

About You

If you would like to be notified of the results of this consultation, please indicate by completing the following details.

Name Title

Address

Organisation (if applicable)

Telephone

Email

It would also be helpful if you would complete the following about yourself. The information will be used to help us understand whether all sections of our community are represented in the consultation and to help interpret responses.

Are you (please tick)

Male Female

Are you (please tick)

Up to 15 25-44 65-74
16-24 45-64 75+ Prefer not to answer

Are you (please tick)

White Black / Black British
Mixed / Multiple Ethnic Groups Gypsy or Irish Traveller
Asian / Asian British Other Ethnic Group

How did you hear about this consultation? (Please tick)

Newsletter sent to you home Newspaper
Newsletter sent to your work Radio
Council website Panel / Forum / Partnership meeting

Other (please provide details)

Thank you for taking the time to give us your views. Please return this completed questionnaire to the postal address below so it reaches the council by 20 April 2009.

Planning Policy Manager, Planning and Development Unit, Town Hall, St Ives Road, Maidenhead SL6 1RF

If you have any queries, please contact planning.policy@rbwm.gov.uk or telephone 01628 796115.

Data Protection Act

Personal information provided as part of a representation cannot be treated as confidential as the council is obliged to make representations available for public inspection. However, in compliance with the Data Protection Act the personal information you provide will only be used by the council for the purpose of preparing the Local Development Framework.

Vision for the Royal Borough

Local Development Framework Community Consultation

Your views are important on how we plan for the future

This is your opportunity to get involved in drawing up the plan that will help ensure the environment in which we all live and work is the best it can be for the future.

The Local Development Framework (LDF) is the system of plans which make up the borough's local planning strategy, setting out what type of development we want to see and how we are going to make it happen over the next 20 years. It will be used when the council is making decisions on planning applications.

Although the country is currently in recession, the government still requires us to plan for the long term. We need to think about where development will go and when it should be built. Your views are important in answering these questions.

Options for the future

The Royal Borough has to plan for employment, shops, leisure, education, health facilities and homes up to 2026 and beyond. Some land has already been identified and we expect to find more in towns and urban areas. However, we have not yet identified enough land in urban areas to meet expected needs and we are under increasing pressure to find additional land for development.

Housing and employment density – i.e. how many homes and how much employment can fit on to a given plot of land - is key to how much land will be needed.

High densities would ensure more homes and jobs could be provided in areas with access to existing services. However, it would also mean building on some undeveloped areas, in some areas where there are currently less intensive uses and by providing taller buildings. Increasing density would reduce pressure to allow development in the Green Belt.

Low densities, while reducing pressure to redevelop land in urban areas, would mean more homes and jobs in places which would also need additional infrastructure, such as roads and utilities, and building on more Green Belt land.

Looking at the characteristics of the borough, what you have told us in previous consultations and at national and regional policy, the council has come up with three possible ways for managing future growth:

- Option A - High Density Growth
- Option B - Moderate Density Growth
- Option C - Low Density Growth

We are at a crucial stage in planning for the future of the Royal Borough. That's why it is so important to have your thoughts on how and where we plan development for the future.

Many of you will already be aware that decisions about how many new homes should be built in the borough over the next 20 years are made at national and regional levels. This council has opposed the level of housing growth allocated to the borough, but it appears that our objections to the numbers of additional houses have fallen on deaf ears.

That's why we face a difficult challenge in managing future development to protect the borough's special character and bring the widest possible benefits to the community.

This newsletter sets out three main ways that development *could* be managed, based on the preferred density of development in our towns.

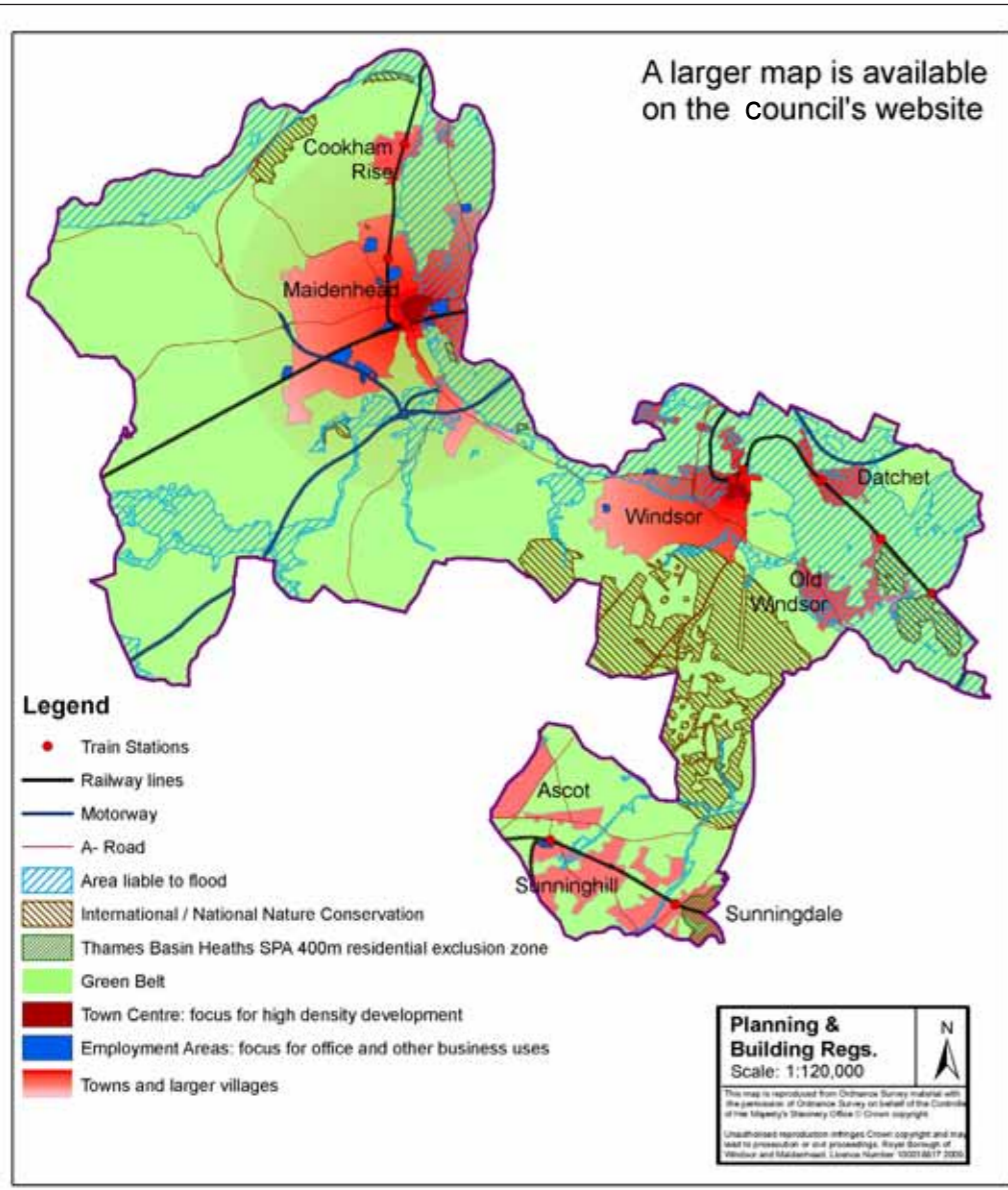
The council is here to serve its community and your views are essential for us to plan effectively for the future. We look forward to receiving your completed questionnaire (attached to this newsletter) and any other ideas you may have for planning for the future.

Alison Knight
Lead Member for
Planning and Development



All three options:

- encourage development in towns (particularly town centres) and larger villages outside the Green Belt to protect the countryside, with the majority in and around Maidenhead to reflect its sustainability, role as a business location, the availability of land and the rejuvenation of its town centre
- focus employment in town centres and other existing employment areas with some additional land required at the edge of town centres or other employment areas
- focus new shopping in town centres to maintain their vitality and aid regeneration
- limit growth in rural areas to appropriate activities and to meeting local needs
- protect and enhance the historic environment and natural assets like Windsor Great Park and the River Thames
- avoid development in places where there is an unacceptable risk of flooding
- require high quality, environmentally-friendly design
- tightly control building and activities in the Green Belt
- create and protect new Green Belt land



While the council has come up with three options for the way ahead, you may feel an alternative approach is more suitable. We welcome your suggestions. You may wish to take into account roads, rail and environmental constraints as shown in the map (left).

This consultation does not identify specific sites for development but we need to think about where development could happen and how it should be managed.

In general, larger developments offer the greatest opportunity to provide accessible facilities to both new residents and the local community. However it means the effects are concentrated in a particular area with potential consequences for schools, transport and other community facilities. Smaller, more widely spread developments reduce the degree of local impact and provide the opportunity to use a greater number of areas - but they don't offer the same opportunity to provide new local facilities.

Development Size Impacts	
Small Sites	Large Sites
<ul style="list-style-type: none"> ➤ Fewer changes to how a particular area looks ➤ Less impact on existing local services and roads ➤ Unlikely to include new facilities within the site ➤ Unlikely to support new facilities in the surrounding area ➤ Unlikely to support significant new or improved public transport 	<ul style="list-style-type: none"> ➤ Greater changes to how a particular area looks ➤ More demand on existing services ➤ Potential for including new facilities within the site. ➤ Likely to be capable of supporting new facilities in the surrounding area ➤ Likely to be capable of supporting new or improved public transport

LDF Community Consultation

Q1 Which of the Options do you prefer? (Please choose one box only.)

Option A Higher Density Growth		Other (Please provide details below.)
Option B Moderate Density Growth		
Option C Lower Density Growth		

What are the reasons for your chosen option?

Q2 Given the need for new homes and employment, how important do you consider protecting the Green Belt to be compared with more building in urban areas? (Please circle the number which most accurately reflects your view on protecting the Green Belt - 5 being the most important and 1 being the least important.)

1	2	3	4	5
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Q3 If the need for new homes and employment requires building on land outside the edge of an existing settlement, how should this be handled? (Please choose one box only.)

New development in one or two large sites	
New development in a larger number of smaller sites	

Q4 Looking at planning for new employment, where should this be? (Please choose one box only.)

On land next to town centres or other existing employment areas	
By building new employment areas on land outside the edge of existing settlements	
Other (please specify)	

Q5 Are you aware of any services, facilities or other infrastructure that would be needed or require improvement to support new homes and employment? (Please provide details including the affected area.)