

Maidenhead Neighbourhood Plan: Part 2, Reference documents

Date of draft: 18-Aug-2019

Plan Period: (Add Day month) 2019 to 2031.

Status: **Pre- Submission Consultation DRAFT**

Qualifying body: Add formal name of qualifying body

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Introduction

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SECTION 1 – National Reference Documents

1.1 National Planning Policy Framework (NPPF)

The NPPF is the highest level of National Planning Policy, as stated in its introduction:

“The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.”

The NPPF is therefore a key framework within which Neighbourhood Plans must fit. Policies within this Neighbourhood Plan refer back to relevant paragraphs of the NPPF.

1.2 National Space Standards

Technical Housing Standards – nationally described space standard” published by the Department for Communities and Local Government, dated March 2015

1.3 The Setting of Heritage Assets

This document is published by Historic England, and subtitled “Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)”.

It sets out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

1.4 Parking Bay Standards

“Parking Know How – Bay Size” published by the British Parking Association, dated July 2016.

https://www.britishparking.co.uk/write/Documents/Library%202016/Bay_Sizes_-_Jul_2016.pdf

1.5 Playing Fields Policy and Guidance

This document is published by Sport England, and was updated in March 2018.

It provides Sport England’s policy and associated guidance on planning applications affecting playing fields.

1.6 Electric vehicles and infrastructure

House of Commons Library Briefing paper CBP07480, “Electric vehicles and infrastructure”, dated June 2019.

SECTION 2. Local Reference Documents

2.1 RBWM Borough Local Plan

RBWM is developing the Borough Local Plan (BLP), and published a “Regulation 19” version for consultation in June 2017. Clause 1.5 refers to Neighbourhood Plans, and states:

- “Neighbourhood Plans must be consistent with national policies and the strategic policies of the Local Plan. The strategic policies in this BLP are clearly marked in the List of Policies in Section 2.”
- “Other policies in the BLP are not considered to be strategic, but it is expected that Neighbourhood Plans would also have general regard to these non-strategic policies in helping to formulate their plans”

The Borough Local Plan is therefore a key framework within which Neighbourhood Plans must fit, with special regard to the strategic policies.

2.2 RBWM Cycling Strategy

RBWM is developing a cycling strategy for 2016-2026, and published a Consultation Draft in October 2016.

The strategy aims to reap the benefits of cycling rather than car use for local journeys. Benefits include reduction in traffic congestion, improvements in health and fitness, and economic growth. The Neighbourhood Plan group recognises that provision for cycling to date has been rather patchy and disconnected, and has worked with RBWM to seek improvements as the Cycling Strategy and Neighbourhood Plan are being developed in parallel. Key ideas are:

- Form an “Inner ring” cycle route close to the town centre
- Form an “Outer ring” connecting the suburbs
- Utilise developing through-town and off-road routes such as the Maidenhead Waterways scheme
- Connect residential areas to destinations, such as town centres, local centres, employment sites, and education facilities

The defined Opportunity Areas close to the town centre, and some sites identified for development such as Maidenhead Golf course, provide the ideal opportunity to realise new cycling routes with better connectivity, offering a genuine and safe alternative for sustainable everyday transport.

Maidenhead and Cox Green Neighbourhood Plan.

It makes sense, and is financially efficient, to implement such routes at the same time as sites are developed. For this reason the Neighbourhood Plan includes both site-specific policies so the routes can be included from the outset, and general cycle route policies to ensure the routes are attractive, safe and usable.

2.3 RBWM Public Rights of Way Management and Improvement Plan

RBWM produced a Public Rights of Way Management and Improvement Plan for 2016-2026, in partnership with the Local Access Forum, and published in January 2016.

It contains an assessment of the existing Public Rights of Way and access network, a Statement of Action, and a number of Site-specific schemes. Map 4 covers Maidenhead and Cox Green, and several of these schemes fall within the Cox Green and Maidenhead Neighbourhood Plan Area.

2.4 RBWM Open Space Audit, 2008

RBWM appointed consultants PMP to undertake an Open Space Audit and Green Infrastructure Study, resulting in a final report dated December 2008. Although this was carried out in the context of Planning Policy Guidance Note (PPG) 17, which pre-dates the NPPF, the main policy aims listed in clause 1.21 of the audit remain relevant:

- Assessing needs and opportunities – undertaking audits of open space, sport and recreational facilities
- Setting local standards
- Maintaining an adequate supply of open space
- Planning for new open space

As well as a useful assessment of existing Open Spaces, the document also contains the results of public surveys, demonstrating support for Open spaces from the local community and relevant to Local Green Space designation.

The summary in Appendix I of the audit provides useful analysis of the overall findings.

2.5 Maidenhead Town Centre Area Action Plan, 2010

The Partnership for the Rejuvenation of Maidenhead (PRoM) was set up to “find agreed solutions for the regeneration of the town centre”, with the primary aim to meet the needs and expectations of residents and to revive the town as a destination. The Area Action Plan (AAP) is PRoM’s recommendation on how to guide shape and deliver the town centre’s future rejuvenation and regeneration, and contains a number of policies.

Some of these policies have since been superseded by the RBWM Borough Local Plan.

2.6 Maidenhead Waterways Framework, 2009

This planning brief provides a framework for future planning decisions along the waterway corridor stretching from the Cliveden Reach of the River Thames near Cookham, through Maidenhead, to Bray Marina. Its purpose is to aid the restoration of the waterway including the achievement of the emerging Maidenhead Waterway Project. It helps to ensure that future policy and the design of development proposals contribute to the overall aim of restoring the waterway and avoid obstacles to the delivery of the Maidenhead Waterway Project.

The framework identifies and explains a set of development and design principles.

2.7 Berkshire (including South Bucks) SHMA, 2016

GL Hearn was commissioned by The Royal Borough of Windsor and Maidenhead (RBWM) and other Local Planning Authorities to prepare a Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA). The SHMA is National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) compliant.

The SHMA states that using a best fit to local authority boundaries, there is strong evidence to support definition of two separate HMAs containing the Berkshire authorities and South Bucks – a Western Berkshire HMA covering Bracknell Forest, Wokingham Borough, Reading Borough and West Berkshire; and an Eastern Berks and South Bucks HMA comprising Slough Borough and the Royal Borough of Windsor and Maidenhead (RBWM) together with South Bucks.

2.8 RBWM Townscape Assessment Volume 1, 2010

Land Use Consultants was commissioned by The Royal Borough of Windsor and Maidenhead (RBWM) to undertake a Townscape Assessment of the Royal Borough's towns and larger villages. Townscape refers to the urban form and character of a built up area. The information contained in this study provides a deeper understanding of the local townscape. It describes how the towns and larger villages evolved, what they are like, and how they can be managed to respond to their local context and enhance local distinctiveness.

2.9 Maidenhead Town Centre Capacity Study, 2015

RBWM appointed consultants Lambert Smith Hampton (LSH) and Allies and Morrison to undertake a Capacity Study for Maidenhead Town Centre, resulting in a final report dated November 2015. The study sets out an assessment of sites in the town centre which may have the capability to deliver housing growth in a sustainable way, which would help to reinforce the vibrancy of the town centre and at the same time help to reduce the pressure for Greenbelt development.

The Borough Council's previously adopted town centre AAP for Maidenhead identified a number of key sites for development. This study takes a fresh look at the potential of those sites with the further

Maidenhead and Cox Green Neighbourhood Plan.

inclusion of extra sites which had not previously been considered. It identifies potential development capacity for residential use, particularly given the pressure for taller buildings.

2.10 RBWM Infrastructure Delivery Plan, 2018

RBWM appointed Inner Circle consulting to produce a revised Infrastructure Delivery Plan (IDP), updating the version submitted with the BLP in May 2017. The current IDP version is dated Jan 2018.

The primary purpose of the IDP is to identify the infrastructure considered necessary to support the development proposed in the BLP and to outline how and when this will be delivered. The IDP plays a key role in demonstrating that planned growth can be accommodated in a sustainable manner, through the timely and coordinated delivery of critical and strategic infrastructure.

2.11 RBWM Authority Monitoring Report, 2018

The report covers the period April 2017 to March 2018, and provides data on a number of topics relevant to the Neighbourhood Plan, such as Housing.

Together with data for the 2017-2018 period, it also contains earlier data allowing analysis of trends.

2.12 RBWM Parking Strategy, 2004

The Strategy covers all aspects of parking across the Borough. In terms of parking provision, the strategy states that a key element of the management of parking supply is ensuring that spaces are available at locations that maximise the potential for achieving wider transportation, social, economic and environmental goals.

Although it was written in the context of Planning Policy Guidance Note (PPG) 13, which pre-dates the NPPF, the aims remain relevant. Section 9 of the document covers new developments and parking standards.