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Maidenhead & Cox Green Neighbourhood Plan (the MNP)

www.maidenheadplan.com

Do we need one - to cover what?

We don't have to have one..!!

Neighbourhood plans are optional



What is a Neighbourhood Plan?



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- Sits alongside the adopted Area Action Plan for Maidenhead town centre and the emerging Borough-wide Local Plan
- it becomes a key part of the overall Development Framework with MNP policies to be used by RBWM to decide on planning applications.
An adopted MNP will help to sustain appeals



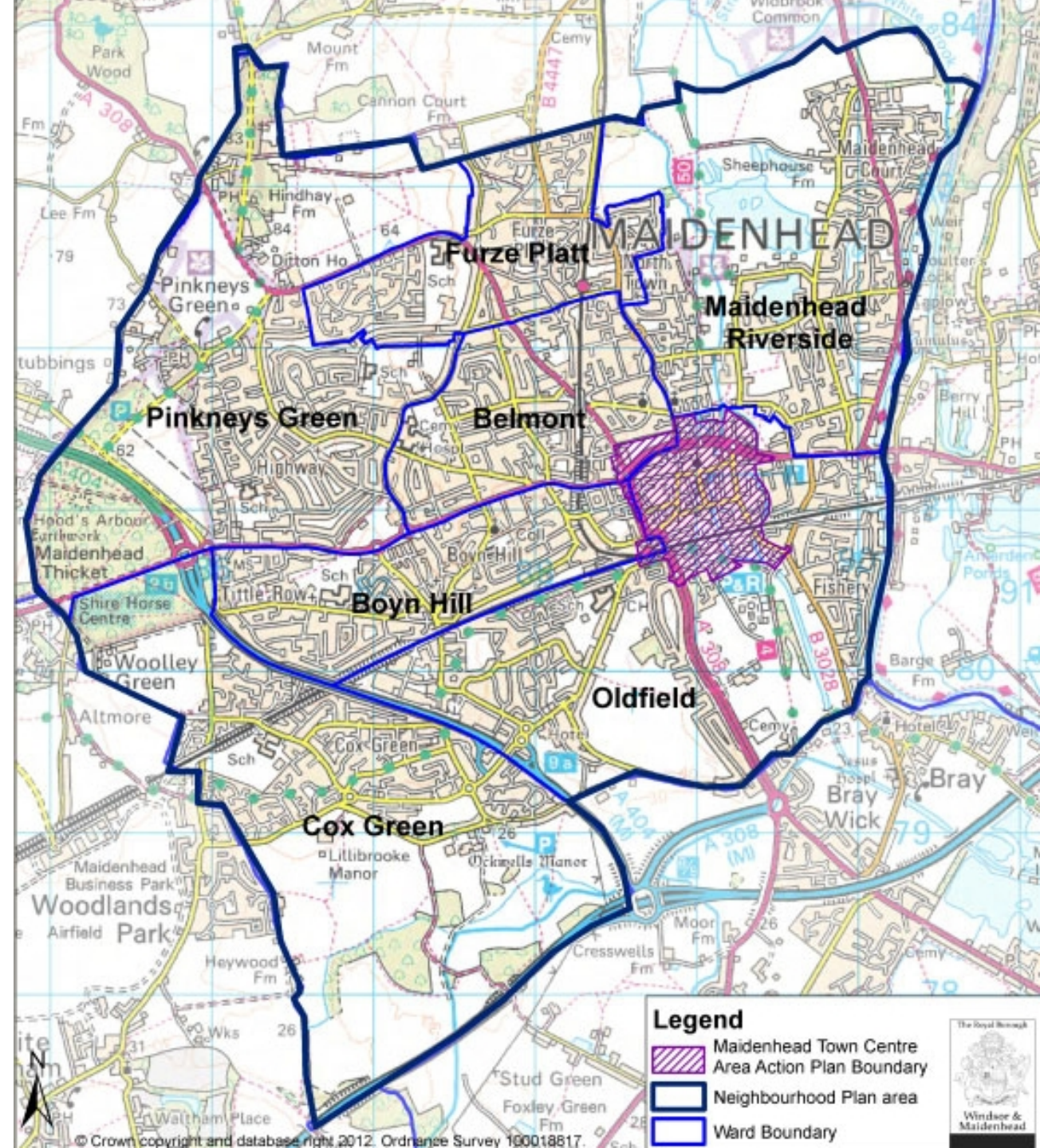


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Maidenhead: Ward, MNP and AAP Boundaries



The WORKING GROUPS

- **TOWN CENTRE**

Richard Davenport



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- **DEVELOPMENT** **Martin McNamee**



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- **COMMUNITY & INFRASTRUCTURE** Mike Copeland



The MNP Process

- Gather evidence
- Consult residents on scope/issues and the draft MNP
- Align with AAP and emerging Borough Local Plan
- Draft MNP to inspector to test for 'soundness'
- If accepted, MNP goes to referendum of residents
- Secure support of >50% voting and RBWM must formally adopt as part of the overall Development Framework
- Once adopted, all Maidenhead planning decisions must take into account the MNP policies





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- Sits alongside the adopted Area Action Plan for Maidenhead town centre and the emerging borough-wide Local Plan
- MNP policies to be used by RBWM to decide on planning applications; an adopted MNP will help to sustain appeals
- Can decide how infrastructure funding receipts from developers are spent to improve local facilities

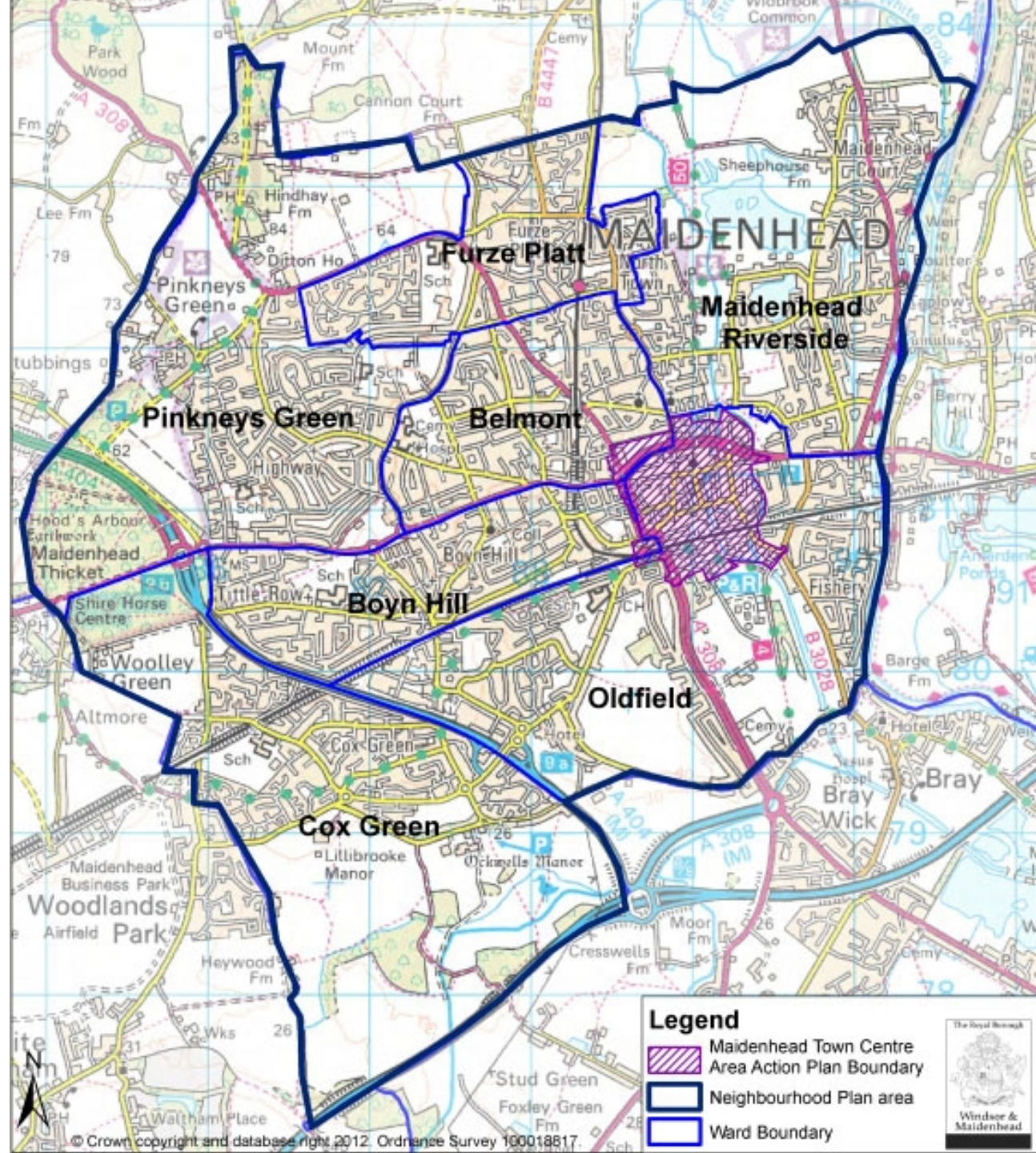


Do we need one - to cover what?

- We don't have to have one..!! Neighbourhood plans are optional, but if residents adopt one, it becomes a key part of the overall Development Framework
- Unlike the borough-wide Local Plan, there is no mandatory scope for a neighbourhood plan; the MNP would cover specific issues and planning matters *that concern you*
- Matters already adequately covered in the Area Action Plan (AAP) for the town centre will not be duplicated ..but
- MNP can supplement the AAP to address Maidenhead wide issues that also affect the town centre



Maidenhead: Ward, MNP and AAP Boundaries



The MNP Process

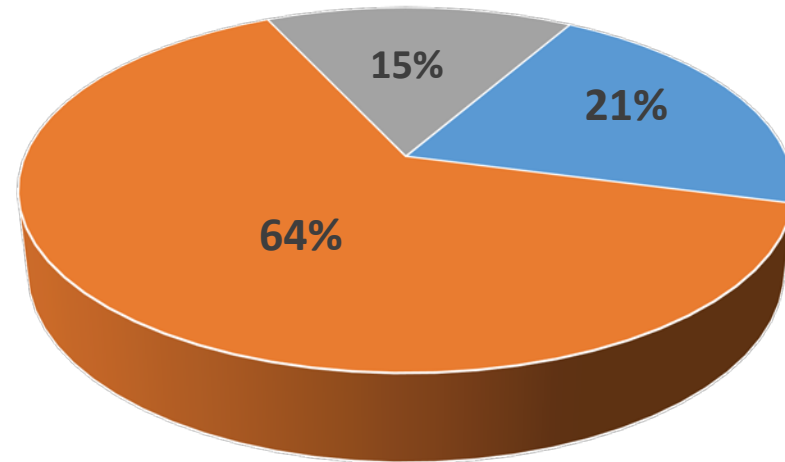
- Gather evidence, create profile of the town today
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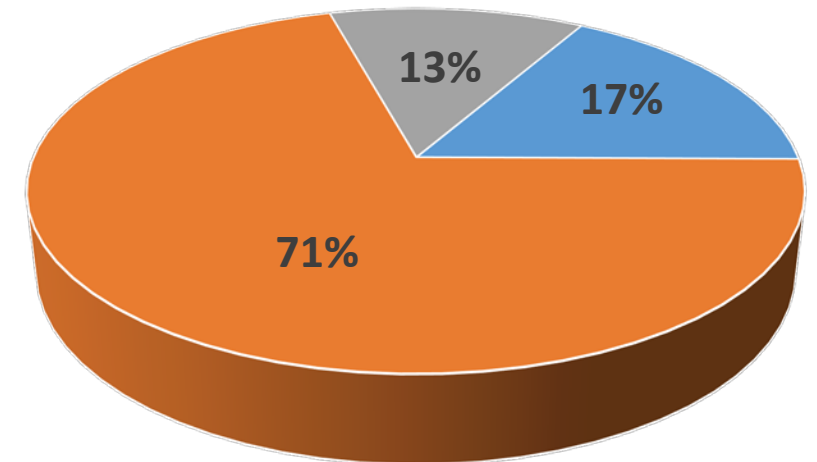
Key Statistics (2011 Census)

	<u>Maidenhead</u>	<u>Town Centre</u>
Population	55,257	2,461
Households	22,027	1,267

Age Distribution:



■ Under 16 ■ 16 to 64 ■ 65 & Over



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Key Statistics (cont.)

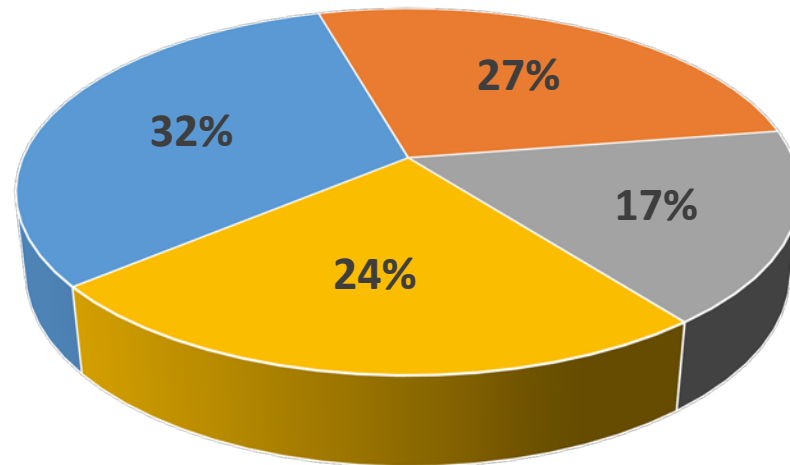
Maidenhead

Vehicles/Household

1.4

Property Owned/Rented 70%/30%

Housing Mix:



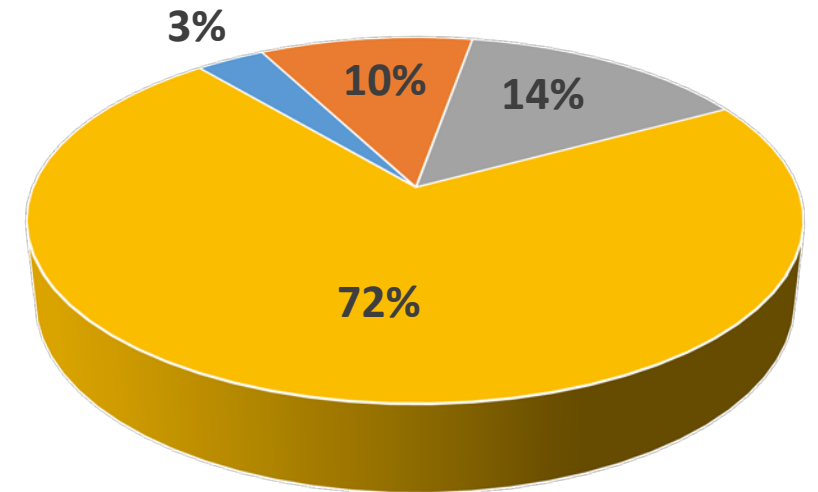
■ Detached
■ Terraced

■ Semi Detached
■ Flat/Appt

Town Centre

0.9

38%/62%



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Town Centre

Town Centre

Covered by the adopted 2011 Area Action Plan but...

BLP is set to amend many of its policies and set a far higher housing target



Town Centre Issues?

- Parking ..for residents, rail users, shoppers and workers



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- Public open space ..more needed as the population grows
- Building heights ..vary heights, limit tall building locations



Town Centre – MNP Policies?

- **Policy 1)**: Actively encourage growth in town centre residential, provided it meets the appropriate space and amenity standards (incl. parking)
- **Aim**: Support trade; increase vitality; sense of community & ownership; improve security; help deliver much needed housing growth, while protecting green belt



Town Centre – MNP Policies?

- **Policy 2)**: New development in (..enlarged?) Conservation Area to complement style & character of High St.; retain attractive facade & roof line of character buildings; refurbishments & changes of use of buildings with character in their upper levels to reflect same at ground level to improve the streetscape
- **Aim**: Preserve & enhance the character of the High Street & nearby retail areas, new & existing



Town Centre – MNP Policies?

- **Policy 3)**: Developments adjoining waterway to comply with 2009 Waterways Framework; minimum buffer zones, views & active frontages onto the water, no/low fencing & maximum public access. Green pocket parks, natural green edges, planted wherever feasible to support wildlife
- **Aim**: Capitalise on investment in the waterway to create a town centre that is a destination for all who live, work, or visit Maidenhead ... a Thames Valley riverside town



Town Centre – MNP Policies?

- **Policy 4)**: Residential development in the town centre to provide minimum 1 off-road parking space per unit; office & retail to fully meet their own parking needs; underground parking to be the norm; affordable commuter parking capacity to match growth in rail use with Crossrail
- **Aim**: Adopt realistic (not idealistic) parking provision for all new developments; avoid aggravating existing safety & congestion issues caused by day long parking close to the town centre



Town Centre – MNP Policies?

- **Policy 5)** *Mixed use* development to be encouraged, including high quality offices, leisure & community facilities alongside a variety of high quality residential. Cafes, restaurants, cultural & leisure activities to be encouraged in the central areas & especially in pocket parks adjoining the waterway
- **Aim**: Creating a vibrant, balanced town centre that reflects the broader town and area



Town Centre – MNP Policies?

- **Policy 6)**: New affordable housing in the town centre to reflect borough-wide 30% target, but use ‘pepper potting’ (i.e. scattered) locations for social housing
- **Aim**: Avoid aggravating an existing concentration of social housing in the town centre. Town Centre NE has 43% Social Rented housing (2011 census) vs. MNP average 14%



Town Centre – MNP Policies?

- **Policy 7)**: West St OA redevelopment under the AAP to include a wide ‘green’ mixed use foot/cycle bridge over the road to link Kidwells Park with the town centre
- **Aim**: Reduce the barrier of the Ring Road, improving accessibility for residents & town centre workers to existing public open space



Town Centre – MNP Policies?

- **Policy 8)**: New tall buildings permitted in the town centre only where they are not overbearing to their neighbours & provided they are of high quality, contribute positively to the skyline, have varied roof lines & set backs at higher floors to reduce their visual bulk; tall blocks of all-residential accommodation to be discouraged
- **Aim**: Avoid over development & turning the town centre into ‘Manhattan’; reinforce AAP policies by requiring graduated heights between the town centre (tall buildings acceptable) & nearby 2-3-4 storey suburban housing



Development

Development Issues

- *Preserving Character* ..change is unavoidable and necessary



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- Rental Market ..not everyone wants or can afford to buy
- Housing Sites ..are BLP identified sites & allocations right?



Development Issues (cont.)

- Light Industrial/Commercial Sites ..where do we relocate businesses when their current sites are identified for residential development?



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- Green Belt ..should the Green Belt be protected at all costs?
- New Settlement ..should a new settlement in 'Greater Maidenhead' be considered - providing housing while reducing pressure on town centre?



Development – MNP Policies?

- 1) Balance/Mix - Planning policy and decisions should focus on delivering a balanced housing mix of quality dwellings
- 2) Family homes - Outside the town centre priority should be 3 or 4 bed family homes with gardens or shared amenity space
- 3) Town centre - Introduce variety (maisonettes, duplexes etc.) to supplement flats and apartments
- 4) Larger homes (5 bed +) - to be restricted as they reduce the potential number of homes and do not serve bulk market



Development (cont.) – MNP Policies?

- 5) Semis, maisonettes, terraced and town houses encouraged - higher density than detached and preferable to flats
- 6) Bungalows - whilst not space efficient should be included in the mix to accommodate elderly and free up the supply chain
- 7) Replacing substantial family homes with flats - to be discouraged. We are adequately provided with flats, esp. in the town centre
- 8) Affordable housing - to be the exception for flatted developments outside town centre. 3 bed houses the most pressing need in this sector



Development (cont) – MNP Policies?

9) Affordable housing - to be dispersed, not concentrated in town centre. Social issues associated with overcrowding, lack of space

10) Room sizes/Space - to avoid substandard housing stock, the Nationally Applied Space Standard should be adhered to. No undersized dwellings permitted

11) Parking - Standards for parking provision and amenity space should be redefined and adhered to



Green and Blue

Green and Blue Issues?

- *Very little Green Space in the town centre* ..residents, shoppers and workers will want somewhere to relax



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- Green connections ..a chance to improve the quality of urban life for wildlife and humans
- Biodiversity ..opportunities for urban wildlife



Green and Blue – MNP Policies?

- **Policy 1)**: A Neighbourhood Plan provides an opportunity to designate, and hence protect, valued Local Green Spaces
- **Aim**: Protection of Local Green Spaces, especially those in town centre and suburban locations, to ensure they stay green and accessible



Green and Blue – MNP Policies?

- **Policy 2)**: Allotments and communal Open Space
- **Aim**: To ensure adequate provision of allotments and communal open space. Increased density of housing, many as flats without outdoor amenity space, will increase the need for accessible places to play or relax



Green and Blue – MNP Policies?

- **Policy 3): Biodiversity**
- **Aims: To protect existing habitats within the MNP area, and to ensure that new developments provide their share of habitat and green space. To make the most of opportunities within new developments for wildlife to live and move about**



Green and Blue – MNP Policies?

- **Policy 4): Green Corridors**
- **Aims: To identify and protect existing green corridors, and seek opportunities to create new ones. Green corridors are a place for wildlife to live and move, can be routes for safe off-road transport and a place for human recreation**



Green and Blue – MNP Policies?

- **Policy 5)**: Cycling and walking routes
- **Aims**: To make it easier to get around locally, safely and sustainably. This is currently much harder than it should be..!
New developments and new sites can provide new connections and be designed from the outset to be friendly to pedestrians, cyclists, runners



Green and Blue – MNP Policies?

- **Policy 6)**: Strategic sites
- **Aims**: A number of sites in central Maidenhead have been identified as Opportunity Areas. In addition to housing or commercial development, such sites can also provide opportunities to create or retain Green Space, connect places and improve the place we live



Design

Design Issues?

- *Building Heights* ..3-4 floors generally acceptable, but taller new buildings should be restricted to the town centre



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- Room Sizes ..to follow London RIBA minimum standards



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- Room Sizes ..to follow London RIBA minimum standards
- **No new building on the Flood Plain, vigorously enforce existing restrictions**



Design - MNP Policies?

- 1) Building Heights ..3-4 floors generally acceptable, but any taller new office/other buildings should be restricted to the town centre and be no more than eight floors**
- 2) Town Centre ..residential apartment buildings should be restricted to six floors in the town centre**
- 3) Other Areas ..residential developments outside of the town centre should be restricted to three floors**



Design - MNP Policies?

- 4) Off-road Parking ..allocate per new dwelling everywhere, including in the town centre, to minimise on-road parking
- 5) Apartments ..space must be allocated to the unit and car parking spaces should be one per double bedroom
- 6) Visitors .. additional shared spaces to be allocated for visitors, health workers, trades, services and deliveries
- 7) Storage ..secure ground floor storage space must be provided for children's buggies and bicycles
- 8) Residential ..1 off road car space to be provided per double bedroom, 0.5 per single bedroom



Design - MNP Policies?

- 9) Open Space ..homes with gardens outside the town centre, provided on site or alternative provision if new apartments
- having a safe place for children to play is every parents priority
 - houses need suitable garden space which is their own
- 10) Room Sizes ..to follow London RIBA minimum standards
- ensure these standards are clear policy across RBWM
 - enforce these policies
 - challenge developers who submit applications which conflict



Design - MNP Policies?

- 11)** No new building on the Flood Plain, vigorously enforce existing restrictions
- 12)** New buildings in residential areas must be sympathetic to the existing buildings and to the street scene



Infrastructure

Community Issues?

- More housing ..means more schools, doctors, dentists, pharmacies, leisure facilities and transport capacity
- Local Shops ..more housing needs more local shops
- Nicholson Centre ..can it be redeveloped to integrate with the approved plans for The Landing?
- Open Space ..do we have sufficient for the growing population, in the town centre and wider town?
- Ageing population ..can we cope with it, do we have enough care homes, need to reflect in building designs?
- Accessibility ..reflect disability requirements in new build designs, specific opportunities for improvement



Transport Issues?

- Transport Hub ..in the town centre for trains, buses, taxis
- Station Parking ..more needed now, more so when Crossrail service starts
- Increase short term on-road parking in the town centre
- St Cloud Way ..reduce the road 'barrier', reconsider speed limits, remove railings, add 'green footbridge' and refuges
- A4 bottleneck ..build the Town Moor link, improve junctions, remove the Bridge Rd 2 into 1 contention
- Do we need an additional river crossing?
- Junction Improvements needed across the town

