



The Royal Borough of Windsor & Maidenhead is currently developing the Borough Local Plan which will help shape the way our borough looks in the future.

Planning affects everyone, and we are inviting residents, businesses, parish and town councils and any other interested parties to let us know your thoughts on a number of key planning issues.

We are holding a series of mini consultations from now until November 2015 on topics that are important to shaping the Borough Local Plan – and as a result will have an impact on what happens in the borough over the next 15 years.

This leaflet explains about the consultation and how you can take part.



**Where to find out more
and take part in the
consultation:**

www3.rbwm.gov.uk/blp

e-mail: planning.policy@rbwm.gov.uk

tel: 01628 683810

post: Planning Policy, Zone C,
Town Hall, St Ives Road,
Maidenhead SL6 1RF

twitter: [#RBWM_BLP](https://twitter.com/RBWM_BLP)

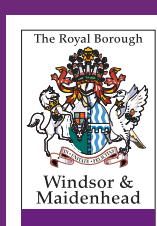


Borough Local Plan

Planning for the future

How to have your say

June – November 2015



Getting involved

The Royal Borough is preparing a new Borough Local Plan and the next opportunity to get involved has arrived.

Starting this summer and continuing through the year, the council is seeking your views on a number of pieces of new research and some questions about specific areas of policy direction. These are set out below along with when the particular consultation is taking place.

Retail and town centres

Looking at the characteristics of Maidenhead, Windsor, Ascot and Sunningdale centres, their capacity to support new shopping floorspace and options for future development.

When? Throughout July

Call for sites

You are invited to suggest potential sites which are available and deliverable and could be developed for a variety of uses.

If a site is suggested it does not mean the council necessarily thinks that it is suitable for development, but it does enable a full and proper assessment of all the development options to be undertaken.

When? Being promoted until 20 July but submissions can be made at any time

Edge of settlement and green belt

We have developed the methodology for an analysis of green belt and of edge of settlement sites and are now seeking comments.

When? Throughout July

Employment and economy

We need evidence on the demand for new employment development (offices, industry, warehousing and other uses). However, as the borough forms part of a wider functional economic market area, we need to look wider to assess demand.

When? Later this year – dependent on joint working arrangements with neighbouring councils.

Transport

New development will have an impact on the borough's transport network, particularly its roads, and the effect of proposed development needs to be assessed.

When? August

Flood risk

Many parts of the borough are at risk of flooding, and this restricts the type and amount of development that can happen in those areas. The latest information on flood risk assessment and testing is being made available.

When? August

Gypsies and travellers

The council has a legal duty to provide sufficient site accommodation for travellers. Sufficient provision allows for better enforcement against unauthorised encampments. A gypsies and travellers accommodation assessment (GTAA) has been commissioned.

When? Dependent on receipt of the GTAA.

Housing

Planning for homes and jobs is a central element of the plan. The council and the other Berkshire local authorities have commissioned a strategic housing market assessment. This will define the functional housing market or markets relevant to the Berkshire authorities and related development needs.

When? August

Specific questions

We are also looking for feedback on four more localised issues:

- Local green space
- Braywick Park and Magnet Leisure Centre
- The development capacity of Maidenhead town centre
- Windsor Link Railway proposals

Why do we need a Borough Local Plan?

A Borough Local Plan is needed to guide future land use and development in the borough, including housing, shopping, employment and green space.

It is a government requirement for the council to produce a plan and, without one, key decisions will be taken out of local people's hands. To make sure the plan is informed by the wishes of local residents, businesses and organisations, the council is consulting on the evidence that will be used to develop the plan.

Neighbourhood plans are also being developed in many parts of the borough. These look at local issues in detail, while the Borough Local Plan contains policies that apply across the whole borough. The two types of plans work together and complement each other.

What happens next?

The council will consider all responses received and this will feed into the preparation of a Second Preferred Options Borough Local Plan, with a full consultation for that document in November 2015.

The Second Preferred Options will set out any areas where the council's preferred approach has changed as a result of consultation responses or other new evidence.

It will also include a few matters that were not included in the First Preferred Options Borough Local Plan published last year because the supporting evidence was not available at that stage.