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OGAFCA Open Meeting - Planning Update

1. Borough Local Plan

- Inspector confirmed contentious Plan was sound in January subject to MMs
- Adopted by RBWM 8 February – fractious meeting with voting on party lines
- Bray councillors – Coppinger/Walters supported (Cllr Walters argued ‘bad’ plan with loss of GB better than no plan, so reluctantly voted for)
- very disappointing that many concerns of local residents largely ignored
- parties have 6 weeks (to 23 March) to challenge BLP
- Maidenhead Great Park committed to challenging BLP - see www.maidenheadgreatpark.co.uk - seeking funding and have GoFundMe page (Maidenhead/MGC centric)
- Bray housing sites:
 - AL21 - 450 residential units, SEN school, playing fields, community hub
 - AL22 - 39 residential units (Square Bay last application 30 dwellings – decision pending)
 - AL26 - 100 residential units

2. Oakley Mushrooms

- approval 1992 for mushroom farm
- East European competition - change of use 2008 for storage and distribution
- Westbourne Homes consultation on proposal for 39 dwellings on site – argue less footprint than existing/permitted buildings, PDL (still Green Belt)
- rejected as housing site by RBWM during BLP consultations
- Inspector in supporting AL21 allocation stated ‘Oakley Green Road running north/south to the west represents a strong physical boundary to mitigate against the threat of further spread’
- inappropriate development, but if supported on PDL makes mockery of RBWM assertion that prioritised brownfield sites ahead of GB

3. Bray Studios

- formal approval to redevelopment to create new film and TV studios only just granted 3 March
- development well progressed, approvals consistently lag development at this site – not how it should be
- increase traffic/roundabout



4. Other developments A308

- Gravel extraction – 10 years
- MGC plans?

5. What next on BLP?

- wait and see what plans put forward
- Square Bay last application 30 dwellings – risk is they revert to nearer 39
- Stakeholder Masterplan for AL21 approved last year – lauded by RBWM, but limited engagement by OGFRA (others?) as contesting AL21 allocation. In debate on SMP Lead Member for Planning confirmed that all rights for objection remain during planning process
- when applications submitted need to focus in particular on
 - traffic impacts. In her report the Inspector acknowledges that A308 is a busy road, but states that the Statement of Common Ground between RBWM and Wates provides comfort that identified need for mitigation [at the OGR/A308 junction] is in hand. However the SoCG merely states that “works to the Oakley Green Road/A308 junction will improve the safety/capacity of this junction. The detailed design of these works will be the subject of further discussions with RBWM”. This completely fails to address the wider issue of A308 capacity, and RBWM failure to deliver A308 corridor study on timely basis unacceptable
 - air quality. BPC study (see BPC website) has identified poor air quality at key locations in Parish – worst is junction OGR and Dedworth Road. Also petition has been launched to improve/extend measurement of air quality - see <https://rbwm.moderngov.co.uk/mgEPetitionDisplay.aspx?id=2163>
 - heritage assets – both the Old Farmhouse (Grade II*) and boundary walls to the Willows Estate (now a NDHA). RBWM completely failed to protect OFH during Aldi application – raised number of legitimate concerns, but then withdrew all objections. Aldi also had serious impact on Cardinal Clinic.

17 March 2022