

Implementation and Monitoring

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Planning Benefits and Infrastructure Provision

8.1 The Royal Borough of Windsor and Maidenhead will encourage pre-application discussions with applicants on the provision of infrastructure and other community benefits.

Planning Application Requirements

8.2 Given the significance of the site for the regeneration of the town centre it is necessary that any planning application provides sufficient detail to indicate the quality of the proposals and the nature of the units proposed.

8.3 Information as set out in the National Validation Requirements will need to be submitted with any planning application, including floor plans, site sections, streetscene elevations, photomontages and existing and proposed ground levels.

8.4 As there is likely to be a requirement for an Environmental Statement, which will be prepared under the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999, any planning application should also include surveys and assessments in relation to the implications of the proposal on:

- noise
- air quality
- conservation areas and listed buildings
- any contamination issues
- archaeology
- ecology
- flood risk
- the vitality and viability of other town and local centres
- daylight and sunlight.

8.5 In addition, the local planning authority would also request

- a sustainability statement
- details of public consultation/involvement;
- an affordable housing statement
- a public realm and lighting strategy
- draft heads of terms for planning obligations and
- a Transport Assessment

8.6 The Transport Assessment should incorporate a strategy for the provision of car parking within the scheme which details servicing arrangements for the proposed development and the interim arrangements during construction.

Consultation Strategy

8.7 Stakeholder and community consultation in the preparation of this document is in accordance with the requirements set out in the Council's adopted Statement of Community Involvement.

Indicative Phasing

8.8 The Planning Brief encompasses a significant area of land, in a variety of ownerships and interacting with different areas of the existing town centre. This complex development project will involve the relocation of key town centre services. A relocation strategy for parking provision should be submitted by the developer as part of a planning application. Temporary servicing and access arrangements for the Nicholson's Centre during the construction period will also have to be considered.

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8.9 Where development of parts of the site come forward in isolation, the Council expect that careful consideration is given to the interface of the proposed development with the surrounding area and the ability of the scheme to allow further development to progress at later stages.

8.10 It is expected, however, that a mixed retail and residential development should form the first phase of development on the Queen Street triangle and Broadway site. Any such scheme should include a significant amount of high quality comparison and fashion orientated retail floorspace.

Funding and Delivery

8.11 The Royal Borough of Windsor and Maidenhead is committed to seeing significant development on the King Street, Queen Street and Broadway site, if the development is constrained by multiple land ownership issues and the existing rights over the site, the Council would be prepared to implement compulsory purchase procedures for site assembly to facilitate development and ensure implementation, should it prove necessary.