This report was put together following several Topic Group Meetings between 2012 and 2014 during the life of the Central Windsor Neighbourhood Plan. It brings together research from various evidence sources available at that time.

Section 1. The economy of Windsor

## Description of the economic activities in the area:

This report covers the whole of Windsor of which the WNP area is mostly the suburban and outer part. The area covered by the WNP has a mixed economy. Windsor has a population of some 32,000, and the town is mainly a residential, light industry and local service centre, (source smart move uk area guides) which contains the following areas of economic activity:

1. Tourist destinations 2 of the top 10 most visited destinations in the UK) : **W2030 Area**: Windsor Castle and **WNP Area** Legoland. Royal Windsor Racecourse.
2. Approximately 300 shops in several areas as follows:

**W2030 Area**: Primary shopping area: King Edward Court/ Peascod St North2

Secondary Shopping area: Peascod St South/St Leonards Road/William St/Oxford Road2

Specialist Shopping area: Thames St, Guildhall Island/ Rover St East2 Local Centre: St Leonards Road

**WNP Area** ;Neighbourhood parades : St Leonards Road South/Bolton Road junction, Springfield Road/Westmead junction, junction of Clarence Road/Hatch lane, Junction of Clewer Hill Road/Winkfield Road (by the girls school). Arthur Road/Alma Road junction. Dedworth Road /Vale Road junction Dedworth Road/Manor Road junction Dedworth Road/Smiths Lane junction Dedworth Road /Tesco area

1. **W2030 Area**; Vansittart Road Industrial Estate with miscellaneous light industrial units( See Appendix 2 List xx) **WNP Area**: Vale Road/Shirley Ave (Light) Industrial Estate, Dedworth Road -Fairlight Industrial Estate,
2. Pubs scattered through the residential streets. (See Appendix 2 List 1)
3. Offices (See Appendix 2 Companies List 2) **WNP Area**: Centrica, Keeler, The Former Imperial House. Police Station.
4. 6 hotels (Appendix 2 List 3)
5. 70 places to eat and drink (Appendix 2 List 4)
6. 5 night clubs (Appendix 2 List 5)
7. 6/7 High St banks/Building Societies (list Appendix 2 List 6)
8. Theatre Royal and Arts Centre
9. 1 sports centre, 3 gyms and indoor tennis centre (Appendix 2 List 7)
10. Post Office
11. Private medical facilities (Princess Margaret Hospital, Spire Windsor (Knee) Clinic, Private consulting rooms -Alma Medica, Essex Lodge physiotherapy). New Private Oncology centre Alma Road
12. Veterinary practices -Alma Vets, Clewer Hill Road Vets
13. Private schools (St Georges school, Upton House School, Brigidine School)
14. Language schools:
15. NHS Hospital (King Edward VII)
16. 2 Military Barracks (Combermere and Victoria)

## Employment and economy general

Source: Final SA Scoping Report Borough and Neighbourhood Plans Nov 2011

Economic activity rates are above the national and regional figures, and are amongst the highest in the country.

Unemployment is below the national and regional figures

The majority of jobs are in the service sector and there is little manufacturing

Tourism supports more than one in ten of all jobs in the borough.

Shops are a significant source of employment in the town centre

There is a high level of entrepreneurship in the borough as a whole. The number of business births and deaths is above the national average, indicating a dynamic economy.

Offices account for the highest proportion of commercial floor space stock in the borough. Office demand is projected to further increase while the demand for other types of employment floor space decreases.

Headline rents are high, but the amount of vacant office floor space is above the normally expected level.

Windsor is a major visitor destination, with visitors estimated to spend £400m per year in the borough.

Windsor provides for the shopping needs of its population. It also caters for an extensive tourist market with an upmarket comparison goods offer significantly greater than its size could otherwise support. It exhibits a good level of vitality and viability, with vacancy levels below the national average.

There are a range of small local out of centre shopping parades within the area consisting of two or more shops, and one or two isolated shops scattered around the area.

Residents express concern about the spread of chain stores, coffee shops. There is a need to create and maintain local distinctiveness.

According to the Tourism South East Economic Impact of Tourism 2011 citing the Office of National Statistics, there are 84,000 jobs across the borough (including self employed). 7200 jobs are in Tourism related businesses. Figures just for Windsor are not available.

There is a small amount of light industry in the town centre.

**Issues:**

## Access and Transport

**Car parking**

Parking is mentioned as a primary concern for residents and businesses in surveys. Residents find insufficient parking outside their homes. Businesses complain of insufficient parking for employees as well as local shoppers and tourists. Parking prices are seen as prohibitive by many and a restriction to accessibility to town centre businesses and homes, putting off people from visiting the town centre. Some car parks are privately owned (King Edward Court & the Riverside Carpark behind the Sir Christopher Wren House Hotel) and so RBWM cannot influence prices charged for parking in these.

Statistics: Windsor has just under 3000 car parking spaces available (public and private)

1.18 million users in 2012-trend for 2013 shows a 5% increase.

On street parking in central Windsor residential streets is restricted by use of residents only parking and parking meters. Short stay parking is used in some areas (e.g. St Leonards Road shopping area) to provide access for shoppers.

To the south of the town centre some streets are unrestricted (e.g. Bolton Crescent and parts of Bolton Road) and many people who work in central Windsor use these streets to park all day while they work (which annoys residents).

The demand is greater than supply for on street parking for residents and many complain of being unable to find space in the evenings when they return from work as well as during the day, especially in the inner suburbs where the terraced streets mean frontages are small.

Over the last few years the borough has created more on street spaces by introducing parking into wider roads (e.g. Alma Road on the one way system). Also many residential streets to the south have introduced residents only parking (e.g. Springfield Road, The Boltons Area).

**Resulting Issues**: Insufficient capacity, costs and quality of parking are having a negative effect on businesses employees and residents in the town centre.

## Shopping/retail

“Windsor serves both local needs and those of tourists. Accordingly its role as a popular visitor destination results in a wider range of shopping floor space than would normally be expected for a town of its size.”[[1]](#footnote-1)

 About 300 shops in “main retail centre”

 70 places to eat and drink (2011 Retail Health Check appears to say 83)[[2]](#footnote-2)

 Affluent shopper profile 81% ABC1s[[3]](#footnote-3)

 Mix of national chains such as Boots, Next, M&S, TKMaxx, Jaegar and independent retailers (which to choose?)

 Between 2006 and 2011 A1 use class premises (shops) reduced from 265 to 242[[4]](#footnote-4)

* Vacancy rates Need stats

**Town Centre Footfall 2**102 -2.4% 2103 +3/5%

Customer profile: Affluent shoppers 81% ABC1s/33% high spending 25-44 year olds. Up to 200,000 shoppers every week, 72% of visitors from within the UK

**Issues:** Increasing vacancy rates (probably due to effect of the internet). Retail units converting to fast food outlets and resulting in a loss of diversity.

Employment opportunities outside retail and town centre food/drink outlets – some examples

**Trend/issue**: - Retail units converting to food outlets (fastest growing sector). Currently over a third of units available in the town centre are food outlets. Loss of diversity.

## Office based economy

**Office space**

Trend: Business buildings are converting to residential (e.g. Park St. Sheet St)

**Issues**: Loss of commercial activity will result in a dormitory town with fewer employees, loss of vibrancy, fewer customers for retailers. No space for growing businesses

## Night time economy

**This is confined to central Windsor**

(definition? pubs and clubs open after say 11/12 at night?).

**Issues:** Intense nuisance for residents as well as visitors staying in hotels, Crime –drunkenness, violent crime, 1 recent murder/reputational damage.

However it also brings in visitors, especially young people and £ss to local economy.

## Light Industry

The only area of central Windsor with light industry is the Vansittart Industrial estate and railway arches. See List in Appendix 2 List 8 of companies. This helps to add diversity to the economy and an entry point for small local start ups (for example the Windsor Brewery).

## Tourism

Tourism makes a significant contribution to the Royal Borough’s economy.

According to Tourism South East 2011 Economic Impact report the latest estimates show that visitors spend £431 million a year in the borough. Tourism supports 6,444 jobs full time equivalent jobs (9010 actual jobs) spread across a wide range of service sectors from catering and retail to public service jobs such as in local government. and accounts for 11% of all jobs in the Royal Borough. “[[5]](#footnote-5) (can we update these 2006 figures?)

Windsor statistics:

 One of 2 most visited destinations in the UK[[6]](#footnote-6)

 7 million plus visitors a year[[7]](#footnote-7) - local population of about 18,500[[8]](#footnote-8) in CWNP area (but ?? in whole of Windsor)

 Up to 200,00 visitors a week[[9]](#footnote-9)

 72% of visitors from UK, 28% from abroad[[10]](#footnote-10)

 Number of rooms in hotels and B&B or other measure of accommodation

Quote from RBWM Visitor Management Strategy 2008 - 2016

RBWM Visitor Management Strategy 2008-2016

ditto

2011 census data neighbourhood plan area population estimated from ward data

Town Centre Manager’s presentation September 2013

Ditto

Issues: Signage between visitor attractions shopping areas and car parks can be improved as well as visitor information and interpretation. Accessibility for people with disabilities can be improved. First impressions for people arriving in coaches, car parks and on foot can be improved..

## Recent economic trends

Windsor saw a 7% rise in net company growth during the first six months of 2012, according to figures in the latest Duport Business Confidence Report. Net company growth between January and June stood at 77, compared to 72 during the same period in 2012.

Managing Director of [**Duport.co.uk**](http://duport.co.uk/), Peter Valaitis said:

"Windsor did suffer during the recession, but its lively housing market, proximity to London and excellent touristoffering mean the town has weathered the economic storm remarkably well."

"Net company growth is currently rising, and with the UK economy set to come out of recession, the future looks bright for Windsor."

Economic activity rates are above the regional and national figures, and are amongst the highest in the country1

Residents comments from post it note surveys. From post it note survey results 2012

1. Identify and protect good old shop fronts.
2. Preserve where possible and refurbish -don’t knock down old buildings.
3. Are cafes breeding?-Number of restaurants and several in a row-not very good for the character of the town.
4. Late night noise in the town centre
5. Use shops and offices that are empty for housing.
6. Change underused offices into flats

Likes – historical element and beautiful buildings

Least like – being overcharged parking - too many coffee shops, not enough for locals.

Improve the Thames promenade. Make it a more attractive place to visit.

## Visitors comments from the Windsor Visitor Survey 2011 Final Report p41

Insert data table here p41

What visitors liked most about Windsor:

*The castle 58%*

*The atmosphere/ambience of the town 45%*

*The river 35%*

*History/heritage/historic town 24%*

*Attractive town /scenic 23%*

*The shops 21%*

*The buildings architecture 17%*

*Good restaurants/eateries 13%*

Any aspects that spoiled the visit:

*The weather*

*Car parking*

*Cars in pedestrianised area*

*Attractions closed too early*

*Poor customer service*

*Grubby buildings*

# Section 2. VISION (High level picture of what we want to see)

* Preserve, enhance and support Windsor’s distinct local character and cultural identity as a heritage town.
* Business buildings offices and shops should respect Windsor’s heritage (but allow for the modern age and embrace new technology).
* Support Windsor as a prestige destination.
* A successful diverse vibrant and healthy local economy that meets and balances the needs of residents and businesses and visitors.
* Excellent accessibility to the town centre for visitors and businesses without disadvantaging residents.
* Ensure a fantastic welcome for visitors and great first impression.
* Excellent use of riverside areas.
* Support a distinctive public realm and open spaces.

# Section 3. MAIN ISSUES AND OBJECTIVES (specific goals)

1. **Economic Health**
2. Encourage business growth to maintain at least the current supply of employment floor space.
3. Address retail vacancy levels
4. Encourage start ups and small businesses to maintain economic vibrancy and diversity.
5. Encourage retail diversity with something for everyone (mass, budget & premium ).

**2. Balance needs of residents/business/visitors**

1. Manage the night time economy in a more controlled way to reduce the adverse effects on residents from noise and crime and reduce adverse impact on Windsor’s reputation. Better enforcement of licensing, tables and chairs, music, antisocial issues.

**3. Management of access/parking**

1. Support the aims of the transport group to improve the management of traffic (parking, coaches, public transport) to reduce congestion, to improve accessibility to the town centre and Legoland without disadvantaging residents and businesses.

**4. Best use of land/Visual impression**

1. Improve the riverside areas in keeping with the historic town but making better use of the asset of the river.
2. Improve the visual first impression for visitors wherever possible; -buildings and architecture in keeping with a historic town, arrival facilities, signage, escalators, etc.
3. Support space for cultural and fun activities
4. To encourage people to stay longer

# Section 4. MAIN ISSUES AND INDICATIVE POLICY OPTIONS (planning and land use only)

**Some ideas for policies:**

1. Create ” Use Class Orders” (See Appendix 3) in particular areas of Central Windsor to encourage particular types of business and put a cap on the number of A3 licences (used to be 30% but this was abandoned by government). (Problem: Central Government has allowed change of use for 2 years without getting planning permission and this overrides any control local authorities have. e.g. retail to cafe Classes A1 to A3)
2. Avoid clustering value retailers, book makers, fast food outlets in one area of the town. Could also cap A2 Licences to limit provision of Estate agents, bookmakers, recruitment offices to protect retail provision. (but presumably there is the same problem as above).
3. Use of Community Infrastructure Levy/Section 106 agreements (where developers have to pay a levy on any new development to contribute to infrastructure) e.g. for signage improvements between car parks, coach park, stations and attractions. Or for super fast broadband /wifi throughout the town centre.
4. Pressure RBWM to join planning permission and licensing requirements on pubs and clubs to the earlier of the times and clubs and ENFORCE it.
5. Encourage retail diversity and health through encouraging small independent retailers. e.g. Designate an area for small low cost start ups? Pop up shops? Mixed use development/shared space? Extended opening hours (is this a planning issue)?
6. Encourage improvements in the riverside area (Alexandra gardens, Windsor and Eton riverside station car park, the private car park behind Sir Christopher Wren hotel etc) to improve the link between town centre, castle and river. Possible examples: Create a Covent Garden style area , remove parking on Barry Avenue, Allow existing buildings facing the river allow to turn lower floors into cafes etc?

# Section 5 Some questions to ask the public at our first consultation

**+++**

# APPENDIX 1 Map of central Windsor business areas



# APPENDIX 2 Central Windsor Businesses

**List 1**

**Pubs in Windsor Central** Source [www.pubsgalore.co.uk](http://www.pubsgalore.co.uk) Accessed 6/12/2013

Pub has no picturesPub has 2 recommendation(s)Pub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[51](http://www.pubsgalore.co.uk/pubs/1959/) (51 Peascod Street, **SL4 1DE**)

Pub has 3 picture(s)Pub has no recommendationsPub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[All Bar One](http://www.pubsgalore.co.uk/pubs/61167/) (Windsor Royal Station, **SL4 1PJ**)

Pub has no picturesPub has 1 recommendation(s)Pub has average rating of 6 from 1 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Alma, The](http://www.pubsgalore.co.uk/pubs/61654/) (61 Springfield Road, **SL4 3PP**)

Pub has 3 picture(s)Pub has 1 recommendation(s)Pub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Bel & The Dragon](http://www.pubsgalore.co.uk/pubs/1974/) (1 Datchet Road, **SL4 1QB**)

Pub has no picturesPub has no recommendationsPub has no ratingsPub is reported closed[Bell, The](http://www.pubsgalore.co.uk/pubs/1907/) (2 Dedworth Road, **SL4 5AY**)

Pub has 3 picture(s)Pub has 1 recommendation(s)Pub has average rating of 8 from 1 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Bexley Arms, The](http://www.pubsgalore.co.uk/pubs/1908/) (50 Bexley Street, **SL4 5BX**)

Pub has 5 picture(s)Pub has 3 recommendation(s)Pub has average rating of 4 from 2 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Blarney Stone](http://www.pubsgalore.co.uk/pubs/1916/) (7 Church Lane, **SL4 1PA**)

Pub has no picturesPub has 1 recommendation(s)Pub has no ratingsPub is reported closed[Bricklayers Arms](http://www.pubsgalore.co.uk/pubs/1911/) (Hatch Lane, **SL4 3RL**)

Pub has 5 picture(s)Pub has 3 recommendation(s)Pub has average rating of 6.5 from 2 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Browns Restaurant & Bar](http://www.pubsgalore.co.uk/pubs/61263/) (Barry Avenue, **SL4 1QX**)

Pub has 2 picture(s)Pub has no recommendationsPub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Cafe Rouge](http://www.pubsgalore.co.uk/pubs/64354/) (Windsor Royal Station, **SL4 1PJ**)

Pub has 20 picture(s)Pub has 10 recommendation(s)Pub has average rating of 8 from 8 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Carpenters Arms](http://www.pubsgalore.co.uk/pubs/61174/) (4 Market Street, **SL4 1PB**)

Pub has 2 picture(s)Pub has no recommendationsPub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Castle Hotel, The](http://www.pubsgalore.co.uk/pubs/1962/) (18 High Street, **SL4 1LJ**)

Pub has 1 picture(s)Pub has 1 recommendation(s)Pub has average rating of 1 from 1 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Chicago Rock Cafe](http://www.pubsgalore.co.uk/pubs/64353/) (29-33 William Street, **SL4 1BB**)

Pub has 1 picture(s)Pub has 1 recommendation(s)Pub has average rating of 1 from 1 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Copper Horse, The](http://www.pubsgalore.co.uk/pubs/61655/) (7 Ward Royal Parade, **SL4 3HR**)

Pub has 3 picture(s)Pub has 1 recommendation(s)Pub has average rating of 4 from 1 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Crispin](http://www.pubsgalore.co.uk/pubs/1917/) (56 Grove Road, **SL4 1HS**)

Pub has 11 picture(s)Pub has 3 recommendation(s)Pub has average rating of 5.5 from 2 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Criterion, The](http://www.pubsgalore.co.uk/pubs/1919/) (72 Peascod Street, **SL4 1DE**)

Pub has 4 picture(s)Pub has 3 recommendation(s)Pub has average rating of 6 from 2 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Crosses Corner](http://www.pubsgalore.co.uk/pubs/60898/) (73 Peascod Road, **SL4 1DH**)

Pub has no picturesPub has no recommendationsPub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Dedworth Arms, The](http://www.pubsgalore.co.uk/pubs/1922/) (Clewer Hill Road, **SL4 4DP**)

Pub has 6 picture(s)Pub has 2 recommendation(s)Pub has average rating of 7 from 1 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Duchess of Cambridge, The](http://www.pubsgalore.co.uk/pubs/64351/) (3-4 Thames Street, **SL4 1PL**)

Pub has no picturesPub has no recommendationsPub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Duke Of York, The](http://www.pubsgalore.co.uk/pubs/1925/) (198 St. Leonards Road, **SL4 3DL**)

Pub has 6 picture(s)Pub has 4 recommendation(s)Pub has average rating of 6.5 from 4 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Duke of Connaught](http://www.pubsgalore.co.uk/pubs/52316/) (165 Arthur Road, **SL4 1RZ**)

Pub has no picturesPub has no recommendationsPub has no ratingsPub is reported closed[Fawn, The](http://www.pubsgalore.co.uk/pubs/1927/) (140 St. Leonards Road, **SL4 3DJ**)

Pub has 2 picture(s)Pub has no recommendationsPub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Fire Station](http://www.pubsgalore.co.uk/pubs/64375/) (St Leonards Road, **SL4 3BL**)

Pub has 2 picture(s)Pub has 1 recommendation(s)Pub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Harte & Garter](http://www.pubsgalore.co.uk/pubs/1933/) (31 High Street, **SL4 1PH**)

Pub has 9 picture(s)Pub has 4 recommendation(s)Pub has average rating of 6.5 from 3 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Horse & Groom](http://www.pubsgalore.co.uk/pubs/1936/) (4 Castle Hill, **SL4 1PD**)

Pub has 5 picture(s)Pub has 5 recommendation(s)Pub has average rating of 6.5 from 3 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[King & Castle (JD Wetherspoon)](http://www.pubsgalore.co.uk/pubs/56816/) (15-16 Thames Street, **SL4 1PL**)

Pub has 6 picture(s)Pub has no recommendationsPub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Lime Bar & Grill](http://www.pubsgalore.co.uk/pubs/64355/) (22 Sheet Street, **SL4 1BG**)

Pub has 1 picture(s)Pub has no recommendationsPub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Mango Lounge](http://www.pubsgalore.co.uk/pubs/64356/) (9 Datchet Road, **SL4 1QB**)

Pub has 3 picture(s)Pub has 1 recommendation(s)Pub has average rating of 5 from 1 reviewer(s)Pub is reported closed[Mitre, The](http://www.pubsgalore.co.uk/pubs/1939/) (Oxford Road, **SL4 5DX**)

Pub has 2 picture(s)Pub has no recommendationsPub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Old Ticket Hall, The](http://www.pubsgalore.co.uk/pubs/61656/) (Farm Yard, **SL4 1QL**)

Pub has no picturesPub has no recommendationsPub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Prince Albert, The](http://www.pubsgalore.co.uk/pubs/1947/) (2 Clewer Hill Road, **SL4 4BS**)

Pub has 7 picture(s)Pub has 1 recommendation(s)Pub has average rating of 4 from 1 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Prince Arthur](http://www.pubsgalore.co.uk/pubs/1948/) (29 Grove Road, **SL4 1JD**)

Pub has 1 picture(s)Pub has no recommendationsPub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Puccinos](http://www.pubsgalore.co.uk/pubs/64360/) (11 Peascod Street, **SL4 1DT**)

Pub has 4 picture(s)Pub has 2 recommendation(s)Pub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[River House, The](http://www.pubsgalore.co.uk/pubs/1923/) (10 Thames Side, **SL4 1QN**)

Pub has 2 picture(s)Pub has 1 recommendation(s)Pub has average rating of 2 from 1 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Royal Adelaide Hotel](http://www.pubsgalore.co.uk/pubs/64358/) (46 Kings Road, **SL4 2AG**)

Pub has 8 picture(s)Pub has 5 recommendation(s)Pub has average rating of 5 from 4 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Royal Oak, The](http://www.pubsgalore.co.uk/pubs/1954/) (9 Datchet Road, **SL4 1QD**)

Pub has no picturesPub has no recommendationsPub has no ratingsPub is reported closed[Stag & Hounds](http://www.pubsgalore.co.uk/pubs/1957/) (302 St. Leonards Road, **SL4 3DX**)

Pub has 1 picture(s)Pub has no recommendationsPub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Stroks Bar & Restaurant](http://www.pubsgalore.co.uk/pubs/64357/) (Thames Street, **SL4 1PX**)

Pub has no picturesPub has no recommendationsPub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Swan, The](http://www.pubsgalore.co.uk/pubs/1960/) (49 Thames Street, **SL4 1PU**)

Pub has 11 picture(s)Pub has 4 recommendation(s)Pub has average rating of 3.5 from 3 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Three Tuns](http://www.pubsgalore.co.uk/pubs/1968/) (8 Market Street, **SL4 1PB**)

Pub has 3 picture(s)Pub has 1 recommendation(s)Pub has average rating of 5 from 1 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Trooper, The](http://www.pubsgalore.co.uk/pubs/1965/) (97 St. Leonards Road, **SL4 3BZ**)

Pub has 7 picture(s)Pub has 6 recommendation(s)Pub has average rating of 7.5 from 5 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Two Brewers, The](http://www.pubsgalore.co.uk/pubs/1969/) (34 Park Street, **SL4 1LB**)

Pub has 5 picture(s)Pub has 2 recommendation(s)Pub has average rating of 5.5 from 2 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Vansittart Arms, The](http://www.pubsgalore.co.uk/pubs/1970/) (105 Vansittart Road, **SL4 5DD**)

Pub has 1 picture(s)Pub has 1 recommendation(s)Pub has no ratingshttp://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Windlesora (JD Wetherspoon), The](http://www.pubsgalore.co.uk/pubs/56817/) (17 William Street, **SL4 1BB**)

Pub has 3 picture(s)Pub has 1 recommendation(s)Pub has average rating of 4 from 1 reviewer(s)http://www.pubsgalore.co.uk/images/icon-closed-grey.gif[Windsor Castle, The](http://www.pubsgalore.co.uk/pubs/1975/) (98 Kings Road, **SL4 2AP**)

Listings key

**LIST 2 Major companies with Offices**

**++**

**LIST 3 a) Hotels**

1. Castle Hotel
2. Travelodge
3. Holiday Inn Express
4. Sir Christopher Wren Old House
5. Macdonald
6. Adelaide Hotel
7. Legoland Hotel

**LIST 3b) Bed & Breakfast accomodation**

1. Alma Lodge

++

**LIST 4 Places to eat and drink**

**+++**

**LIST 5 Night clubs**

**+++**

**LIST 6 Banks and Building societies**

1. Barclays High Street
2. Natwest High Street
3. Lloyds High Street
4. Metrobank Peascod street
5. Nationwide Peascod Street
6. ++

**LIST 7 Private Sports facilities**

Gyms - Castle gym (under the arches) +++

**LIST 8 Light industry**

1. Windsor and Eton Brewery,
2. Speedboard industries,
3. Windsor Glass Company and others.

# APPENDIX 3 Use Class Orders and change of use in England

(from <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse> 10/12/2013)

Change of Use

Planning Permission

**Use Classes**

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only and it's for local planning authorities to determine, in the first instance, depending on the individual circumstances of each case, which use class a particular use falls into.

* **A1 Shops -** Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
* **A2 Financial and professional services -** Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
* **A3 Restaurants and cafés -** For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
* **A4 Drinking establishments -** Public houses, wine bars or other drinking establishments (but not night clubs).
* **A5 Hot food takeaways -** For the sale of hot food for consumption off the premises.
* **B1 Business -** Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
* **B2 General industrial -** Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
* **B8 Storage or distribution -** This class includes open air storage.
* **C1 Hotels -** Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
* **C2 Residential institutions -** Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
* **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
* **C3 Dwellinghouses -** this class is formed of 3 parts:
  + C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
  + C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
  + C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
* **C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
* **D1 Non-residential institutions -** Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
* **D2 Assembly and leisure -** Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
* **Sui Generis** - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

Before you negotiate a lease or buy a property for your business, check whether you need to obtain planning permission for your intended use, and, if so, your chances of getting it.

Changes of use not requiring planning permission

In many cases involving similar types of use, a change of use of a building or land does not need planning permission. Planning permission is not needed when both the present and proposed uses fall within the same ‘class’, or if the Town and Country Planning (Use Classes) Order says that a change of class is permitted to another specified class (see table below and associated text under ‘Additional change of use permitted development rights applying from 30 May 2013’).

For example, a greengrocer’s shop could be changed to a shoe shop without permission as these uses fall within the same ‘class’, and a restaurant could be changed to a shop or a estate agency as the Use Class Order allows this type of change to occur without requiring planning permission.

Most external building work associated with a change of use is likely to require planning permission.

|  |  |
| --- | --- |
| **From** | **To** |
| **A2** (professional and financial services) when premises have a display window at ground level | **A1** (shop) |
| **A3** (restaurants and cafes) | **A1** or **A2** |
| **A4** (drinking establishments) | **A1** or **A2** or **A3** |
| **A5** (hot food takeaways) | **A1** or **A2** or **A3** |
| **B1** (business) (permission limited to change of use relating to not more than 500 square metres of floor space) | **B8** (storage and distribution) |
| **B2** (general industrial) | **B1** (business) |
| **B2** (general industrial) (permission limited to change of use relating to not more than 500 square metres of floor space) | **B8** (storage and distribution) |
| **B8** (storage and distribution) (permission limited to change of use relating to not more than 500 square metres of floor space) | **B1** (business) |
| **C3** (dwellinghouses) | **C4** (houses in multiple occupation) |
| **C4** (houses in multiple occupation) | **C3** (dwellinghouses) |
| Casinos (sui generis) | **D2** (assembly and leisure) |

Additionally, a planning application is not required for change of use in the following circumstances:

* from A1 or A2 to A1 plus up to two flats above;
* from A2 to A2 plus up to two flats above.

These changes are reversible without an application only if the part that is now a flat was, respectively, in either A1 or A2 use immediately before it became a flat.

Additional change of use permitted development rights applying from 30 May 2013:

Agricultural buildings under 500 square metres can change to a number of other uses (A1, A2, A3, B1, B8, C1 and D2). For buildings between 150 square metres and 500 square metres, prior approval (covering flooding, highways and transport impacts, and noise) is required.

Premises in B1, C1, C2, C2A and D2 use classes can change use permanently to a state-funded school, subject to prior approval covering highways and transport impacts and noise.

Premises in B1(a) office use can change to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination.

Prior approval fees for change of use is set at £80. The draft regulations have been laid in Parliament and are due to come into force on 1 October 2013. This fee will be applicable from 1 October 2013.

Buildings with A1, A2, A3, A4, A5, B1, D1 and D2 uses will be permitted to change use for a single period of up two years to A1, A2, A3 and B1 uses.

Thresholds for business change of use. Thresholds increased on May 2013 from 235 square metres to 500 square metres for permitted development for change of use from B1 or B2 to B8 and from B2 or B8 to B1.

Changes of use requiring a planning application

Other than for the permitted changes of use listed above and changes where both uses fall within the same use class, planning permission is generally required for a material change of use.

Most external building work associated with a change of use is likely to require planning permission.

**References**

Tourism South East. The Economic Impact of Tourism Windsor and Maidenhead 2011

Tourism South East Windsor Visitor Survey 2011 Final Report

Royal Borough of Windsor and Maidenhead Planning Policy Unit Retail Health Check August 2011

Employment Land Review Update for Royal Borough of Windsor and Maidenhead. September 2009

RBWM Townscape assessment Final Report 2010 Volume 2

RBWM Visitor Management Strategy 2008-2016

Neighbourhood Plans Roadmap Guide [www.locality.org.uk](http://www.locality.org.uk)

RBWM Final SA Scoping report Borough Plan and Neighbourhood Plans November 2011 RBWM Planning Policy Unit.

UK Government Planning portal <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>

1. Quote from RBWM Retail Health Check 2011 [↑](#footnote-ref-1)
2. ditto [↑](#footnote-ref-2)
3. ditto [↑](#footnote-ref-3)
4. RBWM Retail Health Check 2011 page 11 Table 1 [↑](#footnote-ref-4)
5. Quote from RBWM Visitor Management Strategy 2008 - 2016 [↑](#footnote-ref-5)
6. RBWM Visitor Management Strategy 2008-2016 [↑](#footnote-ref-6)
7. ditto [↑](#footnote-ref-7)
8. 2011 census data neighbourhood plan area population estimated from ward data [↑](#footnote-ref-8)
9. Town Centre Manager’s presentation September 2013 [↑](#footnote-ref-9)
10. ditto [↑](#footnote-ref-10)