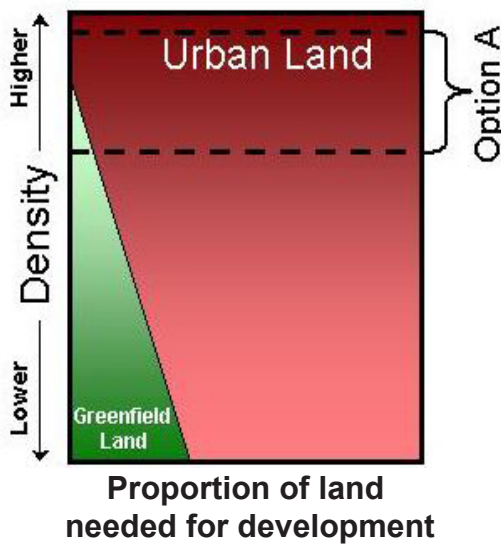


## Option A - Higher Density Growth

### What does it mean?

- Higher residential densities would be likely across the borough's existing built up areas.
- The towns of Maidenhead, and to a lesser extent Windsor, would absorb most new development. Other settlements outside the Green Belt would also be expected to accommodate new development.
- In town centres and other specific locations taller buildings would be likely.
- A very small amount of greenfield land, including Green Belt land, around the edge of settlements outside the Green Belt may be required to provide development – the smallest amount of any of the three options. Any development would be on small sites with limited impact on infrastructure and how the area looks.
- There would be no or very minimal net loss of Green Belt land.



#### Advantages

- Minimal or no loss in the extent of the Green Belt.
- Makes best use of opportunities for people to walk and use public transport to get to local services.
- Makes the best use of opportunities to rejuvenate Maidenhead town centre.
- Spreads development throughout the borough, providing local opportunities for more housing.
- Encourages the regeneration and use of brownfield sites by focusing growth on existing settlements.

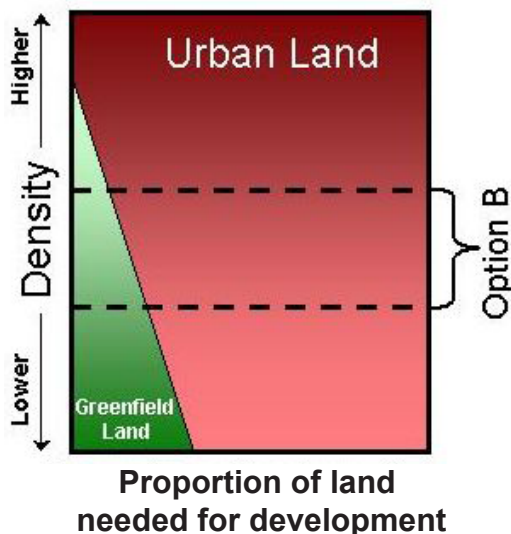
#### Disadvantages

- Increased pressure to build on undeveloped areas within existing settlements.
- Will mean more apartments rather than houses.
- The higher proportion of small developments may reduce the scope to provide more affordable housing.
- Could lead to traffic pressures at key junctions in urban areas.

## Option B - Moderate Density Growth

### What does it mean?

- Current moderate increases in residential density would be maintained.
- The towns of Maidenhead, and to a lesser extent Windsor, would absorb most new development. Other settlements outside the Green Belt would also be expected to accommodate some new development.
- Some greenfield land around the edge of existing settlements would be needed for development, with some loss of Green Belt land. Delivery could be via small sites with limited impact on infrastructure and on how the area looks, or via one or two larger sites which provide the opportunity to support new facilities and infrastructure.



#### Advantages

- A reasonable proportion of homes and jobs accessible to facilities by walking and public transport.
- Would provide some opportunities to rejuvenate Maidenhead town centre.
- Potential for larger developments provides more affordable housing and associated transport improvements.
- More scope to build a variety of housing types.

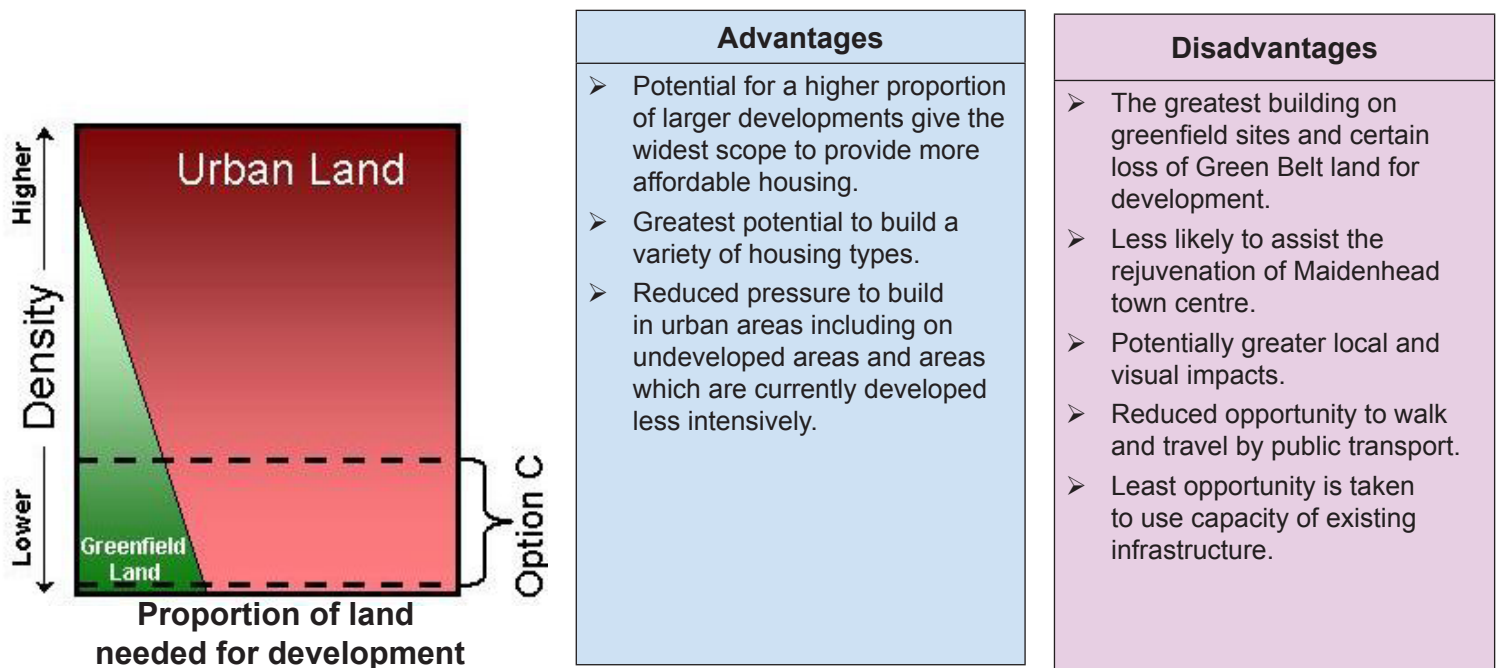
#### Disadvantages

- Moderate densities would require some building on undeveloped areas, the redevelopment of lower density areas and more taller buildings.
- Some building on greenfield sites, including some loss of Green Belt land.

## Option C - Lower Density Growth

### What does it mean?

- Lower residential densities would be likely across the borough.
- The towns of Maidenhead, and to a lesser extent Windsor, would absorb most new development. Other settlements outside the Green Belt would also be expected to accommodate limited new development.
- A larger amount of greenfield land around the edge of existing settlements would be needed for development, resulting in a greater loss of Green Belt land, the largest amount of any of the three options.
- Development could be across many small sites with limited impacts on infrastructure and how the area looks, or via a few larger sites which provide the opportunity to support new facilities and infrastructure.



## How you can help us plan

As you read this leaflet, please remember:

- The council does not favour any of the three options at this stage. We need your views before making any decisions.
- This is just a brief summary of the work we have done so far. Please visit [www.rbwm.gov.uk/web/pp\\_ldf](http://www.rbwm.gov.uk/web/pp_ldf) for a fuller version of this leaflet, the LDF Options Paper and supporting studies.

We are keen to know what you think about these options and if you have any ideas of your own.

You are very welcome to come and speak to us at several drop-in events. More information on times and locations is available on the council's website.

Please send your completed questionnaire to the council by 20 April 2009. Postal and email contact details are provided at the end of this newsletter. Alternatively, please complete the questionnaire online.

Thank you for taking part in this consultation. All your comments will be considered as we work towards the publication of a detailed plan (in early 2010).