**

The draft Neighbourhood Plan is now out for consultation. Questions? Volunteers will be at the One Planet hub (opposite Superdrug in Nicholsons) this Saturday 23<sup>rd</sup> November 11-3.

For more info go to [mnf.org.uk](http://mnf.org.uk)



Feedback could be provided using an online form, using a paper form, or by e-mail.

### 5.3 Main issues and concerns raised

The main issues and concerns raised were:

- Sustainability and its prominence, solar panels, water drainage and sewage
- Building height, appearance and design
- Family housing, housing mix, affordable housing and community-led housing
- Walking and cycling routes, car parking, bus routes and stops



- Heritage Asset listing
- Biodiversity, trees, planting, Green spaces
- Community facilities

All feedback from the Regulation 14 consultation was collated into the table in Appendix 2, and given a numeric identification to allow tracking. In most cases the full feedback text is given in the table, but in 3 cases where a longer response was provided (from RBWM, from Lichfields and from Cookham Parish Council) the table contains a brief title for each issue. The full feedback from each, marked up with identification numbers for each issue, is provided as Appendices.

## 5.4 How the issues and concerns have been considered and addressed

For each issue identified in the feedback, MNF assessed it in the context of the Regulation 14 Neighbourhood plan draft, together with the BLP, NPPF and other relevant considerations such as Supplementary Planning Documents. The full feedback is contained in Appendices 2, 3, 4 and 5. In Appendix 2, the column “MNF Response” indicates where a change to the plan was made in response, with a pointer if appropriate to the relevant place in the plan. In other cases the response to the feedback aims to explain why a change was not made, whether the issue is covered elsewhere, or may be outside the remit of a Neighbourhood Plan.

An extract from Appendix 2 is given below as an example.

ID	Input	MNF Response
1	<b>RBWM Planning, see separate document</b> Topics are listed here, and identifiers added in the related document	Feedback was received by email and sender has been thanked.
1.1	Alignment with Dec 2024 NPPF	All parts now aligned to Dec 2024 NPPF

For each main issue or concern, a summary is given below of how it was considered and addressed.

- Sustainability and its prominence, solar panels, water drainage and sewage

From the 2023 inputs on the scope of the neighbourhood plan, almost all of the sustainability topics are already included in the suite of policies which are substantially more comprehensive than in the original 2019 draft. There was support for the policies included. It has not been possible to give sustainability sole prominence given the other important threads such as meeting housing need.

Many of the inputs on drainage are covered either by policies in the Neighbourhood plan, or by policies already in the BLP which do not need to be repeated, so these are signposted.

- Building height, appearance and design

There were inputs both from residents supporting control of building height, and from developers questioning the policy. Neighbourhood plan policy closely follows the Building Height and Tall Buildings SPD as it applies to Maidenhead, and alignment with the BLP and SPD was ensured by dialogue with RBWM planning to ensure policies were clear and could be implemented. The policies were refined and clarified following Regulation 14 inputs, particularly outside the town centre.



Most of the comments on the Design Code were points of detail to avoid contradictions with existing SPDs such as the Borough Wide Design Guide, or to avoid being unduly restrictive. These inputs were taken on board and the Design Code updated.

There were comments on a lack of Design Code input to specific development sites identified in the BLP. These development allocations have site proformas in the BLP which define key characteristics, so any applicable entries in the Design Code should not contradict them. In one case the development allocation also had an earlier SPD, but this was superseded by the site proforma in the BLP so it was not possible to address requests to align with the SPD.

- Family housing, housing mix, affordable housing and community-led housing

Neighbourhood Plan policies support family housing and a housing mix more closely aligned to the local requirement. Providing a balanced mix of dwelling size in the Town Centre was discussed prior to the Regulation 14 consultation, but was stated to threaten housing delivery and has not been incorporated in neighbourhood plan policy for that reason. This has been a disappointment, and strong central government emphasis on housing numbers rather than mix has skewed what is built.

Affordable housing is closely specified by the BLP and the neighbourhood plan must align. Community-led housing is supported.

- Walking and cycling routes, car parking, bus routes and stops

Concerns about safety of walking and cycling routes have been addressed by updating relevant sections to ensure safety is taken into account.

Car parking, particularly residential parking for homes in the Town Centre, has been a source of tension between development density of BLP-allocated sites and whether Maidenhead really is “well-connected” simply because it has a good East-West rail service. Following discussion residential and commercial parking requirements in the Town Centre have been reduced to ensure they do not threaten housing delivery, but concerns remain about restrictions in actual travel choice for town centre residents.

In response to some inputs MNF has had to comment that specifying bus routes and frequencies is not within the power of Neighbourhood plans.

- Heritage Asset listing

The listing of Non-designated Heritage Assets has generally been welcomed. In some cases asset owners have requested not to be listed, and MNF has respected the request.

- Biodiversity, trees, planting, Green spaces

There was concern about the wording of text that implied a requirement for on-site work before granting planning permission. The text was clarified so as not to imply this.

Inputs supported policies on Biodiversity net gain and planting.

Concerns were expressed that the Reg-14 policy on Local Green Spaces might encourage development of community facilities on those sites, which would not be appropriate for example if the space was identified for its wildlife and habitat value. The relevant policy was updated to clarify where development would not be supported.

- Community facilities

A concern was expressed about lack of any specific proposals for community assets such as community halls and parks. Investigation showed that provision was included across several BLP allocated site proformas and had been considered.

## SECTION 6. Presence at local events

### 6.1 Maidenhead Waterways Fun Day 22-Apr-2022

This is an annual event, based around the recently regenerated area at Chapel Arches, where the High Street crosses the waterway. Many local groups have stalls at the event.



### 6.2 Maidenhead Town Forum 17-Jul-2023

This is a regular meeting run by the council, and open to those interested in the town of Maidenhead. It is primarily a forum for discussion on a wide range of local issues, but does not have formal planning powers. Despite the similarity in names it is a separate and different group from Maidenhead Neighbourhood Forum (MNF), a formally designated group with powers to create a Neighbourhood Plan.

Maidenhead Neighbourhood Forum made a presentation to Maidenhead Town Forum, to raise awareness, inform Maidenhead elected councillors of progress, explain the scope of Neighbourhood Planning, and to provide an opportunity for questions. The presentation was well received and the creation of a Neighbourhood Plan seen as a positive step for Maidenhead.

### 6.3 Maidenhead Festival 24-Jul-2023

This has been an annual event, based in Kidwells Park, close to the Town Centre. Many local groups have stalls at the event.



### 6.4 Maidenhead High Street 27-Jan-2024

This was a specific event to publicise the creation of the Local List of Non-designated Heritage assets, where members of the public were invited to nominate assets. The full process is summarised in section 4.

- **As posted on social media:**

“MNF will be out in the High Street today Saturday 27th 11 till 1pm. Come and find out more about the Local Heritage Listing we are compiling, and the wider goal of creating a Neighbourhood Plan for Maidenhead”.





### 6.5 Design Consultation, Maidenhead High Street 24-May-2024


This was a specific event seeking input to the Maidenhead Design codes. The full process is summarised in section 2 of the Design codes annex to the Regulation 14 Neighbourhood Plan.

- **As posted on social media:**

## Maidenhead Neighbourhood Plan.

**Maidenhead Neighbourhood Forum**  
★ Favourites · 23 May 2024 · 🌐

What's your view on the design of new developments in Maidenhead?  
Maidenhead Neighbourhood Forum is drafting a Design Code as part of the proposed Neighbourhood Plan, and we need to know what people's preferences are.  
Come and see us in the High Street tomorrow (Friday) from 10am till teatime where you can comment on exhibits.  
Or you can do the survey created by AECOM (planning consultants) which is on this link  
<https://forms.office.com/r/fnr8eXUPRX>

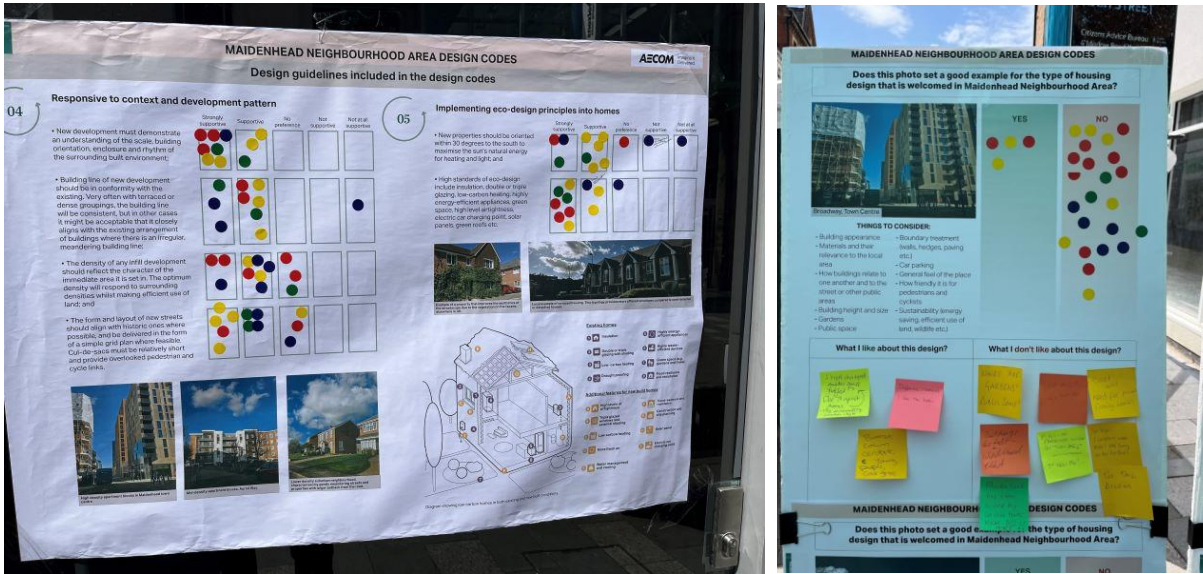


Maidenhead developments: 1 – Godayn Grove 2 – Moorbridge Road 3 – High Street  
4 – Queen Street 5 – Providence Place 6 – St Cloud Way (artist's impression)



Members of the public were invited to add sticky dots to indicate their views, and to add post-it notes with comments.





6.6 Maidenhead Waterways Fun Day 14-Sep-2024

This is an annual event, based around the recently regenerated area at Chapel Arches, where the High Street crosses the waterway. Many local groups have stalls at the event.



## **SECTION 7. Reference Documents**

[1] Application for the unparished Maidenhead to be designated as a Neighbourhood Area and Maidenhead Neighbourhood Forum to be designated body to prepare the Neighbourhood Plan, Oct 2019.

[2] Qualifying statement accompanying [1], Maidenhead Neighbourhood Forum, Oct 2019.

[3] Decision letter on Application for Neighbourhood Forum Designation and a Neighbourhood Area Designation, RBWM, Feb 2020

[4] Void

[5] Maidenhead Neighbourhood Forum Survey, Jan 2022

[6] Maidenhead Neighbourhood Forum Survey results, Feb 2022

[7] Response letter following 10-Mar-2022 meeting, RBWM, May 2022

[8] Minutes of the Annual General Meeting held on 11 May 2020, Maidenhead Neighbourhood Forum

[9] Minutes of the Annual General Meeting held on 29 June 2021, Maidenhead Neighbourhood Forum

[10] Slide set "A Neighbourhood Plan for Maidenhead – Find out more", June 2022

[11] Area designation request, Maidenhead Neighbourhood Forum, Sep 2022

[12] Forum designation request, Maidenhead Neighbourhood Forum, Sep 2022

[13] Void

[14] Officer Decision Form, RBWM, Dec 2022

[15] Void

[16] Slide set "A Neighbourhood Plan for Maidenhead: Plan topics - gathering ideas", March 2023

## **APPENDICES**

### **APPENDIX 1 – Filtered ideas**

### **APPENDIX 2 – Feedback and MNF responses to Reg-14 Consultation**

### **APPENDIX 3 – RBWM feedback from Reg-14 Consultation**

### **APPENDIX 4 – Lichfields feedback from Reg-14 Consultation**

### **APPENDIX 5 – Cookham Parish Council feedback from Reg-14 Consultation**