

Jan 07, 2014

## **David Coppinger - Borough Local Plan**

I attended a meeting of Bray Parish Council planning group last night to answer any questions that they might have on the Plan. I have to be concerned that there is currently a lot of misunderstanding about the Plan and the first consultation. I thought that I would try to put down some of the answers I gave so that if you have similar concerns it might help.

1. All local authorities must have a local plan which lays down the rules governing all aspects of local planning from housing to employment to leisure. It is this plan against which all applications are judged. Our current plan, dated 1999, is out of date and can therefore be challenged by developers. A plan was submitted in 2009 but was rejected because we had not challenged building on the green belt. This requirement to have a plan is not politically led either nationally or locally.
2. We have two key issues in RBWM, Green Belt and Flooding, which prevent large scale development but we cannot just say this to the inspector. We have to show we have examined every single available site and can give reasons backed up by evidence of why they cannot be used.
3. We are required to produce the number of dwellings that are required over the next 15 years. This cannot just be a guesstimate but must be fully evidenced. Because of various factors, population growth, cross rail and the desirability of the area the number is high at about 700 per annum. We cannot say that the number is less because the inspector wants evidence.
4. We still have to decide what number of dwellings we will put into the plan. We have to justify every with adequate reasoning why we cannot meet the 700. We hope that the number will be considerably less.
5. In the plan we only have to evidence available land for the first 5 years. This means that if we have evidence over this period that the housing demand is reducing we can reduce the numbers.
6. WHAT IS CRITICAL IS THAT EVERY PERSON WHO READS THIS POST TAKES PART IN THE CONSULTATION. WITH YOUR HELP WE CAN SHOW EVIDENCE THAT THE SITES IN HOLYPORT ARE WRONG.
7. Good news is that it looks like we will be able to achieve much higher numbers within Maidenhead town centre.
8. WE are not trying to persuade land owners that they should sell their land.
9. WE are not trying to persuade office owners to convert to dwellings

Remember if you have any questions please ask.