

## REPORT TO CABINET

Title: **PETITION: DEVELOPMENT PROPOSAL IN THE LOCAL PAPER IN NORTH MAIDENHEAD**

Date: 23 July 2009

Member Reporting: Councillor Mrs Knight

Contact Officer(s): Tim Slaney Head of Planning & Development Tel: 01628 685712

Wards affected: Maidenhead Riverside, Furze Platt & all of Maidenhead and north of the Town

### 1. SUMMARY

- 1.1.1 Council received a statement submitted by Councillor Stock reading "*The proposed 500 houses, railway station and factory are totally unacceptable, not only to ourselves but the wildlife will suffer this will cause air pollution, light and noise pollution also. We the undersigned are protesting against this*".
- 1.1.2 The statement arises from petition from 99 residents of Maidenhead against a major development proposal that appeared in the Maidenhead Advertiser on 12<sup>th</sup> March 2009 (Appendix 1 – Copy of newspaper article in Maidenhead Advertiser dated 12<sup>th</sup> March 2009). The petition reads "*We, as residents are against the proposed plans to build on the Green Belt in front of Lutman Lane, Maidenhead. The proposed 500 houses, railway station and factory are totally unacceptable, not only to ourselves, but the wildlife will suffer and this will cause air pollution, light and noise pollution also. We, the undersigned are protesting against this. The whole purpose of the Green Belt will be thwarted by this action. Green Belt was originally intended to be enjoyed as it is, and not to be built upon. The plan will totally disrupt the entirety of Spencers Farm Estate and people from far and wide as far as Cookham. There are plenty of buildings and building going on in Maidenhead. There is no need for any more. If this sort of thing carries on Great Britain will have no Green Belt land. We need to stick up for ourselves before this plan is submitted*".
- 1.1.3 This report seeks Cabinet endorsement of support for the protection of the green belt and the policies that guard against inappropriate development in the green belt such as major new housing estates. Further that the views expressed be taken into consideration as part of the Core Strategy and subsequent planning documents forming the Local Development Framework.

### 2. RECOMMENDATION: That:

- i) Confirmation of commitment to the green belt and policies protecting it be given and that the proposal be recognised by the Council as being contrary to established policies.**

**ii) The residents concerns be taken into account in progressing work on the Local Development Framework.**

What will be different for residents as a result of this decision?

Residents will have greater certainty over the Council's position on development of this scale in the greenbelt, and that their concerns are taken into account in future planning for growth.

**3. SUPPORTING INFORMATION**

**3.1 Background**

- 3.1.1 An article appeared in the Maidenhead Advertiser on 12<sup>th</sup> March 2009 outlining proposals for 500+ eco homes, shops and businesses at the 45 acre Spencer's Farm site. A copy of the article is appended. The Council is aware of the proposals and that the agent for the land owner has formally promoted the site through the Local Development Framework.
- 3.1.2 This Council sets particular importance to its policies to protect the green belt from inappropriate development. This is in accordance with adopted policies. That position is unchanged regardless of the newspaper article. Whilst we are obliged to determine any applications that are submitted and without prejudice to any potential scheme that may be submitted, given existing planning policy, there is agreement with the views expressed by petitioners. The need to protect the Green belt from unplanned urban sprawl is one of the fundamental aims of the greenbelt, upheld by this Council. Residents can have faith that development such as these will be subject to extensive scrutiny and be judged against our greenbelt policies that have a presumption against development of this nature.
- 3.1.3 The concerns of the residents as expressed by the statement and the petition will also form part of the 'evidence base' for the Core Strategy, which seeks to determine how growth should be managed in the Royal Borough.

**4. CONSULTATIONS CARRIED OUT**

- 4.1.1 The recommendations of this report respond to the concerns of residents voiced through a petition. No specific consultation has been carried out in respect of this development proposal.
- 4.1.2 All the Parishes and residents in the areas affected were however consulted recently on the Options for managing development as part of the Council's Core Strategy. The additional information provided by this petition can be added to the consultation exercise and fed into the future planning of the Borough

**5. COMMENTS FROM THE OVERVIEW AND SCRUTINY PANEL**

- 5.1.1 The Panel wholeheartedly endorsed the report and response of the Council.

## 6. IMPLICATIONS

6.1.1 The following implications have been addressed where indicated below.

Financial	Legal	Human Rights Act	Planning	Sustainable Development	Diversity & Equality
N/A	N/A	N/A	✓	N/A	N/A

Background Papers: Local Development Framework Options Paper Consultation (March 2009): Report of Consultation - Cabinet report June 25<sup>th</sup> 2009