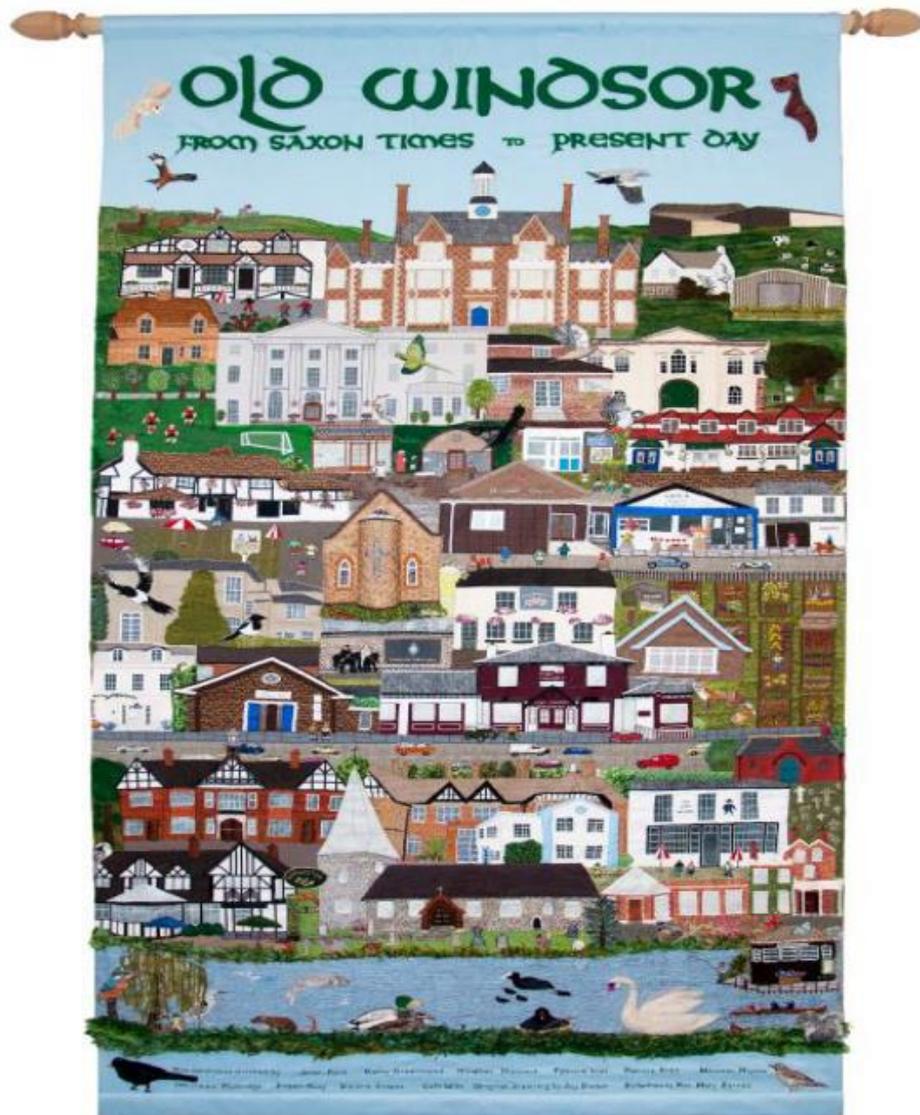


OLD WINDSOR NEIGHBOURHOOD PLAN



2019-2033

(Cover picture is of a stitched fabric wall hanging created by the Sewing Group, Old Windsor)

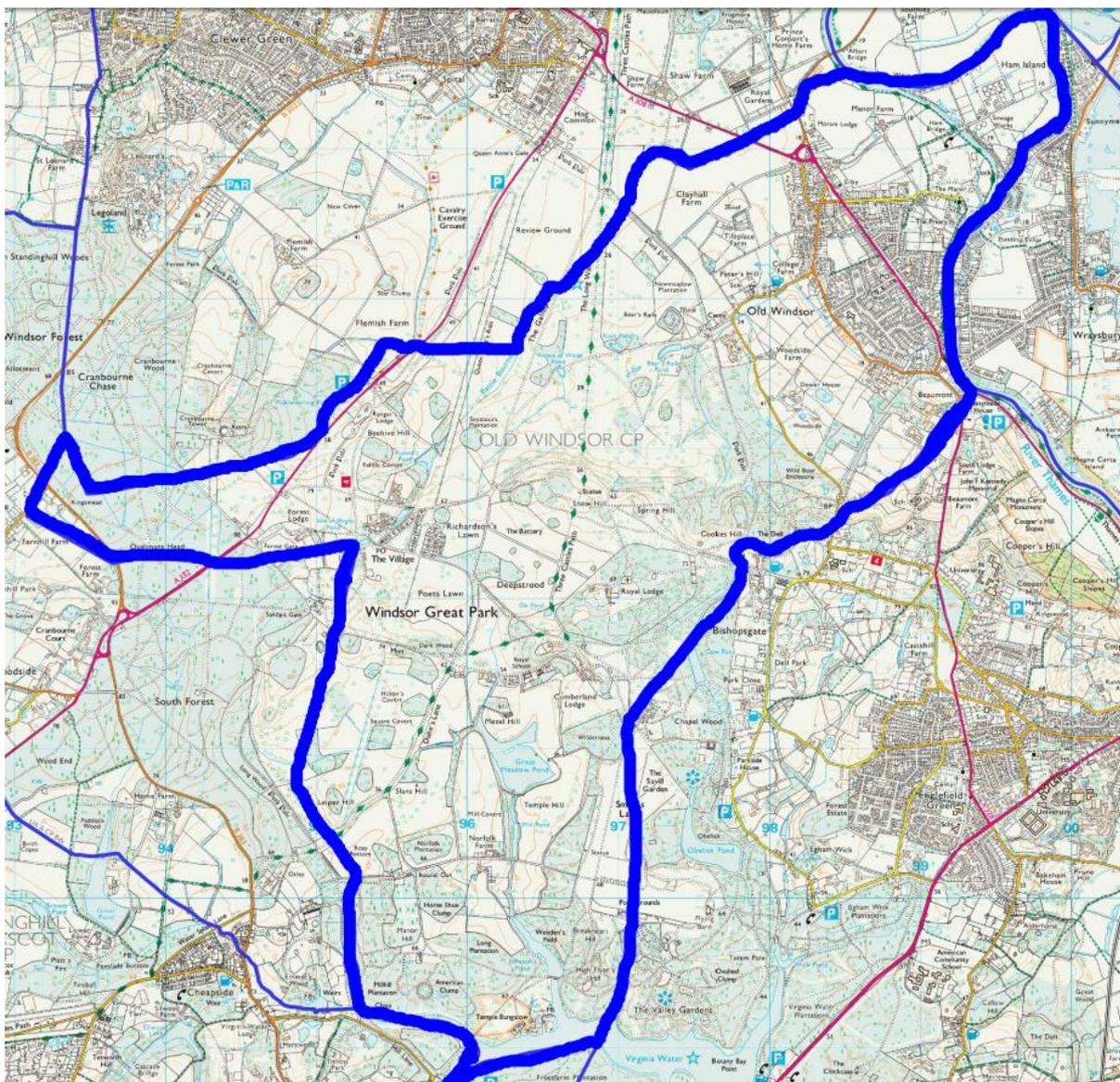
CONTENTS

1	INTRODUCTION	5
2	LOCAL CONTEXT	8
	History	8
	The Village today	8
	Local infrastructure	9
	Local Plan policy	9
	Profile of the Old Windsor community in 2011	10
3	VISION AND OBJECTIVES	12
	Challenges for Old Windsor	12
	Vision for Old Windsor	13
	Neighbourhood Plan Objectives	13
4	SETTLEMENT BOUNDARY AND COALESCENCE	14
	Settlement boundary	14
	Coalescence with Windsor	15
5	HOUSING	16
	Housing mix	16
	Residential infill and backland development	17
6	FLOODING AND DRAINAGE	20
	Flooding	20
	Sewerage and waste water	25
7	CHARACTER, DESIGN AND HERITAGE	31
	Townscape	31
	Heritage and archaeology	33
8	PARKING AND TRANSPORT	36
	Commercial parking	36
	Highways	36
	Walking routes	37
9	ENVIRONMENT	39

Protection of natural habitats, landscape and ecology	40
10 COMMUNITY FACILITIES	43
Provision of community recreation facilities	43
11 POLICIES MAPS	44
APPENDIX A SOCIO-ECONOMIC PROFILE	I
APPENDIX B TOWNSCAPE CLASSIFICATION	IX
APPENDIX C BUILDINGS OR STRUCTURES OF CHARACTER	X
APPENDIX D KEY CONGESTED ROAD JUNCTIONS IN OLD WINDSOR	XIV

1 INTRODUCTION

- 1.1 This document represents the Neighbourhood Plan for Old Windsor parish. It represents one part of the development plan for the parish over the period 2018 to 2033, the other part being the Royal Borough of Windsor and Maidenhead Local Plan.
- 1.2 The Royal Borough of Windsor and Maidenhead (RBWM), as the local planning authority, designated a Neighbourhood Area for the whole of the Old Windsor parish area in March 2013 to enable Old Windsor Parish Council to prepare the Neighbourhood Plan. The Plan has been prepared by the community through the Old Windsor Neighbourhood Plan (OWNP) Group.
- 1.3 The map below shows the boundary of the Neighbourhood Plan area, which is contiguous with the boundary of Old Windsor parish.



- 1.4 The OWNP is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2015 (as amended). The OWNP Group has prepared the plan to establish a vision for the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change over the plan period 2018 to 2033.

- 1.5 The purpose of the Neighbourhood Plan is to guide development within the parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish. The process of producing a plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Old Windsor, its residents, businesses and community groups.
- 1.6 Each section of the plan covers a different topic. Under each heading there is the justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in the blue boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.

National policy

- 1.7 The National Planning Policy Framework (NPPF) states:
- “Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.” (NPPF para 29)
- “Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.” (NPPF para 30)
- 1.8 The relevant RBWM Local Plan was adopted in 2003 and therefore, under the guidance provided by the NPPF, is out of date. There is an emerging Local Plan (at Examination stage) covering the period to 2033 which is a material consideration and has provided much of the strategic context for the neighbourhood plan.

Engagement

- 1.9 The preparation of the OWP has been undertaken based on an extensive programme of engagement with the local community. This has included:
- Targeted focus groups, including the Parent Teacher Association, Allotment Association, Guides, Old Windsor Football Club
 - A parish-wide questionnaire
 - A Local Plan/Neighbourhood Plan Information Day at the Day Centre
 - An information stall at the 2014 Carnival
 - A Village History Development Exhibition
 - An exhibition at the 2015 Carnival
- 1.10 In addition, the community has been kept informed of progress through regular newsletter updates and via the Parish Council website, <http://www.owpc.co.uk/>.



2 LOCAL CONTEXT

History

- 2.1 Old Windsor pre-dates the town of 'New' Windsor. Evidence of activity from 4100BC through to the present day has been found. The most historically significant being a large ninth century riverside Saxon settlement (built on the site of an earlier roman settlement), with a royal palace providing a seat of government, and hunting forays into the vast Windsor forest, which continued with the early Normans up to Edward the Confessor. Domesday Book shows that in 1086 the 'Vill' contained accommodation for nearly 100 families, indicating a population of perhaps 500. If this seems small, it must be remembered that in the whole of England in medieval times only a score of towns had more than 200-300 houses, with 1,000 to 2,000 people. The village almost disappeared after Henry I built Windsor Castle several miles upriver.

The Village today

- 2.2 The Parish of Old Windsor extends from the River Thames, over most of Windsor Great Park, up to Virginia Water. It includes the famous 'Copper Horse' statue of King George III which is Grade 1 listed, and the top half of the impressive Long Walk from Windsor Castle, 'The Village' a second, smaller settlement for the Crown Estate workers in the Great Park and Smiths Lawn, famous for its polo. The village of Old Windsor is set on the banks of the Thames and is also bordered by the beautiful Windsor Great Park and the meadows of Runnymede (location of the signing of the Magna Carta). The popular Thames Path National Trail runs from Runnymede, past the former 'Bells of Ouseley' public house (now part of the 'Harvester' chain) through to Old Windsor Lock and on to Albert Bridge.
- 2.3 The village is predominantly residential with some small retail outlets including convenience stores including a Co-op, a couple of takeaways, café, restaurant and three hairdressers/beauty parlours and various pubs. There are two brownfield sites identified for development in RBWM's draft Local Plan. One of which has been granted planning permission for a small development. The other site is currently being used by small businesses requiring workshop type premises.
- 2.4 The majority of properties are in Old Windsor itself, with approximately 140 in the Great Park which is also part of the Old Windsor parish. Many residents stay in Old Windsor all of their lives and this has resulted in Old Windsor having the largest percentage of elderly residents in the borough.
- 2.5 Due to its close proximity to Windsor Great Park and the River Thames, 93% of the parish is green belt and 7% floodplain. A large proportion of the parish is covered by the Grade 1 Registered Historic Park and Garden of Windsor Great Park. It is also close to both the M4 and the M25 which has contributed to Straight Road being classed as one of the busiest single carriageway of its type in the borough.
- 2.6 Of the large estates which still exist in some form, the oldest are the Manor (near the church), Woodside (at Crimp Hill to the south-west of the village), Beaumont (at the junction of Burfield Road and Priest Hill), and Runnymede House, to the east of Priest Hill.
- 2.7 The modern village grew up on a curving strip of waste land known as the Moor, which stretched more or less along the present line of Burfield Road and St. Luke's Road. The last unenclosed part of the Moor became Old Windsor Green, and this dwindled to the patch of grass in front of the Fox and Castle.
- 2.8 In 1930 there were only about 475 houses - a figure which had risen to some 675 by 1940, 775 by 1950, 1,600 by 1960 and nearly 1,900 by 1970.

- 2.9 In the early years of this century, the main concentration of dwellings was in the St. Luke's Road and Albany Road area. Between the wars a number of houses were built in Straight Road, Ouseley Road, The Friary and elsewhere, with council houses in Church Road, but the principal expansion has come since World War II.
- 2.10 The big private enterprise Ashbrook Road and Meadow Way estates, built by Taylor Woodrow, and a number of smaller developments, together with local authority housing at Kingsbury Drive, Queens Close, St. Peters Close and St. Andrews Close, with old people's dwellings at Pollard Close, have filled in much of the open land on both sides of Straight Road. Recent developments such as Hartley Copse, Newton Court, Bears Rails and Parker Gardens have utilised much of any remaining brownfield and large garden sites.
- 2.11 To meet the influx of population, new schools have been built, more shops have opened and other amenities have been provided, such as the Memorial Hall, opened in 1961 and the St. Lukes Road Shopping Precinct.

Local infrastructure

- 2.12 Transport and travel is a major issue in Old Windsor. There is heavy reliance on cars, with the local village roads regularly being used as 'rat runs' due to regular congestion on the A308. This situation is exacerbated by the lack of public transport links to Datchet train station, being the nearest station serving Old Windsor. Moreover, there is no direct public transport link to the Langley campus of the Further Education (FE) college.
- 2.13 Community infrastructure capacity is an issue. The local GP surgery is unable to expand, and whilst it is coping at the present time, it is expected that the ageing population will continue to put pressures on this service. For example, it is considered that the practice would be unable to cope with an additional care home in its catchment area.
- 2.14 There are serious concerns around the ability of the sewerage treatment works on Ham Island to be able to handle current levels of waste and wastewater regardless of the additional capacity that would be required to facilitate future development in its catchment area.
- 2.15 The community is generally considered to be well served by retail outlets, pubs and eateries.

Local Plan policy

- 2.16 The Royal Borough of Windsor & Maidenhead Local Plan 2003 has a series of 'saved policies' that are relevant to the OWINP. These relate to the Green Belt, the environment, leisure and community facilities, housing and archaeology. They help to inform the OWINP which must be in general conformity with these policies.
- 2.17 In due course, the Local Plan will be replaced by the Borough Local Plan which is at Examination stage. It is expected that this will be adopted in the second half of 2018 and therefore has been a significant consideration in the preparation of the OWINP.

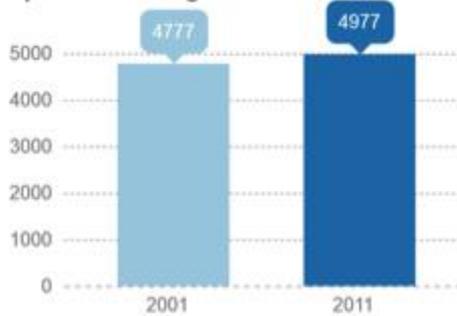
Profile of the Old Windsor community in 2011

People

Total Population

4977

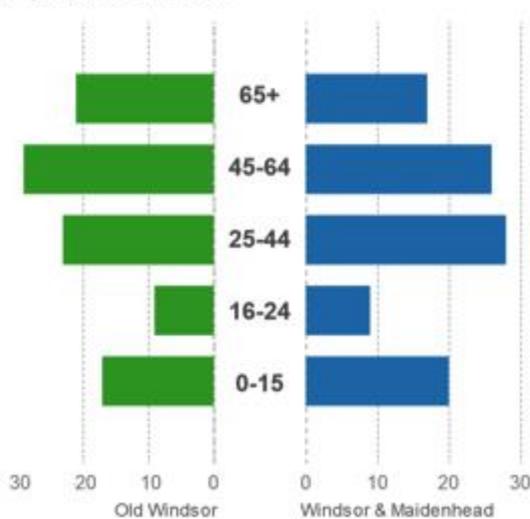
Population Change



Population Growth Rate (% , 2001-2011)



Population Structure



Housing

Housing Type



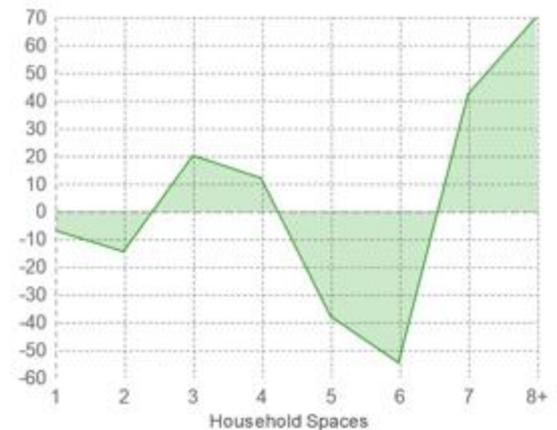
Bedrooms in Households



Housing Tenure



Change in Household Spaces (2001 - 2011)

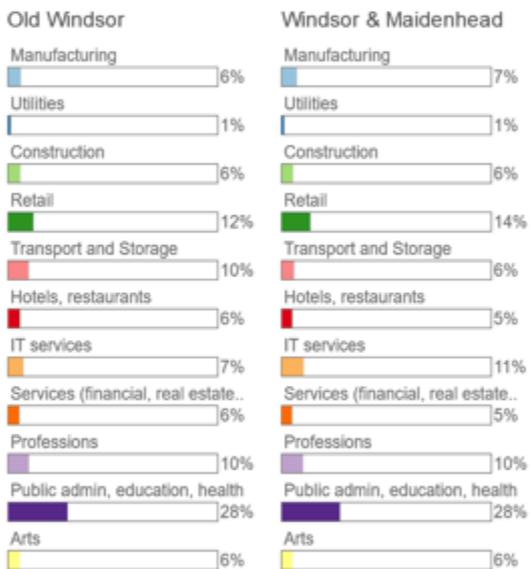


Employment

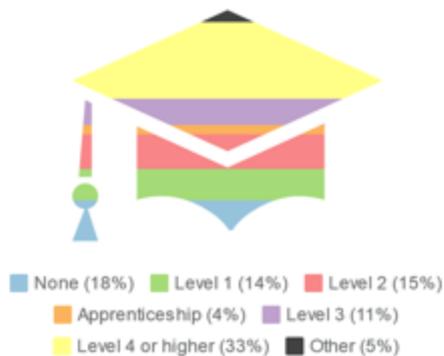
Economically Active Population



Employment Sector

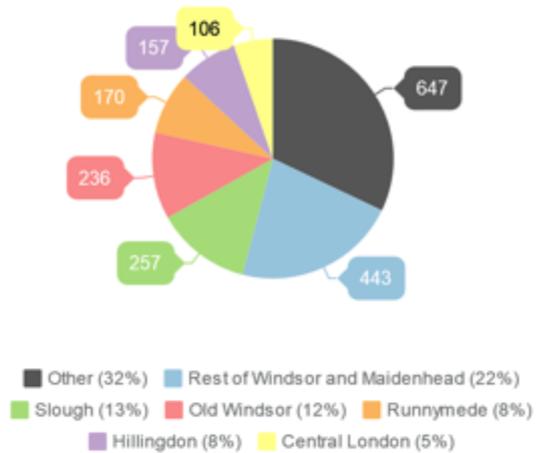


Qualifications

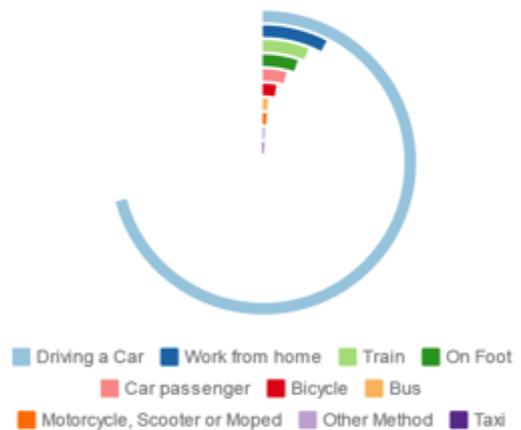


Travel to Work

Workplace Destination



Method of Travel to Work



Average Cars per Household



Source: Census 2011

2.18 A more detailed analysis is shown in Appendix A.

3 VISION AND OBJECTIVES

Challenges for Old Windsor

3.1 The Neighbourhood Plan seeks to address, as far as is possible, the challenges that face the community of Old Windsor parish. In summary these challenges are:

- Restrictions on development outside Old Windsor village due to the presence of the green belt, which in turn puts extra pressure on Old Windsor village to accommodate growth. There are only two potentially available brownfield sites in Old Windsor that are in a high risk flood zone for residential development and there are no greenfield sites.
- The proximity of the River Thames and the threat of surface water flooding and groundwater due to high water table. Related to this is the location of the local sewage treatment works on Ham Island, which is particularly at risk from flooding.
- The limited capacity of the sewage treatment works and the problems of increasing capacity because of the location of the Ham Island sewage treatment works. Related to this are problems with foul water drainage which are consistently being exacerbated by additional development.
- How to accommodate growth whilst maintaining and protecting the substantial archaeological sites and historic landscape of Old Windsor for future generations.
- There are significant cumulative social infrastructure pressures. These include the growing pressure on GP health services as a result of the ageing population (with no capacity at the existing GP practice to support any new care/nursing home development).
- High and increasing car ownership resulting in a lack of adequate residential and commercial parking. Related to this is a road system that struggles to cope with the regular levels of traffic, particularly at peak periods. This adds to general problems with pollution.
- Persistent new development of large, 4/5-bed houses which means that first-time buyers and older downsizers are increasingly unable to access smaller, cheaper properties.
- How to maintain the character and the vitality of Old Windsor as a village, whilst recognising growth and change within the village and in surrounding areas.
- To maintain, protect and enhance the areas of significant biodiversity that existing within Old Windsor and in particular the Windsor Forest and Great Park Special Area of Conservation.
- The lack of decent community facilities available to the community of Old Windsor.

Vision for Old Windsor

3.2 In consultation with the community, the established vision for Old Windsor is as follows:

'In 2033, Old Windsor continues to be a large rural village, a thriving community where a mix of generations live, work and enjoy access to the unique natural environment of the area.

New development has addressed the need to provide housing for the older generations to downsize and young families to stay in the community. This has been achieved by utilising brownfield sites within the village.

Facilities at the Recreation Ground have been enhanced. In particular the new Community Centre, which provides activity space with catering facilities, has helped to enhance community activities and bring the community together.

The historic environment of Old Windsor, including both designated (listed buildings, scheduled monuments, the conservation area and registered parks and gardens) and non-designated heritage assets has been conserved and enhanced.

Development has been sympathetic to the existing heritage of Old Windsor, particularly within the Conservation Area and around the numerous important ancient monument sites and their settings.

The biodiversity, wildlife and its habitat, trees and hedgerows of the area have continued to thrive.

The sewerage and drainage infrastructure issues affecting Old Windsor have been resolved by the sewerage provider. The strict enforcement of policies for flood risk relating to new development has served to not only prevent a worsening of flood risk in Old Windsor but has improved the situation.'

Neighbourhood Plan Objectives

3.3 The objectives of the Neighbourhood Plan as identified through engagement with the community are as follows:

1. To maintain the character and the vitality of Old Windsor village.
2. To provide future and existing generations with the opportunity to remain in the community.
3. To maintain, protect and enhance the areas of biodiversity within Old Windsor.
4. To encourage development that is sustainable and of a high quality design which respects amenity and is sympathetic to the local townscape, particularly in terms of density.
5. To protect, conserve and enhance the historic environment of Old Windsor, including both designated (listed buildings, scheduled monuments, the conservation area and registered historic parks and gardens) and non-designated heritage assets.
6. To ensure that new development is supported by adequate infrastructure.
7. To ensure that development comes with suitable off-street parking.
8. To reduce harm to the community by seeking to minimise pollution.
9. To enhance the facilities available to the community.

4 SETTLEMENT BOUNDARY AND COALESCENCE

Settlement boundary

- 4.1 In a parish such as Old Windsor with one principal settlement, it is important that development is directed to appropriate locations - principally Old Windsor village - and that sprawl is avoided. The purpose of a settlement boundary is to help to provide that direction.
- 4.2 The green belt entirely surrounds the settlement area of Old Windsor village. It has been successful in achieving the five main purposes of the green belt, as provided by the National Planning Policy Framework (NPPF):
- To check the unrestricted sprawl of large built-up areas;
 - To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns;
 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 4.3 The NPPF makes clear that the Government attaches great importance to green belts and these should only be altered in exceptional circumstances as part of the review of a local plan.
- 4.4 Due to the restrictions of the green belt, development is going to come forward in the form of infill development within the settlement boundary on small windfall sites.
- 4.5 Outside of the settlement boundary in the open countryside, national and local policy relating to green belts shall apply.

POLICY OW1: SETTLEMENT BOUNDARY

The development of Old Windsor village shall be focused within the settlement boundary as identified on the Policies Map.

Development proposals will be supported within the settlement boundary subject to compliance with the other policies in the development plan.

Development proposals outside the settlement boundary will not be permitted unless:

- they represent land uses appropriate in the Green Belt; and
- they comply with national policy on development in the Green Belt.

Coalescence with Windsor

- 4.6 As shown in Figure 4.1, the built up area of Old Windsor is very close to that of Windsor. With Windsor being the largest and most sustainable settlement area within the RBWM area for accommodating growth, there will be further pressure to erode the gap between the settlements. It is important that development does not significantly reduce this gap, either through a single development or a number of developments together.

Figure 4.1: Map showing the proximity of Old Windsor village to Windsor



POLICY OW2: COALESCENCE WITH WINDSOR

Development proposals in the gap between Old Windsor and Windsor should ensure that the separation between the settlements is maintained.

5 HOUSING

- 5.1 Meeting housing needs, particularly for affordable housing, is a strategic priority of the Royal Borough of Windsor and Maidenhead. Key drivers for these policies are the demographic trends at in the borough, the evidence of need for affordable housing set out in the strategic housing market assessment, and the needs of individual communities for additional housing of a range of costs and tenures as part of their development as communities and more sustainable places.
- 5.2 For Old Windsor, these needs apply but must be balanced against the significant constraints that are imposed by the green belt designation and the sensitive nature of the Neighbourhood Plan area in respect of flooding, biodiversity and archaeology.
- 5.3 It is therefore considered that housing development within the Neighbourhood Plan area will be relatively limited. The focus of the Neighbourhood Plan is on ensuring that the right type of housing development is brought forward.

Housing mix

- 5.4 The housing mix in terms of dwelling size is an important issue in Old Windsor. As the earlier analysis has shown, Old Windsor parish has an ageing population, coupled with a relatively limited amount of smaller (1- and 2-bed properties). Whilst it is important to address the needs of the ageing population over the plan period, it is also important to seek to address the needs of first-time buyers that are unable to access small starter homes.
- 5.5 For many older people currently living in larger properties in Old Windsor, there is commonly a wish to downsize to a smaller, more manageable property. This then frees up larger family housing which will help to boost the proportion of the population aged between 25 and 45. Within the context of limited potential to deliver new housing, this is vital.
- 5.6 This is supported by evidence from local estate agents. The greatest demand is for 2- and 3-bed semi-detached properties with a garden and parking. There is also demand for flats, including 1-bed flats. The most common group that is seeking this type of housing is young families moving out of London.
- 5.7 This is not only relevant to the private housing market. Demand for larger affordable units by those on the Housing Register is very limited, with the predominant demand being for 1- and 2-bed units. As at May 2018, the Housing Register showed the following breakdown of applications:
 - 1 bedroom - 307 applications
 - 2 bedrooms - 298 applications
 - 3 bedrooms - 91 applications
 - 4 bedrooms – 22 applications
- 5.8 This is supported by the Strategic Housing Market Assessment (SHMA)¹ which covers the East Berkshire and South Buckinghamshire Housing Market Area that includes Old Windsor. This recommends the following housing mix²:
 - 1 bedroom – 15%

¹ GL Hearn (2016) *Berkshire (including South Bucks) Strategic Housing Market Assessment*, for the Berkshire Authorities and Thames Valley Berkshire Local Economic Partnership

² Table 141

- 2 bedroom – 30%
- 3 bedroom – 35%
- 4 bedroom – 20%

POLICY OW3: DWELLING MIX

Proposals for residential development will be expected to provide a mix of dwelling sizes which maximises the potential number of dwellings on the plot whilst ensuring a high quality of design and without having a detrimental impact on the amenity of neighbouring properties. Development proposals for both housing to be sold in the market and for affordable housing delivering one and two bedroom dwellings will be encouraged.

Residential infill and backland development

- 5.9 The green belt and the River Thames form strong boundaries to Old Windsor in terms of where development can be located. This places considerable pressure on backland and infill sites within the existing built up area to deliver development.
- 5.10 Backland development is defined as development on land behind the rear building line of existing housing or other development, and is usually land that has previously been used as gardens, or is partially enclosed by gardens.
- 5.11 Infill development involves the development of a small gap in an otherwise built up frontage. It usually consists of frontage plots only and often comprises side gardens of existing houses.
- 5.12 The pressure on these sites has resulted in development at densities much higher than the prevailing levels in the village – ‘we already have high density development as it is’, was a common theme of comments made at Neighbourhood Plan engagement events.
- 5.13 These pressures have led to ‘cramming’ of sites. A growing trend of concern to the community has been the development of ‘beds in sheds’. These are most commonly cases where planning permission has been sought for extensions and/or conversions of existing structures in gardens. This has resulted in the creation of subordinate dwellings which have then, over time, become separate stand alone dwellings for individual use. Most have no amenity space or parking.
- 5.14 The community of Old Windsor, in thinking about the impacts of poorly planned, high density development has identified the following adverse impacts in a number of recent developments:
- Loss of amenity, overshadowing, overlooking
 - Loss of sunlight/ daylight
 - Noise
 - Loss of green links/ trees /hedgerows/vegetation
 - Visual intrusion
 - Loss of space between buildings
 - Loss of parking
 - Difficulties with recycling and waste collections/bin storage
- 5.15 Paragraph 70 of the NPPF states that:

“Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

- 5.16 It is considered important that infill development, whilst generally acceptable within the settlement area, must be designed so that it sits appropriately within its surroundings. It is acknowledged that, if development is of a different mix of housing, e.g. 2- and 3-bed dwellings in a predominantly 4- and 5-bed dwelling area, then densities may differ slightly. However, it is vital that the design of such developments does not have a negative impact on the amenity of existing residents in the neighbouring properties. In particular, it should be ensured that such properties have reasonably sized gardens, based on the size of the property.
- 5.17 The objectives of this policy are to ensure that:
- infill development respects and reflects the character of the area and the existing street scene;
 - safe and attractive residential layouts are promoted; and
 - local distinctiveness and identity are promoted.

POLICY OW4: RESIDENTIAL INFILL AND BACKLAND DEVELOPMENT

Within the settlement area boundary shown on the Policies Map, planning permission for residential development proposals on infill and backland sites will be supported subject to the following criteria:

- Density - proposals that would lead to over-development of a site or the appearance of cramming will be resisted. Development proposals should be of a similar density to properties in the immediate surrounding area
- Plot width – to ensure adequate amenity, development plots must be of sufficient width to allow proposed building(s) to be sited with adequate separation between dwellings. Where division of a residential plot is proposed as a consequence of development, the width of the remaining and the new plot(s) should be similar to that prevailing in the immediate area.
- Building line - where the prevailing depth of existing dwellings is a feature of the area new development should respect that building line.
- Visual separation - new dwellings must have similar spacing between buildings to that commonly found on the street frontage. Where houses are terraced in a locality, proposed contiguous development should normally be of a sympathetic terraced design.
- Building height - proposed buildings should reflect the height of existing buildings in the locality. Where existing buildings are of a uniform height, proposed development should respect that height.
- Daylight and sunlight - proposed development should not adversely affect the amenity of neighbouring properties by seriously reducing the amount of daylight and/or sunlight received by habitable rooms.
- Development must not unacceptably reduce the level of private amenity space for existing residential properties.
- Development should not adversely affect the significance of heritage assets, including the special interest, character and appearance of the Conservation Area.

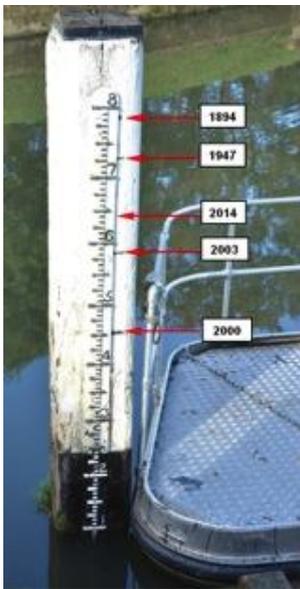
This policy also applies to applications for two or more properties on a site previously occupied by a single property.

6 FLOODING AND DRAINAGE

Flooding

- 6.1 The community of Old Windsor and the surrounding areas are highly susceptible to flooding. The majority of its 5,000 residents live in approximately 2,000 properties alongside the River Thames. The residential area is low lying with most of the area being defined by the Environment Agency as Fluvial Zone 2 (medium probability) and Zone 3 (high probability) flood zones.
- 6.2 Recent history has highlighted the extent of the flood threat that the community lives with. In February 2014, Old Windsor experienced widespread flooding which left a number homes and businesses damaged (see pictures below and Figure 6.1). More recently, ground and surface water flooding has continued to blight the lives of residents (see pictures at bottom of page).

Flooding in Old Windsor, February 2014



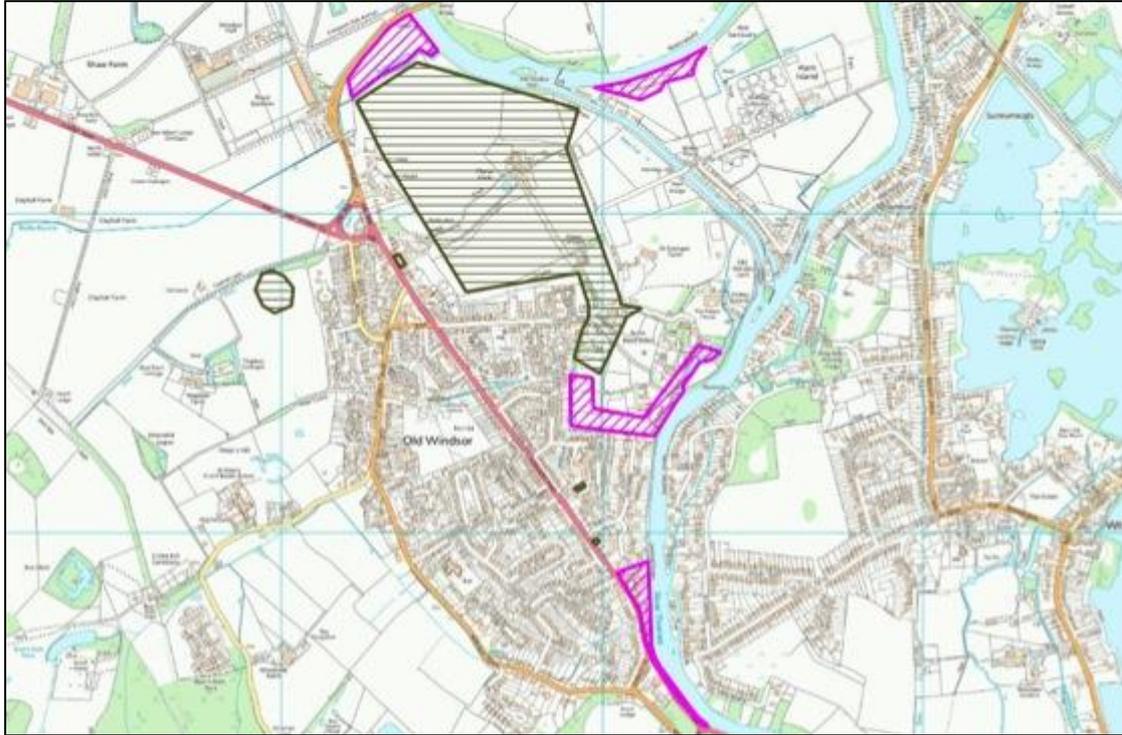
Surface water flooding



Ground water flooding



Figure 6.1: Extent of flooding from 2014 floods



Key: Green hatching = groundwater flooding; Pink hatching = surface water flooding

Source: Old Windsor Parish Council/Parish Online

- 6.3 As the photograph below shows from floods in 1993, this threat has not been properly addressed yet serious flood events are becoming increasingly prevalent.
- 6.4 The Battle Bourne Embankment (a flood alleviation scheme) only protects up to the 1-in-75-year flood event. In 2014, water levels over-topped this and demonstrated that the system was not able to deal with a 1-in-100-year flood event. Between 1847 and 2000, a total of three major (1-in-100-year) flood events were recorded. Since 2000, a further three major flood events have occurred. Such floods are clearly no longer 1-in-100-year events yet the existing infrastructure will not adequately mitigate the impact.

Flooding in Old Windsor in 1993



- 6.5 The threat of flood from the River Thames, coupled with the limited capacity of the sewerage and drainage systems to cope with extreme events is going to increase the likelihood of such events over the plan period.
- 6.6 This issue, more than any other, was put forward by the community of Old Windsor as being of significant concern. Alongside these major flood events, the community regularly experiences flooding across the whole of the built-up area, as evidenced by the number of incidents logged with RBWM.
- 6.7 Without appropriate mitigation strategies and robust design to ensure that new development uses all techniques available to minimise waste water that flows into the system, then every new building will increase the pressure on a system which is already unable to cope in extreme events. It is imperative that all new development does everything that is possible can to actively reduce flood risk in Old Windsor.
- 6.8 The NPPF states at paragraph 163 that, when determining planning applications, local planning authorities should,
- “...ensure flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location;
 - the development is appropriately flood resistant and resilient;
 - it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
 - any residual risk can be safely managed; and
 - safe access and escape routes are included where appropriate, as part of an agreed emergency plan.”
- 6.9 The 2014 Royal Borough of Windsor and Maidenhead Strategic Flood Risk Assessment (SFRA)³ is a high-level report that covers the whole borough. It properly identifies the risks in general but does not separately identify the issues for Old Windsor parish. It states that, “A considerable proportion of the Royal Borough of Windsor and Maidenhead is at risk from flooding.” It then clarifies that:
- “The risk of flooding posed to properties within the Borough arises from a number of sources including river flooding, localised runoff, sewer and groundwater flooding.” (paragraph 37)
- 6.10 The SFRA does note the importance of taking a proactive approach to the reduction of flood risk and minimising localised flooding issues. It recommends that:

³ Royal Borough of Windsor & Maidenhead (2014) *Strategic Flood Risk Assessment (Level 1 SFRA)*

“Developers will be expected to demonstrate that their proposal will deliver a reduction in flood risk to the Borough, whether that be by reducing the frequency or severity of flooding (for example, through the introduction of SuDS), or by reducing the impact that flooding may have on the community (for example, through a reduction in the number of people within the site that may be at risk)” (Executive Summary, para. 35)

6.11 The SFRA recommends a series of risk reduction measures including:

- The integration of Sustainable Drainage Systems (SUDS) to reduce the runoff volume and rate from the site;
- A change in land use to reduce the vulnerability of the proposed development;
- A reduction in the building platform area and intensity of use. This is to prevent intensification through the addition of storeys (or other conversion) within the same footprint;
- Incorporating flood resilience / resistance into building design, for example, the raising of internal floor levels and flood proofing (within existing buildings) to reduce potential flood damage;

Flooding in Old Windsor, February 2014



6.12 The SFRA was published prior to the storm events of February 2014 which highlights the importance of action.

6.13 The 2014 RBWM Local Flood Risk Management Strategy⁴ considers the various causes of flooding, prevention strategies and RBWM’s statutory responsibility as Lead Local Flood Authority, to cooperate and work with a range of other bodies, including parish councils, to prevent and manage flooding. It outlines a series of objectives that include the reduction of existing flood risk and ensuring that land use planning avoids, minimises and prevents an increase in flood risk. In addition, as noted by Thames Water in its Regulation 16 response to the submission version of the Neighbourhood Plan, it is likely that need will arise for additional water and/or sewerage infrastructure over the life of in-flood risk areas.

6.14 The SFRA notes at paragraph 39:

“A planning solution to flood risk management should be sought wherever possible, steering vulnerable development away from areas affected by flooding in accordance with the NPPF Sequential Test.”

⁴ Royal Borough of Windsor & Maidenhead (2014) *Local Flood Risk Management Strategy*

- 6.15 As part of the preparation of the Neighbourhood Plan, extensive engagement has been undertaken with the Environment Agency to identify specific problems and locations where, if needed, flood barriers could be installed. Such schemes need to provide a permanent solution.
- 6.16 It is therefore considered important that any new built development properly addresses the threat of flood risk and ensures, through good design, that it is capable of contributing towards the reduction of overall flood risk and can adapt the challenges posed by climate change. This can be done in a variety of ways, including the use of SUDS but also measures to retain water on site (both rain and grey water) to allow its reuse or subsequent release when peak flows diminish. Good design should incorporate such systems into new development.
- 6.17 The SFRA notes that the appropriate application of a SUDS scheme to a specific development is heavily dependent upon the topography and geology of the site (and its surrounds). Careful consideration of the site characteristics must therefore be given to ensure the future sustainability of the adopted drainage system. Thames Water notes that it is the responsibility of a developer to make proper provision for surface water drainage to groundwater courses or surface water sewers. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.
- 6.18 In addition, it is important that the success of individual measures is monitored in order that optimum solutions can be incorporated into developments. There are examples from areas with similar geologies to Old Windsor (clay soils with a high water table) where SUDS has not been particularly successful.
- 6.19 For residential extensions requiring planning permission, this requirement will only be expected where additional bedrooms or bathrooms are being built on an existing property, i.e. it will not be required for extensions which are simply providing additional living space (kitchens, living rooms, etc).

POLICY OW5: FLOODING AND DRAINAGE

New development should be designed to take full account of any existing flood risk, irrespective of the source of flooding. Where a site or its immediate surroundings have been identified to be at flood risk, all opportunities to reduce the identified risk should be investigated at the master planning stage of design and subsequently incorporated at the detailed design stage.

It is essential that the drainage scheme proposed to support new development:

- protects people and property on the development site from flooding; and
- does not create any additional flood risk outside of the development in any part of the catchment, either upstream or downstream.

Planning permission should only be granted for new development subject to a condition that:

- no development shall commence until full details of the proposed drainage schemes for surface and foul water (including details of their routing, design, and subsequent management and maintenance) have been submitted to and approved by the planning authority; and
- no building shall be occupied until the drainage schemes have been implemented in accordance with the approved details.

This shall apply to all built development for active use with the exception of residential extensions which do not propose additional bedrooms and/or bathrooms.

POLICY OW6: SUDS DESIGN AND MANAGEMENT

In line with NPPF paragraph 163, surface water drainage on any development must not add to the existing site run off or cause any adverse impact to neighbouring properties or the surrounding environment/wildlife habitat.

Development proposals creating new drainage requirements must demonstrate that Sustainable Drainage Systems (SUDS) will be effective and incorporated in any proposed developments. This should allow for above surface water management on site taking account of the underlying geology and seasonally high ground water table affecting parts of Old Windsor.

Any drainage scheme must manage all sources of surface water, including exceedance flows and surface flows from offsite, provide for emergency ingress and egress and ensure adequate connectivity.

Development proposals should be supported by a drainage scheme maintenance plan which demonstrates a schedule of activities, access points, outfalls and any biodiversity considerations. The maintenance plan should also include an indication of the adopting or maintaining authority or organisation and may require inclusion within a register of drainage features.

Sewerage and waste water

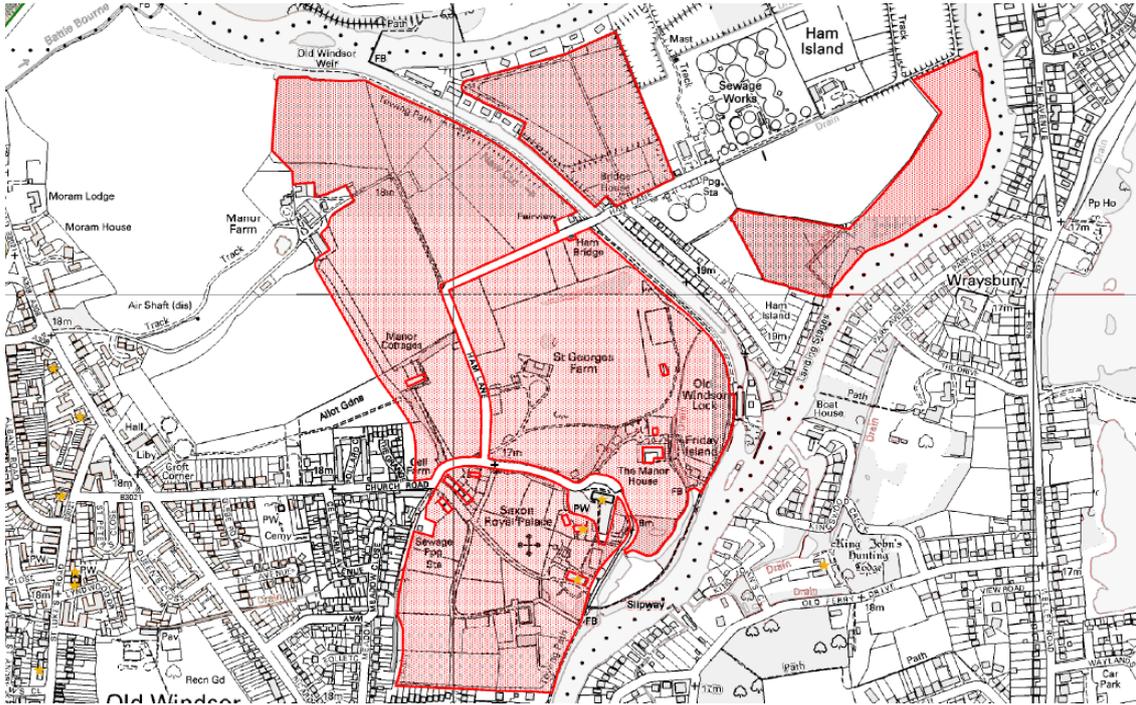
- 6.20 The community of Old Windsor is acutely aware through experience that there are issues relating to waste water capacity and how that is managed during storm events.
- 6.21 The flooding events of February 2014 did not only cause problems for residential and commercial properties, they also appear to have affected the Windsor Sewage Treatment Works (STW), located on Ham Island. It is believed that the land treatment area (locally known as the storm lagoons) were in operation and may have been full during this period. Some weeks after river levels had fallen, the storm lagoons still appeared to be full and were holding water for extended periods of time. This resulted in a strong odour being released for a long period of time into the summer of 2014.
- 6.22 Unfortunately, due to equipment failure, Thames Water (the sewerage provider/authority) was unable to collect data on the number of times that storm flow exceeded capacity of both the STW and the storm lagoons and the volumes of untreated sewage that were discharged into the river. Data was made available however from July 2014 to July 2015.
- 6.23 Old Windsor Parish Council commissioned a technical study⁵ to review this data, to better understand these issues and to inform the Neighbourhood Plan. This study concluded that there is an issue with capacity at the Windsor STW and that development should be restricted in Old Windsor until such time as this is resolved. In its supporting letter to the study, the authors identified that Thames Water can introduce measures to increase capacity, including increasing

⁵ Stillwell Partnership (2015) *Neighbourhood Plan: Drainage Issues within the Parish*, for Old Windsor Parish Council

storm tank capacity on site, and also increase the processing capacity of the plant as there is some headroom available in the discharge consent.

- 6.24 This demonstrates that the Windsor STW is operating at capacity. Additional development will put further pressure on this and, over the plan period, it is considered necessary that the STW will require expansion. There is capacity at Ham Island for expansion of the Windsor STW and any development needs to be in line with the Thames Water Process Capacity Plans through to 2036. One issue that will need to be resolved is the capacity of the Ham Island Bridge to accommodate heavy goods vehicular traffic. This is addressed in Non-Policy Action 2.
- 6.25 This work has enabled an ongoing and positive dialogue to be opened up and sharing of further data to occur between the Parish Council and Thames Water. This dialogue and data sharing has confirmed that that, if further development is to be enabled in Old Windsor then:
- sewage treatment catchment areas as they relate to the flows to the Windsor STW need to be reviewed;
 - processing capacity is likely to need expansion; and
 - the installation of further storm tanks is likely.
- 6.26 Thames Water continues to encourage developers to consider water and wastewater holistically through the preparation of integrated water and wastewater strategies early on in the planning process. These strategies provide a focus for designing sustainable water and wastewater infrastructure at a strategic, communal and individual project level.
- 6.27 It is considered important and necessary that such an approach is supported with appropriate planning policy. Where appropriate, planning permission for development resulting in the need for off-site upgrades, may be subject to a planning condition to ensure that first occupation is prohibited prior to the completion of necessary infrastructure upgrades.
- 6.28 Developers are encouraged to contact the water/waste water management organisation as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint planning permission may be subject to a phasing condition requiring completion of necessary infrastructure upgrades prior to first occupation of the relevant phase of development.
- 6.29 A further issue of relevance is that two large areas of Ham Island are covered by a Scheduled Monument, this being the early medieval and medieval palace of Kingsbury, a site of national importance. This is shown on Figure 6.2.

Figure 6.2: Extent of the Kingsbury Scheduled Monument



Source: Berkshire Archaeology

- 6.30 In addition, work by archaeology consultants to inform the Neighbourhood Plan⁶ has established that there is a high potential for prehistoric archaeology on Ham Island. This was evidenced by excavations at the STW itself.
- 6.31 The NPPF states at paragraph 193 that:
- “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be)”
- 6.32 As a scheduled monument, it is of the highest significance and any harm or loss should require clear and convincing justification, with substantial harm or loss being wholly exceptional.

POLICY OW7: SEWERAGE DISPOSAL AND WINDSOR SEWAGE TREATMENT WORKS

Development will be supported if the sewer network can accommodate the additional demand for sewerage disposal, both from the development itself and from permitted developments in the area where this can be accommodated within the sewer network, either in its existing form or through planned improvements to the system, in advance of the construction or occupation of the development.

Developers should be encouraged to engage with the appropriate water resources management organisation at the earliest opportunity, as indicated in paragraph 26 of the0020NPPF (February 2019), (or subsequent updates) to evaluate:

⁶ Berkshire Archaeology (2015) *Archaeology in Old Windsor – a brief appraisal*, for Old Windsor Parish Council

- the development's demand for sewage/waste water treatment and network infrastructure both on and off site can be met;
- the surface water drainage requirements and flood risk of the development both on and off site; and
- the development's demand for water supply and network infrastructure both on and off site.x

The expansion of Windsor Sewage Treatment Works will be supported if the development does not cause harm to the significance of the Kingsbury Scheduled Monument or other archaeological remains (which might be either directly or by being within their setting) unless such harm is shown to be unavoidable, has been minimised or mitigated, and is justified by being outweighed by the public benefits of the development.

- 6.33 Whilst the STW is operating at capacity, it is important that appropriate conditions are placed upon any new development in respect of the volume of additional sewage that is discharged to the STW.
- 6.34 Developers should be required to demonstrate in their planning application submission that there is adequate infrastructure capacity both on and off the site to serve the development and that it would not lead to adverse amenity impacts for existing or future users. Developers are strongly advised to liaise with Thames Water ahead of submission of any planning application.
- 6.35 However, the Water Industries Act 1991 effectively makes it impossible for Thames Water to object or for RBWM to refuse to grant planning permission for development on the grounds that no improvement works are planned for a particular area. The Act specifically requires Thames Water to accommodate the development whatever the circumstances.
- 6.36 It is therefore necessary for RBWM to make any planning permission conditional upon the sewerage authority first taking any steps necessary to ensure that the public sewer will be able to cope with the increased load. This is secured through the use of 'Grampian' style planning conditions. RBWM will then determine any details submitted pursuant to such conditions in accordance with any views expressed by Thames Water. Such conditions would commonly be worded broadly as follows:
- 'No dwelling hereby permitted shall be occupied until works to improve the existing public foul sewerage network so that it is able to cope with the flows from the proposed development have been completed.'*
- 6.37 The use of Grampian-style planning conditions are considered to be vital in Old Windsor, given the limited capacity of the Windsor STW. Their use by RBWM is therefore welcomed. In order to inform the justification and application of such conditions, Old Windsor Parish Council will continue to work with Thames Water and RBWM to review the capacity of the STW and assess whether applications, on an individual basis, require such a condition. This is not a policy matter but a non-policy action.

NON-POLICY ACTION 1: USE OF GRAMPIAN-STYLE CONDITIONS

Old Windsor Parish Council will work with Thames Water and RBWM to understand the capacity of the Windsor STW and the need to use Grampian-style planning conditions in respect of any planning application for built development.

- 6.38 A separate but related matter is the accessway to Windsor STW. Currently the only access to the STW is across the Ham Island Bridge which is under the control of Thames Water. This bridge has

a weight limit on it of 7.5 tonnes for most traffic. A recent study undertaken on behalf of Thames Water has assessed that the bridge is capable of sustaining 7.5-tonne general highway vehicles and specific authorised vehicles (which access the bridge less frequently) of up to 13 tonnes. The study also recommended that the bridge is strengthened/refurbished in order that the weight limits can be increased and Thames Water can access its facility with no restriction on its operational vehicles as well as providing unrestricted access for the public.

Ham Island Bridge



- 6.39 This work has been undertaken in late-2016 and the bridge is now able to accommodate the necessary traffic that will use the Windsor STW or be used to construct any development pertaining to its expansion.
- 6.40 In addition, the roadway leading to Ham Island (Ham Lane), used by both Thames Water and residents alike, is unadopted so is a shared accessway. HGV traffic which most commonly is using this roadway to access the STW on behalf of Thames Water, is causing damage to this road yet there is no responsibility on any party to maintain this. There is concern that the roadway could become unsafe for all users. Its upgrade is therefore supported. This roadway is bounded on both sides to the west of New Cut by the Kingsbury Scheduled Ancient Monument therefore it is likely that the archaeological interest extends under the roadway. Accordingly any proposals for its upgrading would need to be assessed for their likely effect on the Scheduled Ancient Monument, as would any proposals for landscaping, including tree planting either side of the bridge.

NON-POLICY ACTION 2: VEHICULAR ACCESS TO WINDSOR SEWAGE TREATMENT WORKS VIA HAM ALNE

Recognising the increase in development activity within the catchment area of the Windsor STW, Old Windsor Parish Council will monitor the levels of vehicular access and quality of the road surface along Ham Lane. If necessary, the Parish Council will then lobby RBWM to maintain the roadway to ensure that the needs of the increased volume and weight of traffic can be supported by the roadway.

- 6.41 The community, particularly those living on Ham Island, have identified a series of actions that it believes will help to improve the operation of the sewage treatment works whilst at the same time protecting the amenity of the existing residents and preserving the integrity of Ham Island as an historical landscape. These are:

- The two existing storm tanks adjacent to house numbers 1 and 2 to be relocated further into the site and no works expansion within 300 metres of any housing.
- Bunds to be reinstated around the perimeter of the works to alleviate flooding. These need to be of solid construction (e.g. cam shedded and wired) prior to planting and grassed. The reason for this is that the current piles of earth acting as bunds were only assembled in 2014 but by late-2015 have already been severely degraded by burrowing animals and people walking over them.
- The whole of the operational facility should be fully resilient to fluvial inundation so that, in the event of any future flooding, the system can still operate.
- Landscape the area either side of the bridge in sympathy with the environment. Plant trees in the areas immediately surrounding the works alongside the secondary security fencing but not immediately backing onto residents' gardens. Appropriate planting within the works would help to alleviate any groundwater issues.

7 CHARACTER, DESIGN AND HERITAGE

Townscape

- 7.1 The townscape and heritage of Old Windsor is important to the community. It is one of the things that defines 'Old' Windsor as a distinct village, setting it apart from Windsor, its larger neighbour.



- 7.2 The RBWM Townscape Assessment⁷ recognises its significant history and how that has come to shape the settlement today, particularly its rapid expansion since World War II. It has a number of features that define the townscape of Old Windsor:
- an historic gateway from the south, marked by the Runnymede Gatehouses which signify 'arrival' at Old Windsor;
 - the Tapestries at Straight Road form a landmark due to their ornate skyline and prominent clock tower;
 - the church east of the Royal Palace, along Church Road, is seen as a key landmark;
 - there are historic nodes at the Church Road/Straight Road junction (linking to the historic site of Kingsbury) and the village green in front of the Fox and Castle pub, along Burfield Road;
 - there are key views along Straight Road to the Royal Gardens Lodge, south-westerly views along Ouseley Road towards Beaumont College and elevated views over Home Park to Windsor Castle from Pelling Hill.
- 7.3 The classification in the Townscape Assessment differentiates between the different areas, and this is shown in Appendix B. It is vital that new development observes the important elements that make up the townscape of these respective areas and seeks, as far as possible, to observe those through high quality design.
- 7.4 Whilst Old Windsor has a rich history which has defined much of its development, there is a distinction between its heritage – and the importance of protecting this – and the contemporary townscape in the built-up area of Old Windsor. Opportunities for enhancement of the townscape through high quality design which reinforces the local distinctiveness of Old Windsor should be encouraged.

⁷ Land Use Consultants (2010) *RBWM Townscape Assessment, Volume 2*, for RBWM



- 7.5 Considering the townscape does not only relate to the built form of development. Satisfactory arrangements will be required for parking and access. Generally parking areas to the front of the property using the front garden will not be acceptable unless this is the predominant pattern of parking in the locality.
- 7.6 Also, boundary treatment along any frontage should reflect that prevailing in the area. Proposals for open frontages or the use of the frontage for parking will not be acceptable in areas where enclosed front boundaries prevail.



- 7.7 This is also relevant to development which may affect the setting of the Old Windsor Conservation Area. This was designated in December 1981. It has not been reviewed by RBWM since that date, nor has an appraisal been undertaken with a view to reviewing it. Therefore any proposed development within or in close proximity to the Conservation Area should articulate how it would not impact detrimentally on the features of the Conservation Area.

POLICY OW8: TOWNSCAPE

Development proposals should reflect the character of the surrounding area and protect the amenity of neighbours. Development proposals must demonstrate how they are in keeping with and contribute positively to the respective townscape classification area, as defined by the RBWM Townscape Assessment, or any successor document.

Opportunities for enhancement of the townscape through high quality design which reinforces the local distinctiveness of Old Windsor is encouraged.

In particular, development proposals shall:

1. where possible, seek to retain listed buildings and Buildings or Structures of Character (listed in Appendix C) that contribute to the distinctive character and historic and architectural interest of Old Windsor village; and
2. ensure they do not detrimentally impact on the setting of buildings in the Old Windsor Conservation Area; and
3. have a similar form of development to properties in the immediate surrounding area; (this is particularly the case for applications for two or more dwellings on a site currently or previously occupied by a single property); and
4. provide appropriate parking and access arrangements, both for the new development and existing properties where they would be affected; and
5. reflect the boundary treatments prevailing in the surrounding area.

Heritage and archaeology

Heritage assets

- 7.8 The NPPF identifies all elements within the historic environment that are worthy of consideration in planning matters as 'heritage assets'. A heritage asset is identified as an environmental component that holds meaning for society over and above its functionality. This term includes buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether or not capable of designation.
- 7.9 Old Windsor has a network of significant heritage assets. There are 31 listing entries (including one grade 1 and four grade II), four scheduled monuments and six entries for Registered Historic Parks and Gardens for the parish on the National Heritage List for England. It is important that development properly considers the significance of these assets and therefore the weight that should be given to their conservation.



- 7.10 The majority of the Neighbourhood Plan area consists of the designated heritage asset of the Grade I Registered Park and Garden of Windsor Great Park. This contains a number of important monuments and earthworks, some of which are Scheduled Monuments and listed buildings. Also designated are areas to the north and east of the village, including much of Ham Island, St. George's Farm and Manor Farm. These areas have a degree of, in principle, protection from development, along with their wider setting.

- 7.11 National policy contained in the NPPF requires that development must conserve and enhance the heritage assets of the parish and their setting.
- 7.12 In addition to the nationally listed buildings and the Old Windsor Conservation Area, a number of buildings and sites are considered to be of architectural significance, local distinctiveness, character or importance. These 'Buildings or Structures of Character' are identified in Policy OW9 and more detail on each is contained in Appendix C. Where relevant, these buildings or structures of character will be submitted for inclusion on the RBWM local register of heritage assets at risk.
- 7.13 There will be a strong presumption against the loss of these buildings and developments, and also to inappropriate extensions or revisions.

POLICY OW9: HERITAGE ASSETS

Development proposals within the designated areas shown on the Policies Map must demonstrate that they have fully considered the significance of the heritage assets within the designated area and have included appropriate measures to conserve those assets, based on their significance.

Proposals within the setting of heritage assets as shown on the Policies Map must demonstrate that they will not affect the setting of the heritage assets, based on their significance.

Planning permission will not be supported for development that would result in the loss of either listed buildings, or the following Buildings or Structures of Character:

- Penny Royal Almshouses
- Fox and Punchbowl building
- Newtonside
- Manor Lodge Cottage (Glassworks)
- The Tapestries
- The Bells of Ouseley
- The Jolly Gardeners
- The Oxford Blue

Archaeological assets

- 7.14 Outside of Windsor Great Park, the archaeology of the parish is dominated by the Scheduled Monument of the early medieval and medieval palace of Kingsbury, a site of national importance. This covers most of the land to the north of the village and includes two large areas on Ham Island. While the importance of the scheduled area is specific to its Roman and early medieval archaeology, all of the areas north of Old Windsor, including Ham Island have a high potential for prehistoric archaeology.
- 7.15 In recognition of the considerable archaeological heritage of the parish, Old Windsor Parish Council commissioned a heritage survey⁸ to inform the Neighbourhood Plan. This looked at the heritage potential of the parish broken down into the three main cultural heritage elements: archaeology, historic buildings and historic landscape. The report used this information to identify areas where

⁸ Oxford Archaeology (2015) *Old Windsor Parish Heritage Survey*, for Old Windsor Parish Council

heritage sensitivities may affect development proposals and areas where these constraints may be less significant.

- 7.16 The Heritage Survey concluded that Old Windsor is one of the most important sites in Berkshire and the potential for discovering significant archaeology dating from all periods, especially on the floodplain is high. Whilst the existing settlement itself is not particularly significant and only contains a few historic houses, the historic integrity of its surroundings is in some areas high.
- 7.17 National and Local Plan policy requires the preservation and enhancement of the historic environment. The Neighbourhood Plan encourages a proactive approach by development to ensure that this can be achieved. This approach reflects the recommendations of the Heritage Survey.
- 7.18 On land outside of the designated areas, especially on the floodplain and associated with Tileplace Farm, there is still considered to be a significant possibility of archaeological remains being found. This is particularly the case in any area where the ground is relatively undisturbed. In such circumstances, it would be appropriate to undertake a programme of archaeological work as part of assembling any development proposals. To ensure that this programme is sufficiently robust, it should ideally reference the Historic Environmental Record (HER) and be agreed in advance by RBWM's archaeological advisor.
- 7.19 OWNP aims to continue to support the on-going preservation and enhancement of the Great Park and appreciate its unique significance as a National Heritage Asset with the plan boundary.

POLICY OW10: ARCHAEOLOGICAL ASSETS

Due to the potential impact on assets of archaeological interest and the need to preserve or enhance the historic environment, development proposals within the designated areas shown on the Policies Map must be informed by a programme of archaeological investigation completed in accordance with a written scheme of investigation agreed in writing with the Council's archaeological advisors.

Elsewhere within the plan area, proposals should be informed by early consultation with the Council's archaeological advisor, which should determine whether archaeological investigation to inform development proposals will be required and, where they deem it necessary, such investigation should be completed before an application for consent is submitted.

Where archaeological investigation demonstrates that remains of archaeological interest are present or likely to be present within the development site, development should be designed to preserve remains in situ, giving the highest priority to preserving archaeological remains of national importance. Significant loss of remains of archaeological interest within the designated areas is unlikely to be justified, unless it is to ensure the conservation and increased appreciation of the wider area of archaeological interest.

Elsewhere in the neighbourhood plan area, any loss of archaeological remains would have to be robustly justified on the basis of delivering public benefits that could not otherwise be provided, Where the significance of remains does not merit their preservation, an appropriate record should be made of any remains that will be lost and deposited with the Historic Environmental Record.

8 PARKING AND TRANSPORT

Commercial parking

- 8.1 All new commercial and service activities, whether retail/service businesses or more traditional light manufacturing/office businesses do have the potential to create additional parking needs for its workers. For many of these workers, they will need to park close to their workplace for the whole working day, which can create congestion and safety issues for pedestrians.



- 8.2 Any proposed commercial and service development must ensure that the expected levels of parking that will be created by its workforce can adequately be accommodated off-street. In this regard, it is expected to meet the requirements of the RBWM Parking Strategy⁹.
- 8.3 All new commercial and service activities are encouraged to put in place a Travel Plan to introduce opportunities for the use of sustainable transport modes to maximise the potential for staff to travel to work other than by private car.

POLICY OW11: COMMERCIAL PARKING AND TRAVEL PLANNING

Proposals for new commercial development (A- or B-use class) should provide off-street parking for their workforce which meets the requirements of the Royal Borough of Windsor and Maidenhead Parking Strategy or any successor document.

Subject to demonstrating that they will not have an unacceptable detrimental impact on the highway network, neighbouring residential properties or existing businesses, proposals for new commercial activity that include for the provision of a Travel Plan, including the introduction of appropriate improvements to deliver sustainable travel, will be supported.

Highways

- 8.4 The Census 2011 states that Old Windsor parish has one of the highest levels of car ownership in the South East. The A308 connects the M25 and the M4 and is regularly congested. In all of the consultations with residents the issue of traffic has had a high level of concern.

⁹ Royal Borough of Windsor & Maidenhead (2004) *Parking Strategy*, pp.31-32

8.5 Many members of the community have raised concerns about the impact of growth in terms of congestion at key road junctions in Old Windsor village. Straight Road is classed as one of the busiest single carriageway of its type in the whole borough. A 2015 traffic survey undertaken by Peter Brett Associates showed a 50% increase in traffic volumes along Straight Road in five years.



8.6 Three particular junctions have been identified which could see unacceptable impacts arising from growth:

- Straight Road junction (with Church Road and St Lukes Road/St Peter's Road)
- Crimp Hill junction (with St Lukes Road/Burfield Road)
- Old Windsor roundabout (junction of Albert Road/Straight Road/Datchet Road/Albany Road)

8.7 These junctions are shown on the map in Appendix D.

8.8 When development proposals come forward, it will be particularly important that they are able to demonstrate that they will not have a severe detrimental impact on any of these junctions, individually or cumulatively.

8.9 Assessment of individual and cumulative impacts on other junctions is also expected to be required and should be discussed with the Highway Authority as part of pre-application discussions. Development should actively seek to address any such impacts.

POLICY OW12: HIGHWAY CAPACITY

Where development proposals are likely to give rise to adverse individual and/or cumulative transport impacts on relevant road junctions in Old Windsor, proposals which include appropriate mitigation to overcome identified adverse highway impact, and subject to other relevant planning considerations, will be supported.

Walking routes

8.10 With the high levels of car ownership and road congestion, it is important that people are encouraged to use alternative modes of transport where possible. One of these is walking, which has wider health and wellbeing benefits.

8.11 New development should seek to ensure that access to good pedestrian routes is provided.

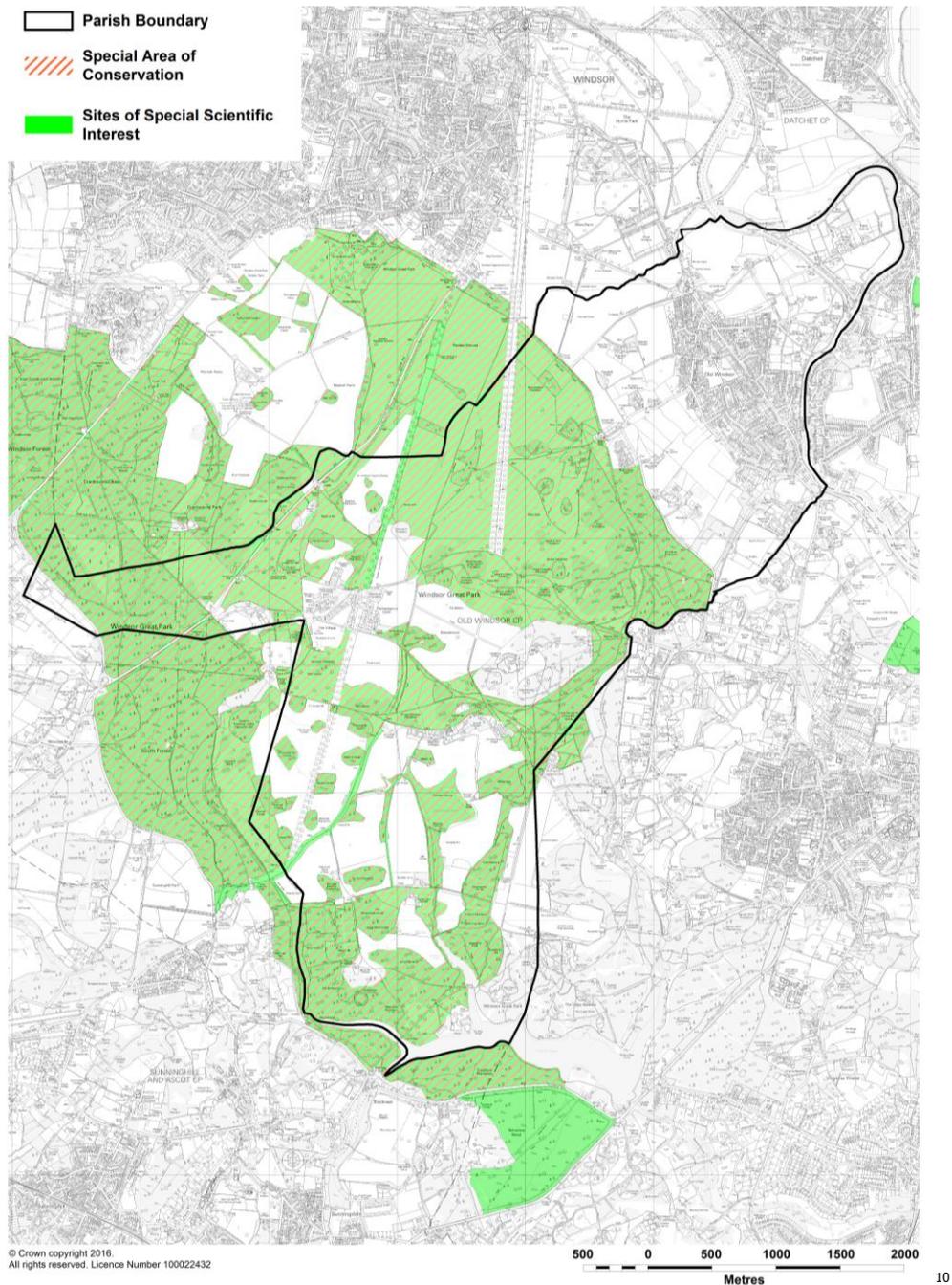
POLICY OW13: PEDESTRIAN ROUTES

New development which provides good access to pedestrian routes, preferably from more than one access point, and site layouts designed to provide safe routes to schools and other local amenities where appropriate.

9 ENVIRONMENT

9.1 Old Windsor parish sits within a highly sensitive environmental area. It contains Windsor Great Park which is a designated Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI)¹⁰ and includes areas of ancient woodland, and Wraysbury Gravel Pits SSSI and Langham Pond SSSI. Because of the proximity of several wildlife corridors, species migration and **therefore** unidentified species locations are highly probable

Figure 9.1: Location of the Special Areas of Conservation and Sites of Special Scientific Interest



¹⁰ The Great Park is also a Local Wildlife Site, SSI and contains ancient woodland

Protection of natural habitats, landscape and ecology

- 9.2 Engagement events held with the community to inform the Neighbourhood Plan highlighted that a particular concern of many is the perception of wildlife habitats being lost or put at risk from inappropriate development. Also residents expressed a wish to enhance and preserve the different species of wildlife seen in the village, giving examples of many that had been sited over time.
- 9.3 On this basis, the OWPNP reviewed publicly available information to see if any biodiversity work had been undertaken. This made it evident that, despite a wealth of recorded sightings of many different species including some protected under European and national legislation, there was no body coordinating this information. As a result, OWPC commissioned an ecological consultancy to bring all the information together and provide interpretation of it through a Phase I Habitat Survey and ecological study¹¹.



- 9.4 The study showed that a number of species such as bats, otters, water voles protected by the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017; were identified during the Phase 1 Habitat Survey. This was along with the following Species of Principle Importance under the Natural Environment and Rural Communities (NERC) Act 2006:
- Common toad
 - Starling
 - House sparrow
 - Linnet
 - Yellowhammer

¹¹ Acorn Ecology Ltd (2015) *Biodiversity Resource Report*, for Old Windsor Parish Council

- 9.5 In addition, the following species of principal importance under the NERC Act are on the Thames Valley Environmental Records Centre (TVERC) sitings register:
- Grey dagger moth
 - Stag beetle
 - Hedgehog
 - Noctule bat (also a European protected species)
- 9.6 The Phase 1 Study shows that many of these species are supported by the habitats within the Old Windsor Neighbourhood Plan area.
- 9.7 Despite this protection in law, it is vital that the requirements of the NPPF are met in respect of biodiversity, in terms of practically minimising impacts and providing net gains where possible. In order to achieve this, it is considered necessary to provide planning policy guidance in addition to that in the NPPF and the Windsor and Maidenhead Local Plan. This is due to the unique positioning of Old Windsor in respect of these SACs, SSSIs and LWSs. The Phase I Habitat Survey demonstrates that there are a significant number of local species that require adequate protection in order to comply with the NERC Act and the NPPF. OWPC considers its statutory duties under section 40 of the NERC Act to be a high priority that the national and local planning policy framework does not necessarily adequately support, so requiring locally-specific policy support in the Neighbourhood Plan.
- 9.8 It is imperative that any potential harm arising from proposed development, is where possible avoided, mitigated or compensated in accordance with relevant good practice such as Biodiversity Net Gain: Good practice principles for development ¹².
- 9.9 Well-designed developments should be able to properly establish the location of habitats and the movement patterns of animals and wildlife such that development does not impact on these. The relocation of any habitat should only be undertaken as a last resort when it is proven that a scheme cannot be designed to accommodate them in their existing location (including consideration of whether a reduced quantum of development would provide a solution). In order to reduce the impact of any such relocation, this should be as close as possible to the current location and alternative locations should be identified in partnership with any appropriate wildlife body operating in the area. These measures will help to deliver the strategy of the Berkshire Local Nature Partnership¹³ and national strategies such as the National Pollinator Strategy referred to in the strategy.
- 9.10 Old Windsor has two areas adjacent to the existing settlement area that have historic landscape integrity. They are:
- The area to the west of St Lukes Road and south of Clayhall Lane. Any development on the slopes and ridge would be very visible from the surrounding area and potentially from the listed buildings along Burfield Road.
 - The area surrounding and to the west of Tileplace Farm, although development in this area would also be restricted anyway due to its proximity to the scheduled monument and Registered Park and Garden.

¹² Biodiversity Net Gain: Good practice principles for development. CIEEM, CIRIA, IEMA, 2016

¹³ Berkshire Local Nature Partnership (2014) *The Natural Environment in Berkshire: Biodiversity Strategy 2014-2020*

- 9.11 Across the Neighbourhood Plan area there are other examples of small-scale features that are particularly distinct within this landscape. These include mature trees, hedgerows, woodlands, field margins and ponds. Such features should be retained as part of any development.

POLICY OW14: PROTECTION OF NATURAL HABITATS, LANDSCAPE AND ECOLOGY

Development will not be supported which is likely to:

- a. Harm any site designated under the Habitats Regulations, or Wildlife and Countryside Act, or species protected by European or National legislation.
- b. Result in the loss of, or cause unacceptable harm to a habitat or species of principal importance within the meaning of the Natural Environment and Rural Communities Act 2006 unless the principles of avoidance, mitigation or compensation within the plan area are applied including the conservation and provision of a net gain in biodiversity and necessary compensatory measures to protect relevant habitats and species are secured in advance of implementation.
- c. Cause significant harm to well-established features of the landscape, including mature trees, species-rich hedgerows and ponds particularly in areas of historic landscape integrity.

Where following development a significant loss of trees and/or shrubs occurs, proposals which include appropriate mitigation through re-provision in situ, or elsewhere on the site as appropriate, will be supported, including planting of native tree species with local provenance where such loss is of mature trees.

10 COMMUNITY FACILITIES

Provision of community recreation facilities

- 10.1 The main location for formal and informal recreation in the Neighbourhood Plan area is the recreation ground. This is currently supported by a community building that provides hall space for ad hoc lettings and the Youth Club. This facility is currently not fit for purpose, having originally been designed and used as a dustcart shed. It is in need of modernisation and expansion to provide for the growing needs of the community. The next nearest indoor sports and leisure facilities serving the local community are in Windsor (Windsor Leisure Centre is 2½ miles away).
- 10.2 A modern facility would be able to provide for the activities of Old Windsor Football Club Youth Teams, netball, badminton, martial arts and enhancing the current tennis provision. The Youth Club would also be able to continue to have a space.

Current community building



- 10.3 Contributions from development could be used to support the funding of these improvements, along with grant funding from sources such as the Heritage Lottery Fund, RBWM and Sport England. RBWM intends to put in place a Community Infrastructure Levy (CIL) charge which will ensure that 25% of all contributions from development from within the neighbourhood area will go directly to Old Windsor Parish Council to spend on such improvements. Decisions on the spending of these funds will therefore rest with the Parish Council.

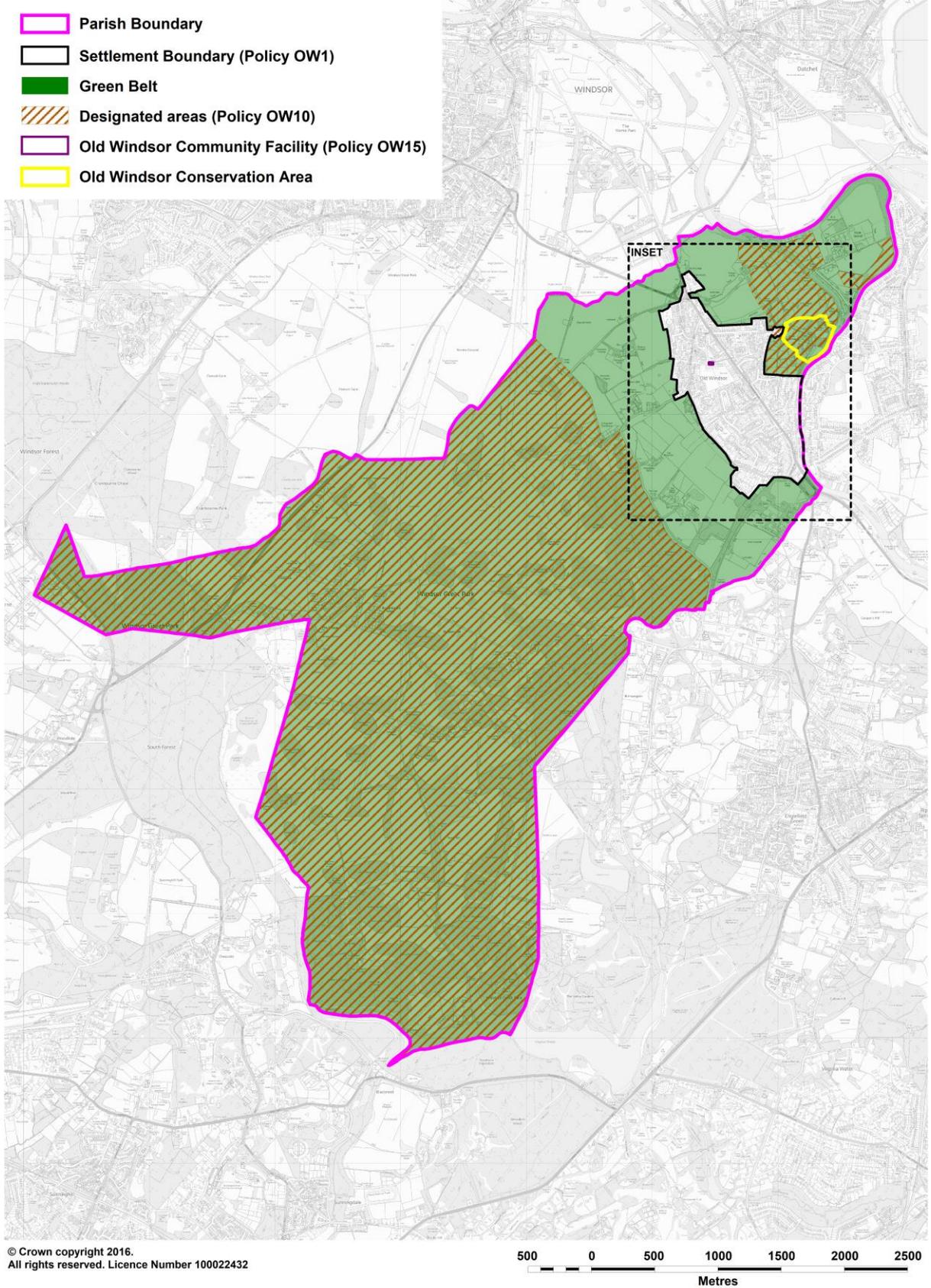
POLICY OW15: PROVISION OF COMMUNITY FACILITIES ADJACENT TO OLD WINDSOR RECREATION GROUND

Proposals for the demolition and reprovision of improved community facilities on the site of the existing Old Windsor community building including:

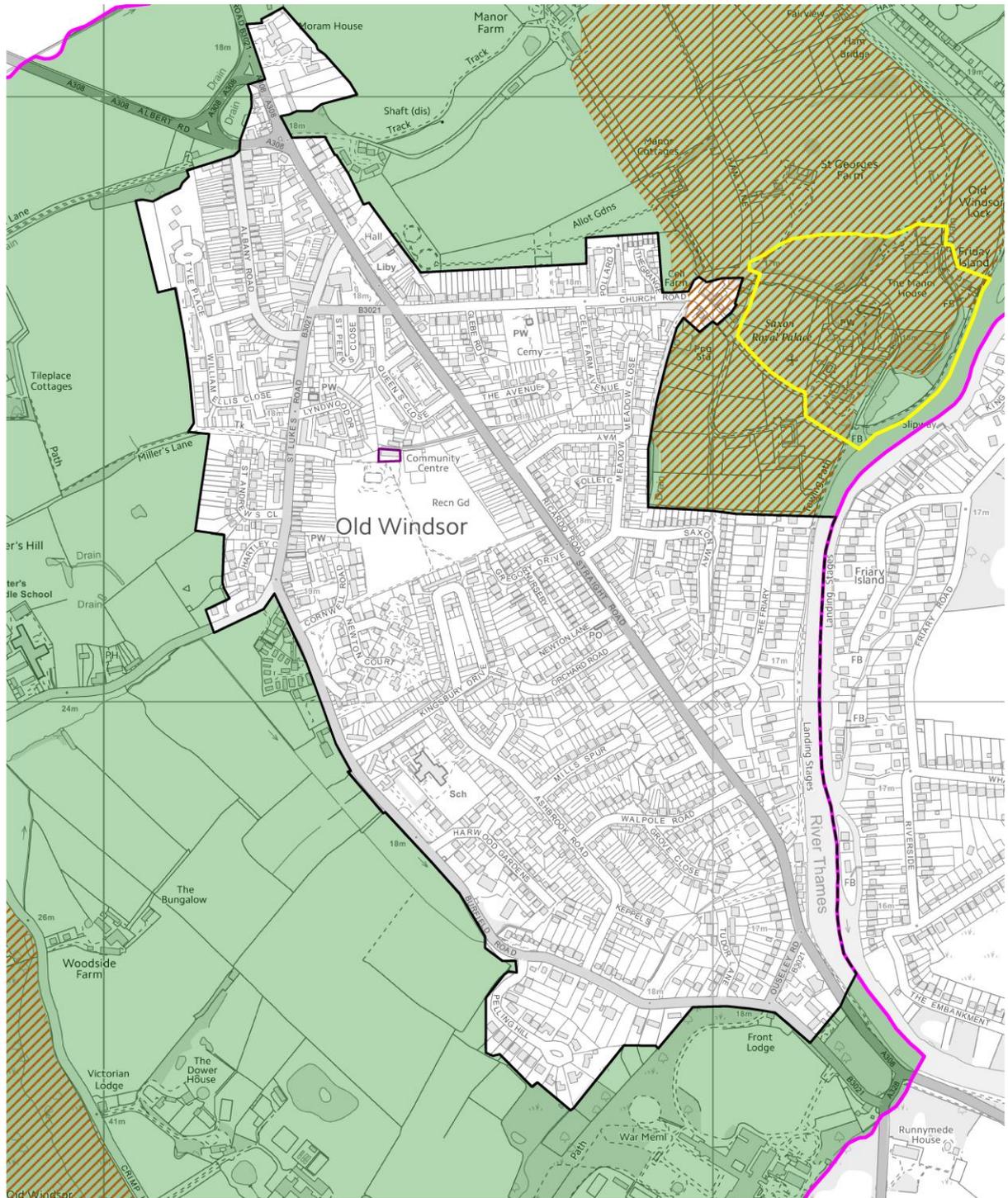
- a multifunctional activity hall;
- kitchen facilities;
- changing rooms

will be supported.

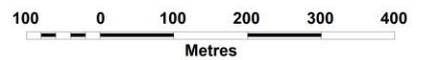
11 POLICIES MAPS



INSET MAP



- Parish Boundary
- Settlement Boundary (Policy OW1)
- Green Belt
- Designated areas (Policy OW10)
- Old Windsor Community Facility (Policy OW15)
- Old Windsor Conservation Area



© Crown copyright 2016. All rights reserved. Licence Number 100022432

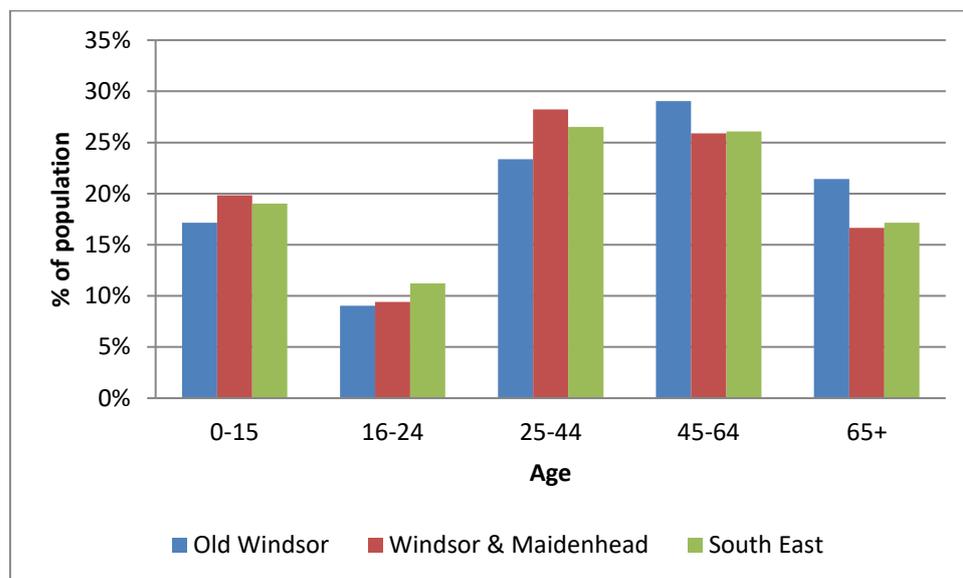
Appendix A Socio-economic profile

1. Unless stated otherwise, the profile of the community has come from the 2011 Census.

Population

2. In 2011, the population of the parish was 4,977. Compared to Windsor and Maidenhead Borough, it has a low proportion of both children of under 15 years of age and younger adults between 25 and 44 years of age. This suggests a comparatively low proportion of young families. By contrast, it has a high proportion of adults aged 45 to 64, suggesting that a good number of people will be approaching retirement age over the plan period. This is supported by the high proportion of people that have already reached retirement age.

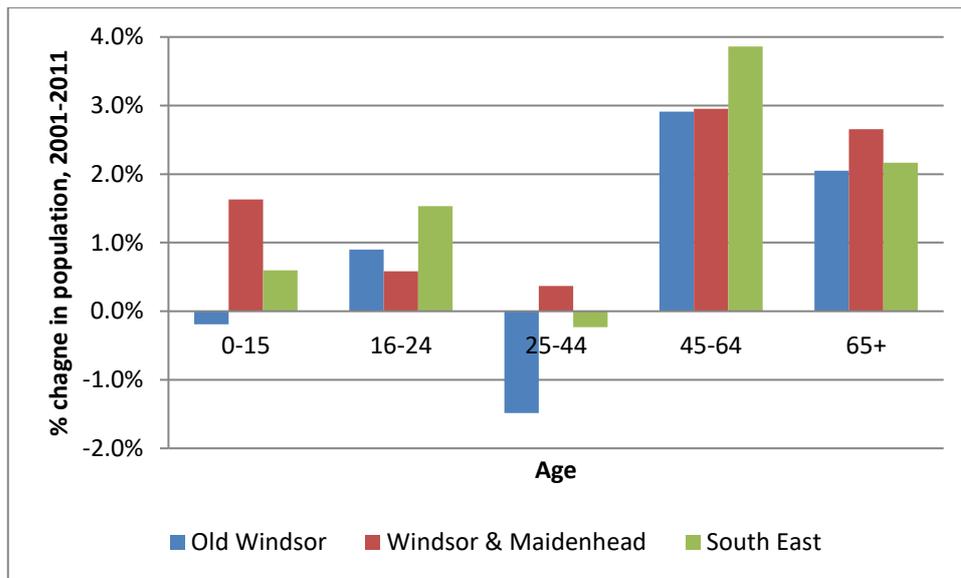
Figure A1: Population profile, 2011



Source: 2011 Census

3. Since 2001, the population has grown by 200 people, a 4.2% change compared to 8.2% growth in the Borough as a whole. This is reflective of the restrictions on growth in Old Windsor due to the presence of the green belt. What is particularly interesting is the change in population by age group.
4. Figure A2 shows that almost all of the growth in population came from those aged 45 and over. By contrast, the number of people that typically make up young families (both children up to the age of 15 and adults of between 25 and 44) fell considerably. So not only is this profile of a comparatively low proportion of young families evident in Old Windsor, the position is worsening.

Figure 2.2: Change in population, 2001-2011

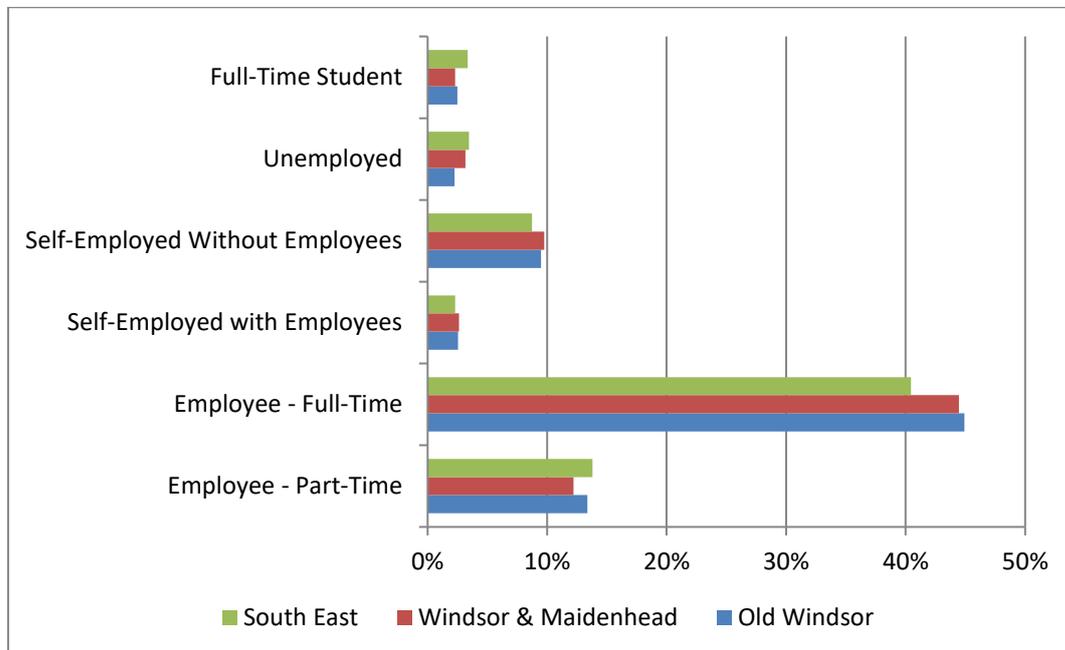


Source: 2011 and 2001 Census

Work

- Three-quarters of the population of working age in Old Windsor parish is economically active, which is slightly higher than the Borough and regional average. Unemployment is low and the proportion in full-time employment is high. The picture overall is very similar to the profile of Windsor and Maidenhead Borough.

Figure A3: Economic activity, 2011

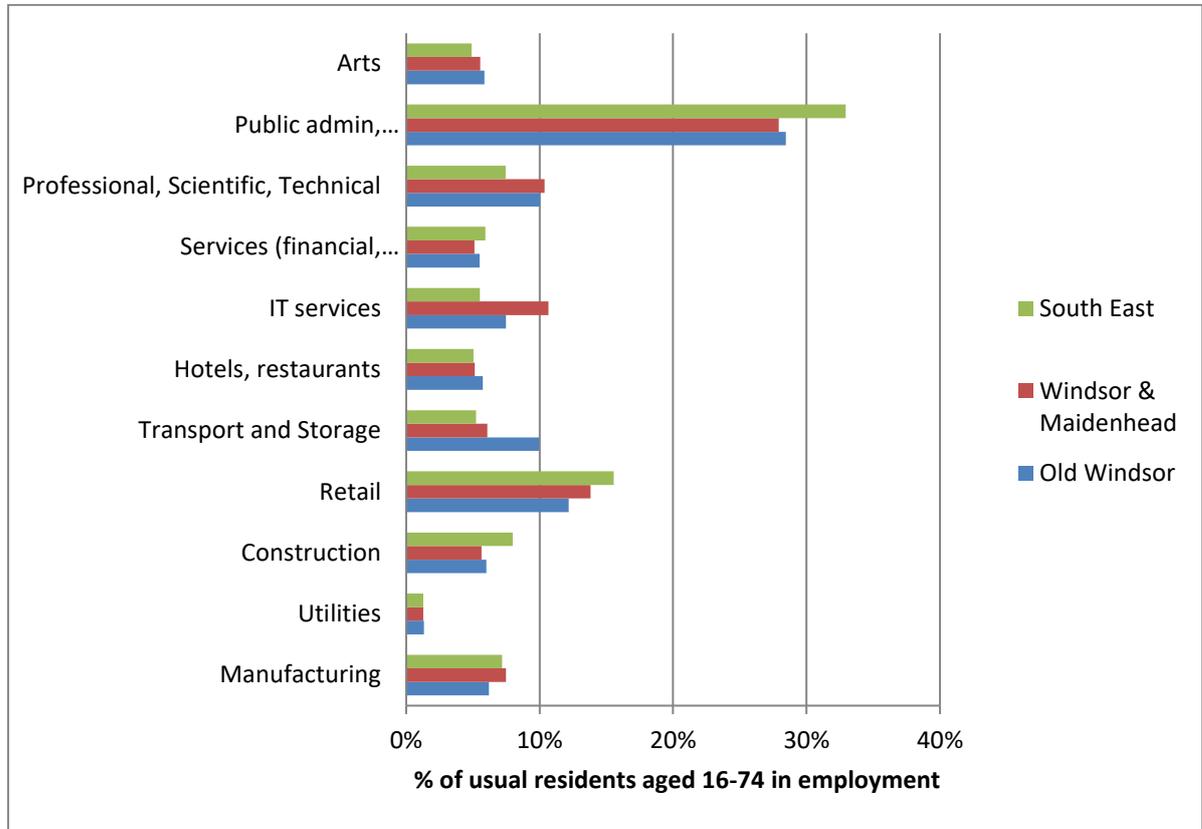


Source: 2011 Census

- The sectoral profile of the workforce of Old Windsor does show some particular features. The proportion employed in public administration, education and health – traditionally a well

represented sector – is low. Equally, the number employed in transport and storage is comparatively high due to the proximity of Heathrow Airport.

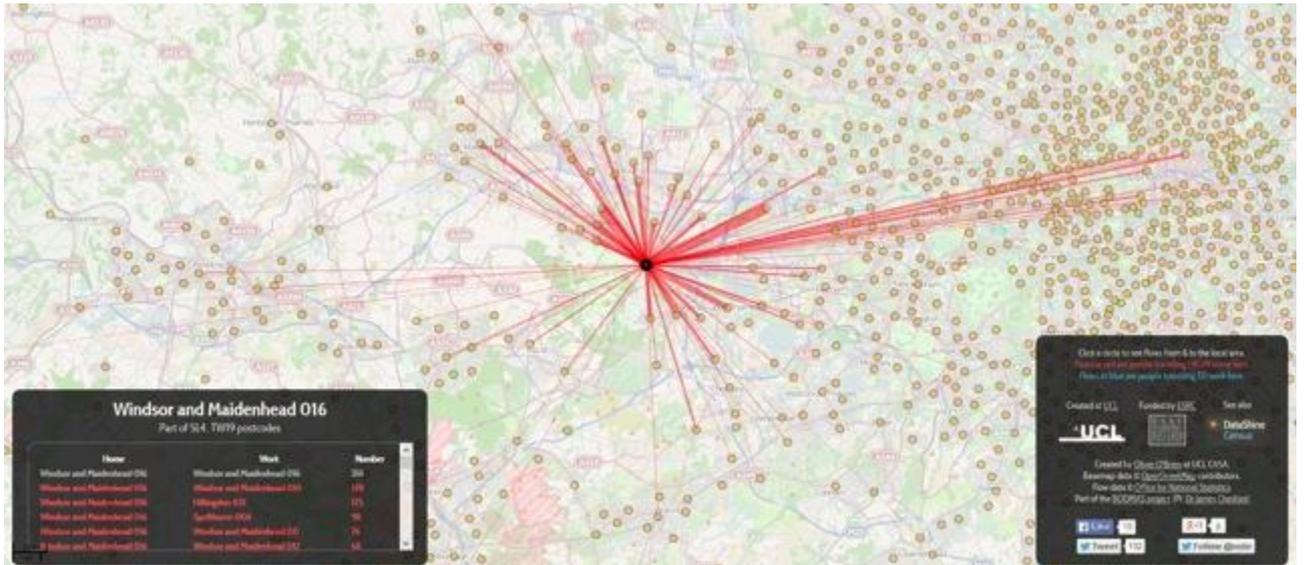
Figure A4: Type of industry, 2011



Source: 2011 Census

- When looking at where people work, it is clear that the significant majority of workers leave the parish to access work. Figure A5 shows that a significant flow is in to Central London which is not surprising. Other flows are more local to centres of employment such as Heathrow, Staines and Slough.

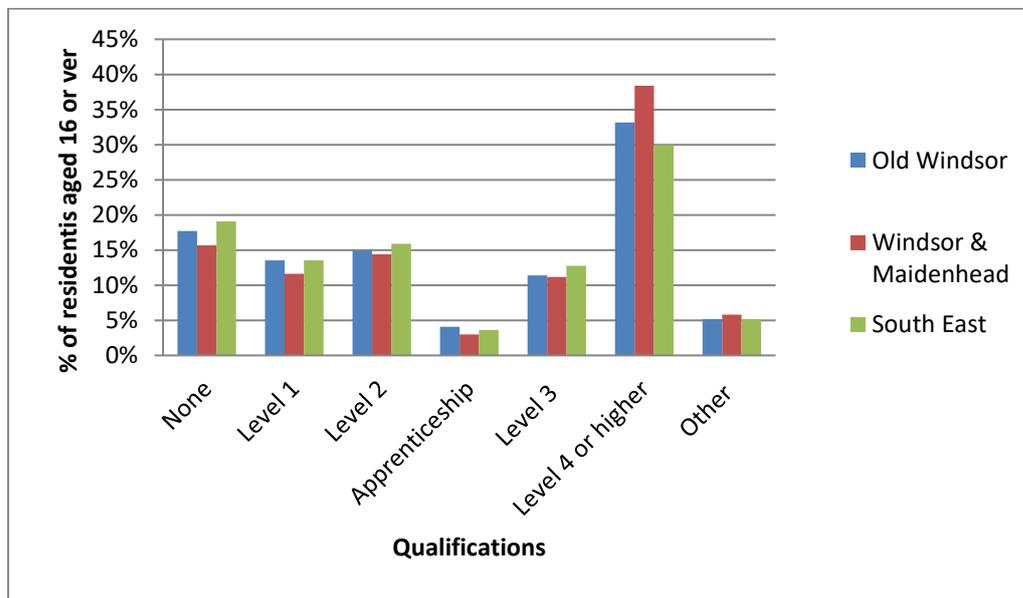
Figure A5: Flow of workers from Old Windsor



Source: Datashine, University College London

- Figure A6 shows that there are significant numbers of people with lower levels of qualification, i.e. up to Level 2. The nature of local job opportunities means that many of these people will be accessing jobs in the transport and storage sector at, in particular, Heathrow Airport. By contrast, the proportion of people that are educated to Level 4 or higher is lower than the Borough average.

Figure A6: Qualifications of residents aged 16 and over

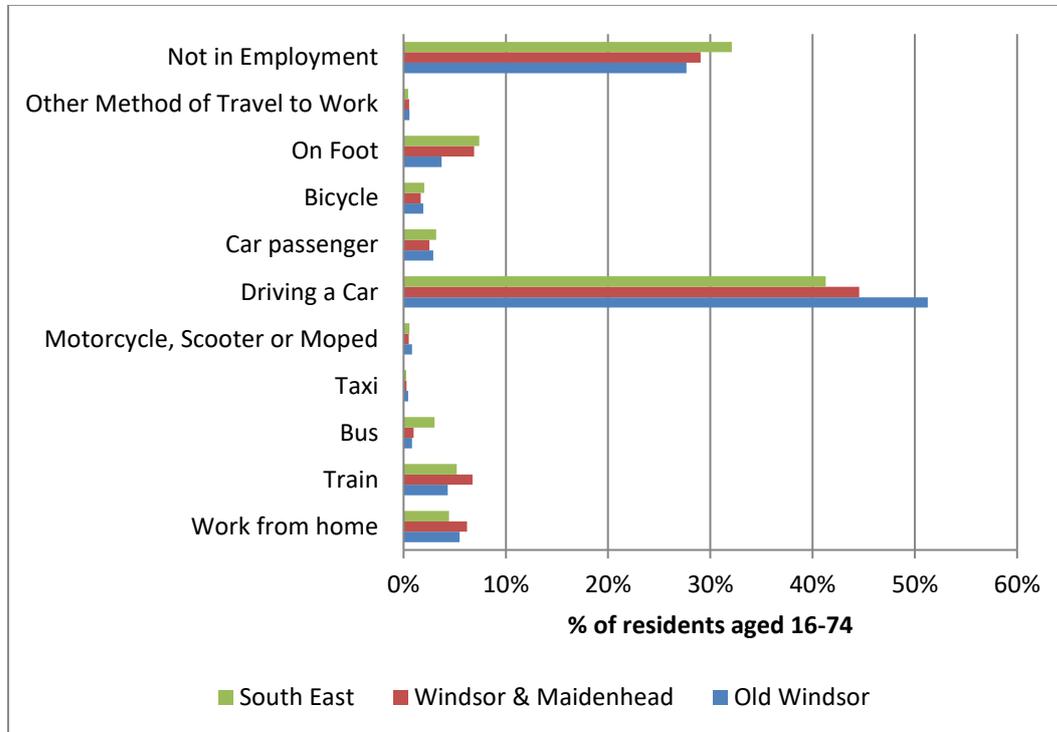


Source: 2011 Census

- The large majority of those in work travel to work by car, and do so as the driver of that car. Moreover, this is well above the Borough average. The numbers of people that use the train and buses is very low which highlights that public transport links from Old Windsor are not as good as many other parts of the Borough and explains in turn the high car usage.

10. This is further supported by Census figures on access to a car within households. On average, each Old Windsor household has access to 1.63 cars. This compares to 1.50 cars per household in Windsor and Maidenhead Borough and 1.35 cars per household across the South East. This represents high levels of car ownership.

Figure A7: Mode of transport to work

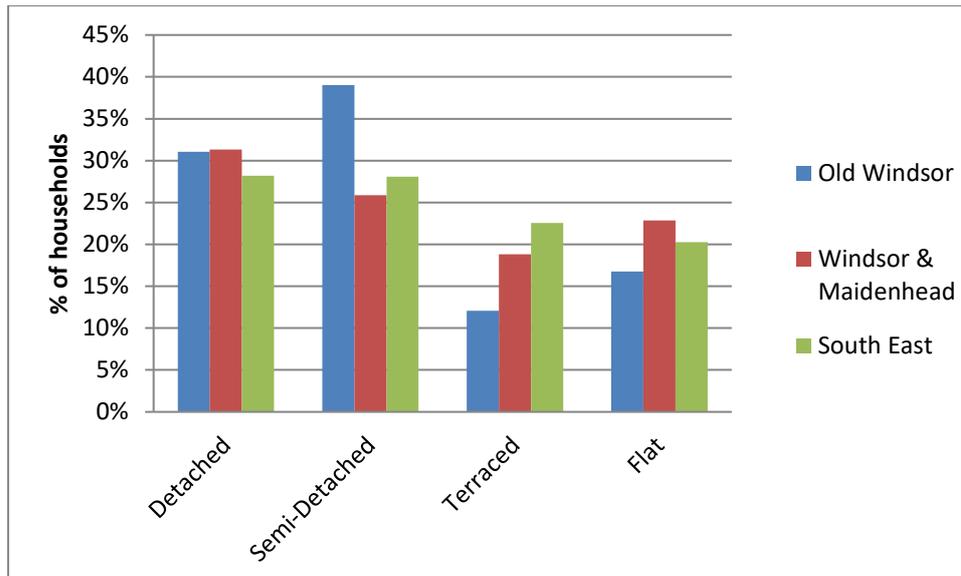


Source: 2011 Census

Housing

11. Old Windsor is dominated by semi-detached housing, representing nearly 40% of its housing stock. However, there is also a significant proportion (over 30%) of detached housing. By contrast, the proportion of terraced housing and flatted development is very low.

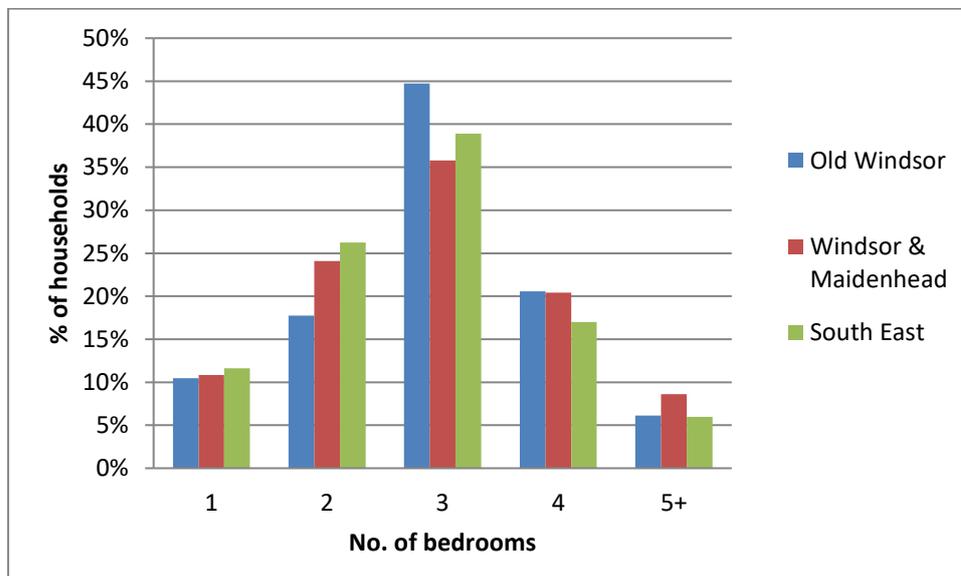
Figure A8: Type of dwelling



Source: 2011 Census

12. This is reinforced when looking at the number of bedrooms that properties in Old Windsor have. Figure A9 shows that it has a very high proportion of 3-bed properties when compared to the Borough or the South East as a whole. By contrast, the proportion of 1- and particularly 2-bed properties is much lower.

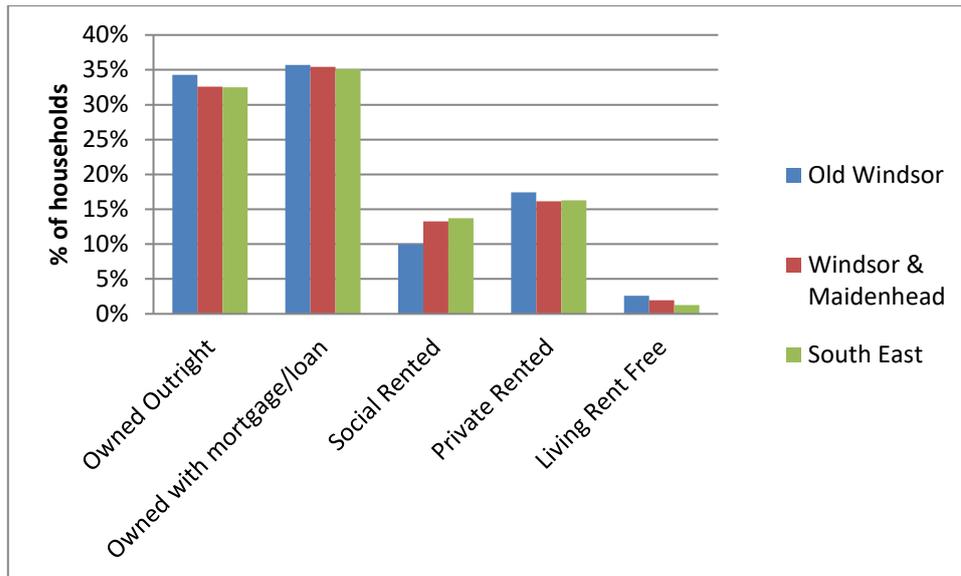
Figure A9: Number of bedrooms



Source: 2011 Census

13. The ownership profile of these dwellings shows that approximately 70% of people own their property which is broadly in line with the Borough average. By contrast, the proportion that are social rented properties is low, at just 10%. This potentially creates issues for people unable to access housing on the open market, either to buy or to rent.

Figure A10: Ownership profile



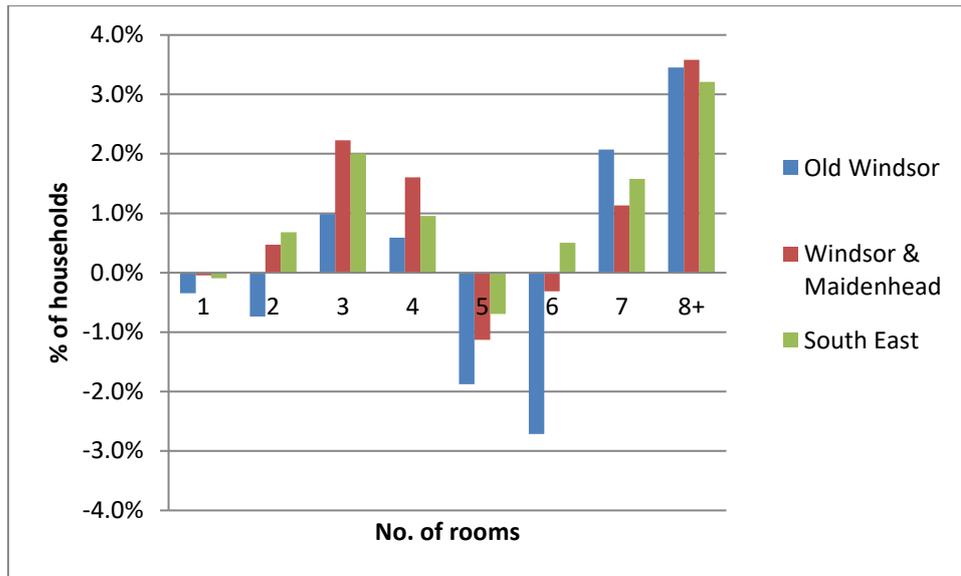
Source: 2011 Census

14. The Windsor and Maidenhead Strategic Housing Market Assessment (SHMA)¹⁴ was published in 2014. This highlighted that affordability is a significant issue. The Borough has significantly higher affordability ratios than the rest of the wider housing market area and the region, i.e. it is harder for the lowest earning local residents to afford to buy a property. The average house price in the Borough was £440,000, compared to an average of £330,000 across the housing market area. The SHMA summarises that it is more difficult to get on the property ladder in Windsor and Maidenhead Borough than it is to move up it.
15. The SHMA proposes that, based on the evidence, 57% of new dwellings by 2029 should be one-bedroom, with a further 22% as two-bedroom dwellings¹⁵. This reflects a significant change in provision compared to the existing stock of properties.
16. This situation for the whole of the Borough certainly applies to Old Windsor. Figure 2.8 showed that Old Windsor has a low proportion of smaller properties. Figure A11 shows that, since 2001, the predominant type of dwelling that has been built is of the largest size – with 7 or more rooms.

¹⁴ GVA (2014) *Royal Borough of Windsor and Maidenhead Strategic Housing Market Assessment*, for Royal Borough of Windsor and Maidenhead

¹⁵ Source: SHMA, Figure 113

Figure A11: Change in dwelling stock by number of rooms, 2001-2011



Source: 2001 and 2011 Census

17. By contrast, there have been large falls in the number of the very smallest dwellings (1 and 2 rooms) and also of medium-sized properties (5 and 6 rooms). The latter trend, coupled with the relatively limited growth in the overall number of dwellings, suggests that much of the growth in these larger properties is coming from extensions of smaller properties.

18. There is a clear need for new properties that are built in Old Windsor to be smaller dwellings.

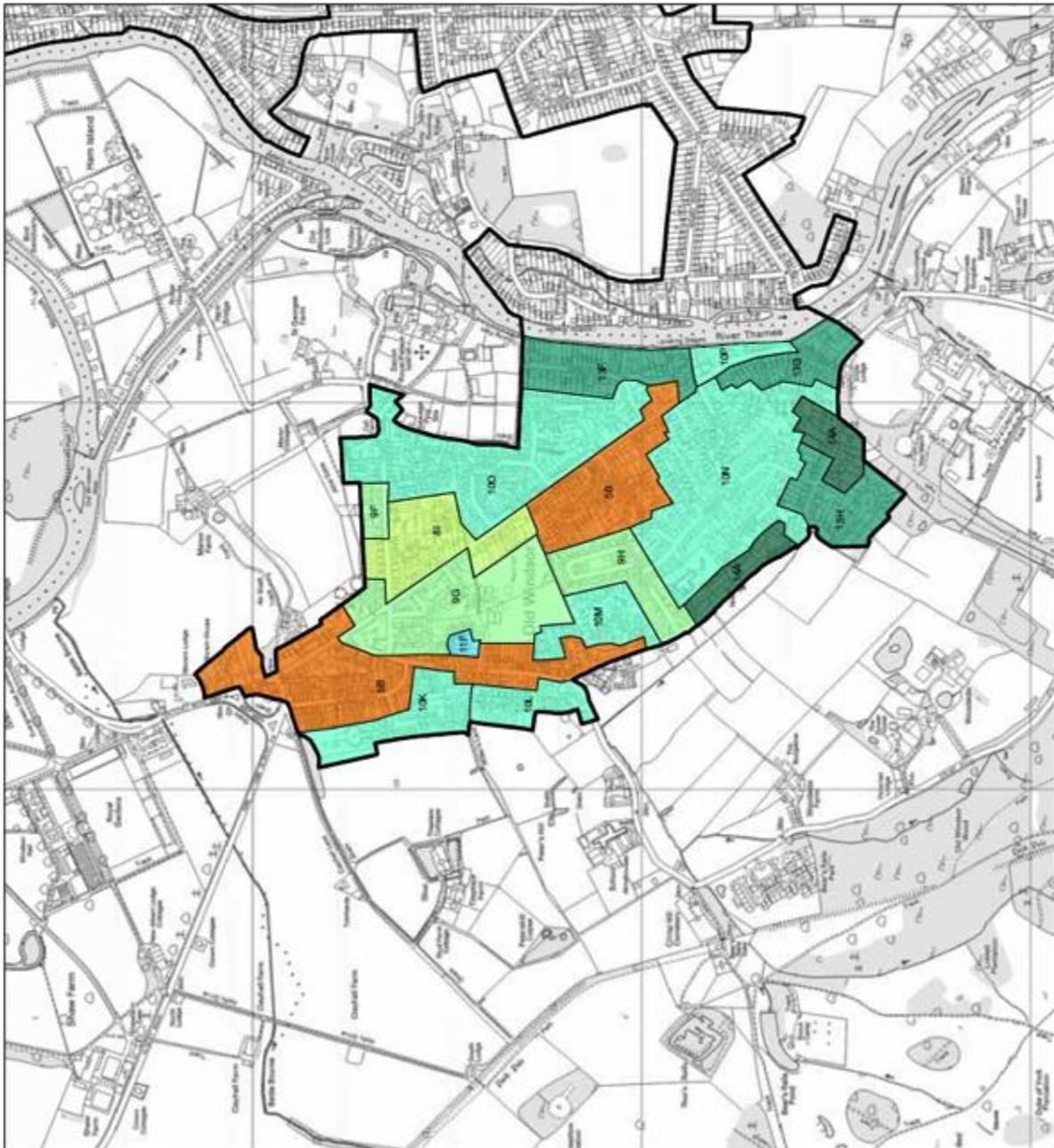
Appendix B Townscape Classification

RBWM Townscape Assessment
 Volume 2
 Figure 3.7: Townscape Classification for Old Windsor

Key

- Sediment boundary
- Townscape Assessment
- 5. Victorian Villages
- 8. Inter-War Suburbs
- 9. Post War Suburbs (to 1960)
- 10. Late 20th Century Suburbs (1960s onwards)
- 11. Post War - Residential Flats
- 12. Leafy Residential Suburbs
- 14. Villas in a Woodland Setting

Scale: 0 100 200 400 m
 1:10,000 at A3
 Source: RBWM, Land Use Consultants
 Date: 11/02/2009
 Revision: A

Adapted from Ordnance Survey information with the permission of The Controller of Her Majesty's Stationery Office. Crown Copyright. Land Use Consultants. License Number: 100019308

Appendix C Buildings or Structures of Character

1. Penny Royal Almshouses – Crimp Hill



In 1594 Alexander Morley left £20 per year for ever to 'the poore and needy people of Old Windsor'. This money invested in land and other securities and was spent in 1797 on the building of the original almshouses. Throughout their life the almshouses have been regularly maintained to standards suitable at the time. In 1976, six additional almshouses were built and in 1990 the original six were practically rebuilt, retaining the original facades but updating the interior.

2. Fox & Punchbowl - Burfield Road



The first mention of The Fox and Punchbowl is in 1846 when the landlord and the pub also served as the Village Post Office with part of the premises serving as a shop. It appears to have continued as a Public House until the 1960's when it was divided into two private dwellings.

3. Newtonside – Burfield Road



The 'Ramping Cat Cottages' are all that remain of the Ramping Cat Public House that ceased trading around the 1820's. In 1882 the cottages came into the possession of Sir Charles and Lady Murray owners of Newton Court, opposite. In 1882 Lady Murray established the Murray Convalescent Home, taking patients from London Hospitals. At first children, then the elderly and then during the 1st world war it was used for convalescent soldiers. It survived until 1828 and is now private dwellings.

4. Manor Lodge Cottage – Royal Windsor Stained Glass Manufactory – Straight Road



Established shortly after the Tapestry Works in 1878 by Prince Leopold the glass works produced a number of significant pieces of work. Among them a large rose window in the Beaumont Chapel, windows for the Royal Chapel in Windsor, St Edwards Roman Catholic Church, Windsor and in St. Agnes Church in Spital.

When the Tapestry Works closed in 1890 the Stained Glass works was sold and moved to Windsor. The building remained and is now a private dwelling.

5. The Tapestries – The Old Windsor Tapestry Manufactory – Straight Road



The Tapestry was established in 1876 as a local response to the 'Art & Craft' movement popular at the time. Prince Leopold was President of the Committee of Guarantors and weaver were brought to Old Windsor from Aubusson in France.

The central part of the building was the Hall where the weaving took place and the remainder of the building provided homes for the weavers. The works closed in 1890 and the building was used as residential accommodation. The Hall continued to be used as the Village Hall until 1961. In 1970 The Hall was converted into additional flats. The buildings are presently owned by The National Benevolent Charity.

6. The Bells of Ouseley – Straight Road



There has been an Inn on this site for many years. The Bells has featured regularly in both literature and art with references in 'A Voyage up the Thames' published in 1738 and Jerome K Jerome's 'Three Men in a Boat' published in 1889 to name but a couple. The Bells is currently owned by Mitchell & Butlers and is part of their Harvester chain.

7. The Jolly Gardeners – St Lukes Road



In 1830 an Act of Parliament was passed to attempt to control the availability of spirits by permitting the establishment of Beer Houses, they were not allowed to sell spirits. The 'Gardeners' was one of the 3 public houses in the village that was originally a beer house and first traded in 1854 as a 'beer retailer and grocer'.

8. The Oxford Blue – Crimp Hill



Thomas Evans joined the Royal Regiment of Horse Guards in 1800, aged 19. He served under Wellington in 1813 and later in 1815 at Waterloo. In 1829 he retired from the army and started the 'Oxford Blue'. The name is derived from the name of his troop, and the gamekeepers' cottages, acquired from the nearby Woodside estate, were converted into an Inn. The licence was transferred from an older pub in the village called The Ramping Cat.

(Source for text: Margaret Gilson – 'Buildings of Old Windsor')

Appendix D Key congested road junctions in Old Windsor

