

## **Area 8A Windsor - Area north of A308, south of Maidenhead Road**

**The Oakley Green, Fifield and District Community Association believes that this Site is not suitable for Development and should be removed from the list of 23 Preferred Options for the following reasons:-**

### **1). Views of Local Residents**

In recent Polls of local Residents we conducted during this Consultation exercise, 85 % of local Residents who responded were not in favour of development at this Site.

### **2). Green Belt and Countryside Character and Setting**

The area comprises open Land in the Green Belt and contributes to the openness of the Green Belt. Any development would change the character of the area from rural to urban and it is accepted by RBWM that *“Housing development could have the potential impact of continued decline of the condition and character of the landscape”* and the area only has *“ .. a medium capacity to accept development.”*

Development would be in conflict with many of the Borough’s Green Belt objectives and would reduce the very important “Gap” between the settlements of Windsor and Maidenhead.

It is in the Setting of the Thames.

The A308 Road between Sites 8A and 8B is very scenic and development would significantly impact the Rural Amenity.

### **3). Settlement and Townscape Character**

No comment.

### **4). Historic Environment**

No comment.

### **5). Biodiversity**

The area has significantly more Biodiversity than is given credit for in the Consultation Document. It is agreed that *“The habitat is pastures with scattered trees”* but in the area there are also:-

- Great Crested Newts in local Ditches
- Bats in local Trees
- Greater Water Parsnip
- Deer and
- Red Kites

### **6). Flood Risk**

Part of the Area to the east and north is in Flood Zone 2.

The land is significantly higher than the land to the North on the other side of the Maidenhead Road where a large Caravan Park with almost 200 Properties is located.

Building here would result in a significant decrease in the permeability of the Land if built on, causing surface water runoff to increase towards the River Thames.

In February 2014 the river running through the Riverside Park burst its banks and flooded areas of the Park close to the river. Flooding is already a frequent occurrence on the old Maidenhead Road, in the area of the pumping station near Windsor Marina.

### **7). Other Environmental Considerations**

The site lies within an area identified by DEFRA as a traffic noise hotspot. Building a large number of Homes would bring additional Traffic and therefore additional Noise and Air Pollution into the Green Belt

The site lies within an area that is affected by elevated levels of aircraft noise as it is right underneath the Heathrow Flight Path.

### **8). Resources**

The area is classified as Grade 3 Agricultural Land and could be Grade 3A - Best and Most Versatile Agricultural Land (BMVAL).

The Consultation Document says “*It is unknown whether this area is Grade 3A or 3B and therefore a cautious approach must be applied*”. Development might therefore lead to the loss of BMVAL.

### **9). Infrastructure**

*Sewerage* - We understand that Thames Water has concerns regarding Waste Water Services here and the sewerage network capacity at present is considered unlikely to be able to support the demand anticipated from development.

Also, local Residents report that the pumping station near Windsor Marina often appears to be under stress, and unable to cope with current local demand (spouting water and causing local flooding when it rains heavily). Run-off from additional homes would clearly create further problems. There are confirmed local issues due to infiltration, inundation and flooding in the area.

*Education* - Development on this land would undoubtedly increase demand for School Places at all levels. But unfortunately the local Schools are all at or near capacity already.

*Open Spaces* - additional Housing would put increased demand on natural and semi-natural green space and amenity green space which are already below the recommended minimum levels locally.

*Medical Facilities* - Residents tell us that Medical provision is also already under great strain in the area. A 2-week wait is sometimes necessary before a doctor’s appointment can be obtained at local NHS surgeries.

### **10). Highways and Accessibility**

The area is bounded by the main A308 Windsor Road to the South and the old Maidenhead Road to the North. The latter is now a cul-de-sac unclassified road serving a Garden Centre, The Willows Riverside Park, Windsor Marina and further residential properties.

The A308 Windsor Road is extremely busy all through the day, but in the Rush Hours particularly in the mornings, traffic into Windsor going East is very slow and backs up right past the junction with Oakley Green Road every day. The Consultation Document acknowledges that there will be “ .. *operational problems at the A308 roundabout junction during peak times* ..”

The A308 is also an access route for the M4 and M25. Offices at Centrica Plc and the Racecourse traffic add to the burden of residential traffic. There are nearly 200 homes in the Willows Riverside Park, plus 18 moorings, whose vehicles already access the A308/Ruddlesway roundabout, as does traffic entering and leaving Squires garden centre. Vehicles from an additional 140 homes in area 8A converging on the roundabout would cause intolerable congestion.

This proposal combined with potential development at the neighbouring Sites 8B (North of Dedworth Road / south of the A308) and 8C (south of Dedworth Road) would add to peak hour congestion in the area.

Access to shops, services, schools and facilities is “*reasonable to poor*” as the nearest local centre is 1.1 km away and the nearest health service is 1.5 km away. Windsor Town Centre is 5 km away and Windsor & Eton Central train station is 5.1 km away.

### **11). Sustainability Appraisal**

The area scored -11 when assessed against sustainability objectives. This is much worse than many other Sites in the Preferred Options Document.

### **12). Availability**

No comment

### **13). Alternative Sites nearby**

Alternative sites are available for development, which are more suitable and which have less impact on the Green Belt and the lives of local people.

- Broom Farm Estate, Dedworth Road, Windsor.
- Brownfield sites eg Fairacres, Dedworth Road
- Tinkers Lane recycling and Council Depot

## **Area 8B Windsor - Area south of A308, east of Oakley Green Road and north of Dedworth Road**

**The Oakley Green, Fifield and District Community Association believes that this Site is not suitable for Development and should be removed from the list of 23 Preferred Options for the following reasons:-**

### **1). Views of Local Residents**

In recent Polls of local Residents we conducted during this Consultation exercise, 85 % of local Residents who responded were not in favour of development at this Site.

### **2). Green Belt and Countryside Character and Setting**

The area comprises open Land in the Green Belt and contributes to the openness of the Green Belt and has intact rural character. Any development would change the character of the area from rural to urban and it is accepted by RBWM that *“The overall capacity for change is low.”*

Development would be in conflict with many of the Borough’s Green Belt objectives and would reduce the very important “Gap” between the settlements of Windsor and Maidenhead.

The A308 Road between Sites 8A and 8B is very scenic and development would significantly impact the Rural Amenity.

### **3). Settlement and Townscape Character**

No comment.

### **4). Historic Environment**

The Old Farmhouse is a Grade II\* Listed Building in the area and it is important to protect the setting of such cherished Assets.

### **5). Biodiversity**

This area has significantly more Biodiversity than is given credit for in the Consultation Document. It is agreed that *“The habitat is pastures with scattered trees”* but in the area there are also:-

- Great Crested Newts in local Ditches
- Bats in local Trees
- Greater Water Parsnip
- Deer and
- Red Kites

### **6). Flood Risk**

The Consultation Document says that the majority of the area is considered to be at low risk of flooding being located within Flood Zone 1 (less than a 1 in 1,000 chance of flooding in any year). It also says that a small area along the western border lies within Flood Zone 2 and 3a. Flood Zone 3a is an area of high probability of flood risk.

However, local evidence is to the contrary and the area to the East floods regularly. It is characterised as “Wet Spot Number 9” by the Oakley Green, Fifield and District Community Association. Here is a link to the relevant part of our Website which gives more details.

[http://www.ogafcap.co.uk/PAGES/ENVIRONS/Drainage\\_report\\_04.pdf](http://www.ogafcap.co.uk/PAGES/ENVIRONS/Drainage_report_04.pdf)

## **7). Other Environmental Considerations**

We are told that there are three contamination buffers in the area due to potential ground contamination caused by filling in the past. This is obviously of great concern.

Additional Houses would bring additional Traffic and therefore additional Noise and Air Pollution into the Green Belt.

The Land has a leading Psychiatric Hospital located on it and the Patients require tranquil surroundings as part of their care.

## **8). Resources**

Most of the area is classified as Grade 3 Agricultural Land and could be Grade 3A - Best and Most Versatile Agricultural Land (BMVAL).

The Consultation Document says “*It is unknown whether this area is Grade 3A or 3B and therefore a cautious approach must be applied*”. Development might therefore lead to the loss of BMVAL.

## **9). Infrastructure**

*Sewerage* - We understand that Thames Water has concerns regarding Waste Water Services here and the sewerage network capacity at present is considered unlikely to be able to support the demand anticipated from development.

And there are confirmed local issues due to infiltration, inundation and flooding in the area.

*Education* - Development on this land would undoubtedly increase demand for School Places at all levels. But unfortunately the local Schools are all at or near capacity already.

*Open Spaces* - additional Housing would put increased demand on natural and semi-natural green space and amenity green space which are already below the recommended minimum levels locally.

*Medical Facilities* - Residents tell us that Medical provision is also already under great strain in the area. A 2-week wait is sometimes necessary before a doctor’s appointment can be obtained at local NHS surgeries.

## **10). Highways and Accessibility**

The area is bounded by the main A308 Windsor Road to the North, Oakley Green Road to the West and Dedworth Road to the South.

The A308 Windsor Road is extremely busy all through the day, but in the Rush Hours particularly in the mornings, traffic into Windsor going East is very slow and backs up right past the junction with Oakley Green Road every day. The Consultation Document acknowledges that there will be “*.. operational problems at the A308 roundabout junction during peak times ..*”

The A308 is also an access route for the M4 and M25. Offices at Centrica Plc and the Racecourse traffic add to the burden of residential traffic. There are nearly 200 homes in the Willows Riverside Park, plus 18 moorings, whose vehicles already access the A308/Ruddlesway roundabout, as does traffic entering and leaving Squires garden centre.

The Dedworth Road and Oakley Green Road are also very busy, especially at Peak Times and the Junction at the Greene Oak Public House is often dangerous

This proposal combined with potential development at the neighbouring Sites 8A (Area north of A308, South of Maidenhead Road) and 8C (south of Dedworth Road) would add to peak hour congestion in the area.

### **11). Sustainability Appraisal**

The area scored +3 when assessed against sustainability objectives. This is much worse than many other Sites in the Preferred Options Document.

### **12). Availability**

No comment

### **13). Alternative Sites nearby**

Alternative sites are available for development, which are more suitable and which have less impact on the Green Belt and the lives of local people.

- Broom Farm Estate, Dedworth Road, Windsor.
- Brownfield sites eg Fairacres, Dedworth Road
- Tinkers Lane recycling and Council Depot

## **Area 8C Windsor - Area south of Dedworth Road and west of Broom Farm Estate**

**The Oakley Green, Fifield and District Community Association believes that this Site is not suitable for Development and should be removed from the list of 23 Preferred Options for the following reasons:-**

### **1). Views of Local Residents**

In recent Polls of local Residents we conducted during this Consultation exercise, 89 % of local Residents who responded were not in favour of development at this Site.

### **2). Green Belt and Countryside Character and Setting**

The area comprises open Land in the Green Belt and contributes to the openness of the Green Belt and has intact rural character. Any development would change the character of the area from rural to urban and it is accepted by RBWM that *“The overall capacity for change is low.”*

Development would be in conflict with many of the Borough’s Green Belt objectives and would reduce the very important “Gap” between the settlements of Windsor and Maidenhead.

### **3). Settlement and Townscape Character**

No comment.

### **4). Historic Environment**

There are no less than 3 Grade II\* Listed Buildings in the area - The Old Malthouse, The White House and a Granary east of the White House. Development would severely impact these important Buildings and it is important to protect the setting of such cherished Assets.

### **5). Biodiversity**

The area falls within an ancient woodland buffer and has significantly more Biodiversity than is given credit for in the Consultation Document. In the area there are also:-

- Great Crested Newts in local Ditches
- Bats in local Trees
- Greater Water Parsnip
- Deer and
- Red Kites

### **6). Flood Risk**

The Consultation Document says that the majority of the area is considered to be at low risk of flooding being located within Flood Zone 1 (less than a 1 in 1,000 chance of flooding in any year) and a very small part in the north-western tip lies within Flood Zones 2 and 3a. Flood Zone 3a is an area of high probability of flood risk.

However, local evidence is to the contrary and the area to the North and West floods regularly and more widely. It is characterised as “Wet Spot Number 9” by the Oakley Green, Fifield and District Community Association. Here is a link to the relevant part of our Website which gives more details.

## **7). Other Environmental Considerations**

We are told that there are two contamination buffers in the area due to potential ground contamination caused by filling in the past. This is obviously of great concern.

Additional Houses would bring additional Traffic and therefore additional Noise and Air Pollution into the Green Belt.

## **8). Resources**

Most of the area is classified as Grade 3 Agricultural Land and could be Grade 3A - Best and Most Versatile Agricultural Land (BMVAL).

The Consultation Document says "*It is unknown whether this area is Grade 3A or 3B and therefore a cautious approach must be applied*". Development might therefore lead to the loss of BMVAL.

## **9). Infrastructure**

*Sewerage* - We understand that Thames Water has concerns regarding Waste Water Services here and the sewerage network capacity at present is considered unlikely to be able to support the demand anticipated from development. And there are confirmed local issues due to infiltration, inundation and flooding in the area.

*Education* - Development on this land would undoubtedly increase demand for School Places at all levels. But unfortunately the local Schools are all at or near capacity already.

*Open Spaces* - additional Housing would put increased demand on natural and semi-natural green space and amenity green space which are already below the recommended minimum levels locally.

*Medical Facilities* - Residents tell us that Medical provision is also already under great strain in the area. A 2-week wait is sometimes necessary before a doctor's appointment can be obtained at local NHS surgeries.

## **10). Highways and Accessibility**

The area is bounded by the Dedworth Road to the South and to the West by Tarbay Lane which is a single track private/unadopted road.

The A308 Windsor Road is extremely busy all through the day, but in the Rush Hours particularly in the mornings, traffic into Windsor going East is very slow and backs up right past the junction with Oakley Green Road every day. The Consultation Document acknowledges that there will be "*.. operational problems at the A308 roundabout junction during peak times ..*"

The A308 is also an access route for the M4 and M25. Offices at Centrica Plc and the Racecourse traffic add to the burden of residential traffic. There are nearly 200 homes in the Willows Riverside Park, plus 18 moorings, whose vehicles already access the A308/Ruddlesway roundabout, as does traffic entering and leaving Squires garden centre.

The Dedworth Road and Oakley Green Road are also very busy, especially at Peak Times and the Junction at the Greene Oak Public House is often dangerous

This proposal combined with potential development at the neighbouring Sites 8A (Area north of A308, South of Maidenhead Road) and 8C (south of Dedworth Road) would add to peak hour congestion in the area.

### **11). Sustainability Appraisal**

The area scored +8 when assessed against sustainability objectives. There are other Sites in the Preferred Options Document which have a higher Score than this one..

### **12). Availability**

Not all of the land indicated on the Maps is available.

### **13). Alternative Sites nearby**

Alternative sites are available for development, which are more suitable and which have less impact on the Green Belt and the lives of local people.

- Broom Farm Estate, Dedworth Road, Windsor.
- Brownfield sites eg Fairacres, Dedworth Road
- Tinkers Lane recycling and Council Depot

**Area GB5 - Wyevale Garden Centre, Dedworth Road, Windsor**  
**WMBR0057**

**The Oakley Green, Fifield and District Community Association believes that this Site is not suitable for Development and should be removed from the proposed list of 39 Sites in the Housing Site Assessments analysis for the following reasons:-**

**1). Views of Local Residents**

In the most recent Poll of local Residents we conducted during this 2014 Consultation exercise, 93 % of local Residents who responded were not in favour of Housing Development at this Site.

This site was also not a popular consideration for local residents in the previous RBWM's Sites Consultation in late 2012. Of those that responded, 84% objected to redevelopment at the Site.

The existing use on the Site is deemed to be very valuable to the local Community and is a popular garden centre, suggesting the business at this location is healthy.

**2). Green Belt and Countryside Character and Setting**

This Site is actually located inside Area 8B (Area south of A308, east of Oakley Green Road and north of Dedworth Road) in the Edge of Settlement Analysis and as such, some of the issues about development are common to both.

Any development would change the character of the area from semi rural to urban.

More intensive Development would be in conflict with many of the Borough's Green Belt objectives and would reduce the very important "Gap" between the settlements of Windsor and Maidenhead.

**3). Settlement and Townscape Character**

No comment.

**4). Historic Environment**

The Old Farmhouse is a Grade II\* Listed Building and is located right next door to the Site and we need to protect the setting of such cherished Assets.

**5). Biodiversity**

No comment.

**6). Flood Risk**

The Consultation Document says that the Site is within Flood Zone 1 which understates the Risk to the Site as it is immediately adjacent to "Wet Spot Number 9" as described by the Oakley Green, Fifield and District Community Association. Here is a link to the relevant part of our Website which gives more details.

[http://www.ogafcap.co.uk/PAGES/ENVIRONS/Drainage\\_report\\_04.pdf](http://www.ogafcap.co.uk/PAGES/ENVIRONS/Drainage_report_04.pdf)

**7). Other Environmental Considerations**

A large development on the Site would bring additional Traffic and therefore additional Noise and Air Pollution into the Green Belt.

The Land has a leading Psychiatric Hospital located immediately next door and the Patients require tranquil surroundings as part of their care.

The site includes land that may have historic contamination or contaminative uses.

The site lies within an area that is affected by elevated levels of aircraft noise as it is right underneath the Heathrow Flight Path.

## **8). Resources**

No comment.

## **9). Infrastructure**

*Sewerage* - We understand that Thames Water has concerns regarding Waste Water Services here and the sewerage network capacity at present is considered unlikely to be able to support the demand anticipated from development.

And there are confirmed local issues due to infiltration, inundation and flooding in the area.

*Education* - Development on this land would undoubtedly increase demand for School Places at all levels. But unfortunately the local Schools are all at or near capacity already.

*Open Spaces* - additional Housing would put increased demand on natural and semi-natural green space and amenity green space which are already below the recommended minimum levels locally.

*Medical Facilities* - Residents tell us that Medical provision is also already under great strain in the area. A 2-week wait is sometimes necessary before a doctor's appointment can be obtained at local NHS surgeries.

## **10). Highways and Accessibility**

The Site is located on Dedworth Road to the South.

Depending on the number of Houses proposed, traffic volumes and congestion could be made worse than they are already. This would be exacerbated if the Area 8C Windsor (Area south of Dedworth Road and west of Broom Farm Estate) moves forward in the Edge of Settlement Analysis as it is directly opposite.

The Edge of Settlement Analysis Document acknowledges that there will be “ .. *operational problems at the A308 roundabout junction during peak times ..*”

## **11). Sustainability Appraisal**

Not carried out.

## **12). Availability**

The existing use on the site is deemed to be very valuable to the community and is a popular garden centre, suggesting the business at this location is healthy. As such it is not clear if the occupier has desires to vacate the site.

## **13). Alternative Sites nearby**

Alternative sites are available for development, which are more suitable and which have less impact on the Green Belt and the lives of local people.

- Broom Farm Estate, Dedworth Road, Windsor.
- Brownfield sites eg Fairacres, Dedworth Road
- Tinkers Lane recycling and Council Depot

**Area GB6 - Squires Garden Centre, Maidenhead Road, Windsor**  
**WMW10008**

**The Oakley Green, Fifield and District Community Association believes that this Site is not suitable for Development and should be removed from the proposed list of 39 Sites in the Housing Site Assessments analysis for the following reasons:-**

**1). Views of Local Residents**

In the most recent Poll of local Residents we conducted during this 2014 Consultation exercise, 89 % of local Residents who responded were not in favour of Housing Development at this Site.

This was a similar result of a Poll which we conducted as part of the previous RBWM's Sites Consultation in late 2012.

The existing use on the Site is deemed to be very valuable to the local Community and is a popular garden centre, suggesting the business at this location is healthy.

**2). Green Belt and Countryside Character and Setting**

This Site is actually located in very close proximity to side Area 8A Windsor (Area north of A308, south of Maidenhead Road) in the Edge of Settlement Analysis and as such, some of the issues about development are common to both.

Any development would change the character of the area from semi rural to urban which is important in its position as a gateway to Windsor.

More intensive Development than existing would be in conflict with many of the Borough's Green Belt objectives and would reduce the very important "Gap" between the settlements of Windsor and Maidenhead.

It is in the Setting of the Thames.

The A308 Road between Sites 8A and 8B is very scenic and development would significantly impact the Rural Amenity.

**3). Settlement and Townscape Character**

No comment.

**4). Historic Environment**

No comment.

**5). Biodiversity**

No comment.

**6). Flood Risk**

The Consultation Document says the north east of the site falls within flood zone 2, with the remainder of the site falling within flood zone 1.

The land is significantly higher than the land to the North on the other side of the Maidenhead Road where a large Caravan Park with almost 200 Properties is located. Building here would result in a significant decrease in the permeability of the Land if built on, causing surface water runoff to increase towards the River Thames.

In February 2014 the river running through the Riverside Park burst its banks and flooded areas of the Park close to the river. Flooding is already a frequent occurrence on the old Maidenhead Road, in the area of the pumping station near Windsor Marina.

## **7). Other Environmental Considerations**

The site lies within an area identified by DEFRA as a traffic noise hotspot. Building a large number of Homes would bring additional Traffic and therefore additional Noise and Air Pollution into the Green Belt

The site lies within an area that is affected by elevated levels of aircraft noise as it is right underneath the Heathrow Flight Path.

## **8). Resources**

No comment.

## **9). Infrastructure**

*Sewerage* - We understand that Thames Water has concerns regarding Waste Water Services here and the sewerage network capacity at present is considered unlikely to be able to support the demand anticipated from development.

And there are confirmed local issues due to infiltration, inundation and flooding in the area.

*Education* - Development on this land would undoubtedly increase demand for School Places at all levels. But unfortunately the local Schools are all at or near capacity already.

*Open Spaces* - additional Housing would put increased demand on natural and semi-natural green space and amenity green space which are already below the recommended minimum levels locally.

*Medical Facilities* - Residents tell us that Medical provision is also already under great strain in the area. A 2-week wait is sometimes necessary before a doctor's appointment can be obtained at local NHS surgeries.

## **10). Highways and Accessibility**

The area is bounded by the main A308 Windsor Road to the South and the old Maidenhead Road to the North. The latter is now a cul-de-sac unclassified road serving a Garden Centre, The Willows Riverside Park, Windsor Marina and further residential properties.

The A308 Windsor Road is extremely busy all through the day, but in the Rush Hours particularly in the mornings, traffic into Windsor going East is very slow and backs up right past the junction with Oakley Green Road every day. The Consultation Document acknowledges that there will be “ .. *operational problems at the A308 roundabout junction during peak times* ..”

The A308 is also an access route for the M4 and M25. Offices at Centrica Plc and the Racecourse traffic add to the burden of residential traffic. There are nearly 200 homes in the Willows Riverside Park, plus 18 moorings, whose vehicles already access the A308/Ruddlesway roundabout, as does traffic entering and leaving Squires garden centre. Vehicles from an additional 140 homes on area 8A converging on the roundabout as well would be intolerable.

This proposal combined with potential development at the neighbouring Sites 8B (North of Dedworth Road / south of the A308) and 8C (south of Dedworth Road) would add to peak hour congestion in the area.

Access to shops, services, schools and facilities is “*reasonable to poor*” as the nearest local centre is 1.1 km away and the nearest health service is 1.5 km away. Windsor Town Centre is 5 km away and Windsor & Eton Central train station is 5.1 km away.

**11). Sustainability Appraisal**

Not carried out.

**12). Availability**

No comment.

**13). Alternative Sites nearby**

Alternative sites are available for development, which are more suitable and which have less impact on the Green Belt and the lives of local people.

- Broom Farm Estate, Dedworth Road, Windsor.
- Brownfield sites eg Fairacres, Dedworth Road
- Tinkers Lane recycling and Council Depot

**Area GB14 - Land at Water Oakley Farm, Windsor Road  
(page 52) - WMBR0004**

**The Oakley Green, Fifield and District Community Association believes that this Site is not suitable for Development and should be removed from the proposed list of 39 Sites in the Housing Site Assessments analysis for the following reasons:-**

**1). Views of Local Residents**

In the most recent Poll of local Residents we conducted during this 2014 Consultation exercise, 79 % of local Residents who responded were not in favour of Housing Development at this Site.

The result of a Poll which we conducted as part of the previous RBWM's Sites Consultation in late 2012 was much more supportive of a limited residential development at the site, subject to strict controls to preserve the openness of The Green Belt.

The RBWM's own Sites Consultation in late 2012 showed 57% of respondents supporting some form of redevelopment of this site.

But the recent Planning Applications for 44 Houses (Applications 13/02719 and 13/02720) were less well received by parts of the local Community. Bray Parish Council actually recommended Refusal of Application number 13/02719.

It all comes down to what is meant by "limited residential development" as supported by Residents recently. In many people's minds this would be just replacing the existing 16 Houses on a similar Footprint, removing/replacing the unsightly Buildings and returning the remaining Land to Agricultural use.

**2). Green Belt and Countryside Character and Setting**

This Site is located in the Green Belt and more intensive Development than existing would be in conflict with many of the Borough's Green Belt objectives and would reduce the extremely important "Gap" between the settlements of Windsor and Maidenhead.

Any significant development would change the character of the area from rural to semi urban. The Site is right next to and in the Setting of the Thames.

**3). Settlement and Townscape Character**

The site is made up of old Farm Buildings, 16 Abandoned Residential Units and some light Industrial Use and a Gymnasium. All have been allowed to fall into disrepair by the Owners.

**4). Historic Environment**

There are two Grade II Listed Buildings within 100m of the site, both part of Bray Studios.

The site has high potential for Roman finds and evidence for Iron Age and other Prehistoric activity has been found in the immediate area.

## **5). Biodiversity**

The site includes open areas and grassland that could provide a habitat for wildlife and there is no question that the River Thames provides an important habitat for wildlife.

## **6). Flood Risk**

The Consultation Document says that the Site is mainly within Flood Zone 1, but some of the land next to the river is in Flood Zones 2, medium risk and 3 high risk.

## **7). Other Environmental Considerations**

The site includes Land which has had historic contamination or contaminative uses.

The extremely busy A308 is close by and generates a lot of Noise and Air Pollution.

## **8). Resources**

Some of the Land is Agricultural – but it is unclear of what quality.

## **9). Infrastructure**

*Sewerage* – Provision of Waste Water Services could be a significant challenge.

*Education* - Development on this land would undoubtedly increase demand for School Places at all levels. The nearest School is Braywood C of E School which is located approximately 1.4km linear distance from the site. The site is within the catchment area of 4 middle schools and 2 senior schools, all in Windsor. But unfortunately local Schools are all at or near capacity already. Also, additional School Traffic will severely impact the Dedworth Road and surrounding Roads which are already severely congested in the mornings.

*Open Spaces* - additional Housing would put increased demand on natural and semi-natural green space and amenity green space which are already below the recommended minimum levels locally.

*Medical Facilities* – There are no Medical facilities local to the Site. The nearest Doctors Surgery and Pharmacy are in Holyport (2.1 linear KM) and Dental Surgery in Windsor (3 linear km away)

## **10). Highways and Accessibility**

Access to the Site would be via the extremely busy A308 between Windsor and Maidenhead.

The A308 Windsor Road is extremely busy all through the day, but in the Rush Hours, traffic into Windsor going East backs up right past the Junction with Oakley Green Road, which is just a few hundred metres from the Entrance to this Site.

The A308 is also an access route for the M4 and M25. Offices at Centrica Plc and the Racecourse traffic add to the burden of residential traffic. There are nearly 200 homes in the Willows Riverside Park, plus 18 moorings, whose vehicles already access the A308/Ruddlesway roundabout, as does traffic entering and leaving Squires garden centre.

The Consultation Document acknowledges that there will be “ .. *operational problems at the A308 roundabout junction during peak times ..*”

This Site (which incidentally had over 100 garages in the recent Planning Application!) combined with an additional potential 140 homes on area 8A converging on the roundabout also would be intolerable.

Access to shops, services, schools and facilities is “*reasonable to poor*” for Site 8A and this Site would be far worse!

There is currently a Gymnastics Club on the site and part of the proposed redevelopment would include the relocation of this facility to one of the nearby towns - a loss to the local Community.

### **11). Sustainability Appraisal**

Not carried out.

### **12). Availability**

No comment.

### **13). Alternative Sites nearby**

Alternative sites are available for development, which are more suitable and which have less impact on the Green Belt and the lives of local people.

- Broom Farm Estate, Dedworth Road, Windsor.
- Brownfield sites eg Fairacres, Dedworth Road
- Tinkers Lane recycling and Council Depot