

# West Windsor Residents Association

To promote the interests and well-being of West Windsor residents



12<sup>th</sup> January 2017

RBWM Planning Policy,  
The Royal Borough of Windsor and Maidenhead,  
Town Hall,  
St Ives Road,  
Maidenhead,  
SL6 1RF.

Mr Kevin Chapman,  
Chair,  
West Windsor Residents Association,  
17 Whitely,  
Windsor,  
SL4 5PJ

Dear Sir or Madam,

## **Objection to development on Green Belt site at HA11 on the edge of West Windsor in Oakley Green**

### **Preamble**

This is a written response by the West Windsor Residents Association (WWRA) to the draft Borough Local Plan and in particular to the proposed development on the Green Belt site at HA11 on the edge of West Windsor in Oakley Green

This is a written response on behalf of the West Windsor Residents Association, an organisation with 1,000 member households, whose aim is to promote the interests and well being of West Windsor residents whom we have been serving for more than 50 years.

The proposed development on HA11 will predominantly affect the lives and well being of our members, because it is sited on the edge of our settlement, which is a close and compact community.

Whilst the WWRA recognises the need for suitable, extra, housing in the area that enhances the quality of life of new and existing residents, we would welcome proposals that are appropriately framed and deliberately created to integrate with upgraded and adequate infrastructure & services.

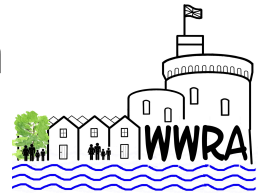
However, we have valid concerns about the Council's proposals, in particular, its proposal to build 650 extra houses on unsuitable land when better alternatives exist.

### **Objection to development on Green Belt site at HA11**

Our members are overwhelmingly opposed to the proposal to develop site HA11 and, as a consequence, we object to the proposal to develop or build houses on the Green Belt Land on HA11 on the edge of West Windsor in Oakley Green for the 37 reasons noted below

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## Reasons for our objection

### **Agricultural land**

1. HA11 is good quality agricultural land which has been used for decades growing arable crops and which could still be used for agriculture, or horticulture or grazing as it is currently - Ref. 6.8 Greenbelt Land 14.10 Trees, woodlands and hedgerows

### **Air pollution**

2. In many areas of Windsor pollution already exceeds EU guidelines. Air pollution will significantly increase on A308 and Dedworth Road. It is arguable that this could be an action open to challenge in the Courts - Ref. EP2, 15.10 Policy IF3 Sustainable Transport 4.f
3. A decade-long study of 6.6 million people, published in The Lancet, found that one in 10 dementia deaths in people living within 50 metres of a busy road was attributable to fumes and noise. Given traffic congestion that will result on our major urban roads, this development is likely to contribute further to cases of dementia in the area -  
[http://www.thelancet.com/journals/lancet/article/PIIS0140-6736\(16\)32399-6/fulltext](http://www.thelancet.com/journals/lancet/article/PIIS0140-6736(16)32399-6/fulltext) - Ref. Policy EP 2, 13.4 Air pollution

### **Alternative sites**

4. It is important to recommend alternative sites, which could either, take more housing, particularly truly affordable homes, or provide alternative uses such as open space
5. Alternative sites MUST be considered before using Greenbelt Land including brown field sites, empty office blocks, empty shop units, Crown Estate land etc. i
6. As the Council is able to compulsory purchase land, including Crown Estate land because it will be in the public interest, RBWM should research, consider and nominate other land that they do not own for this purpose
7. Alternative sites with a reduced impact on green belt could include;
  - Further examination (further rounding off exercise) of Crown Estate Land, which is part of the established settlement of Windsor, with a view to a compulsory purchase
  - Site adjacent and to the West of Broom Farm; can improve access by wide Tarbay Lane
  - Noting Combermere Barracks for future housing
  - Changing the emphasis to housing, rather than commercial and housing, c triangle site between M4 and A 308M and A330



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8. Use a smaller site for smaller impact. Make the site a Community Land Trust to ensure housing is Council Housing is truly available and sustainably affordable

## **Biodiversity**

9. Effects on wildlife, woodland, habitats, ecosystem, Tree Preservation Orders (TPOs) - Ref. NE1, NE3

## **Council services**

10. The Council already seems to be understaffed and, often ineffective. 650 extra families will add to their workload and possibly push the Council to a point of no return

## **Drainage & sewerage capacity**

11. There are already problems with inadequate drainage. - Ref. IF6
12. There is significant, and major, underground pipework under the site south of the A308 - Ref. 15.16 Policy IF6 Water Supply and Sewerage Infrastructure
13. Ham island sewage works, run by the council, is already over capacity with no indication of when it will be upgraded to deal with organic growth in Windsor let alone "major" developments such as this or the effects of incremental developments such as the Medina Dairy development - Ref. 15.16 Policy IF6 Water Supply and Sewerage Infrastructure

## **Emergency services**

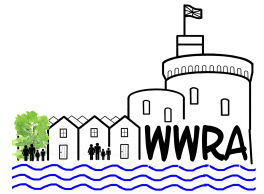
14. Fire tenders often travel from Slough to Windsor because of the existing congestion and speed humps. With the extra traffic, this will leave Windsor and West Windsor vulnerable to emergencies. The existing small fire facility needs to be substantially expanded; to allow crews to be permanently sited in Windsor (with their health, well being, dignity and training needs catered for); to allow multiple tenders and other vehicles to be "safely and appropriately and effectively" sited and maintained in Windsor to facilitate attending emergencies. However, traffic congestion will invalidate effective responses so, an extra 650 houses should not be built - Ref. 15.1.1, 15.1.2, 15.2 Infrastructure Delivery Plan
15. Is there sufficient police presence for the increasing number of houses, people and related social aspects noted in the Infrastructure Delivery Plan? - Ref. 15.1.2 15.2 Infrastructure Delivery Plan

## **Flooding and surface water**

16. There is already a history of flooding in the area. The loss of drainage and soil absorption of water will exacerbate flooding risks. Three years ago, the water table was at risk of rising above ground level in the area (Mill Lane) - Ref. NP3

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## **Garden centre: Loss of public amenities & community asset**

17. Each garden centre is important to the community in different ways; Wyevale more for parents with young children and families from Army Estate; Squires especially with our increasingly ageing generation improving mental health and social well being and delaying the onset of dementia and improving integration and independent living for longer periods of time. This saves social service budget immeasurable amounts of time. Removing key amenities whilst increasing the need for these facilities with 650 families seems counter intuitive to say the least. The Council should designate each of these garden centres as Community Facilities and, the Council should undertake a needs assessment - Ref. 15.4 Policy IF1 Community Facilities

## **Green belt development**

18. Council elected to protect green belt. The Council have failed to keep their promises. This is not acceptable - Ref. SP1 5.5
19. Protects HA11 acting as a Green Belt Buffer to interalia, giving a better ambience to a main entry point into Windsor and acting to create distinct communities with separate social identities i.e. it prevents urban sprawl - Ref. NPPF S9 para 79 to 92

## **Health**

20. GP Surgeries are already at or beyond capacity in local areas in particular, there is only one doctors' practice in West Windsor. Influence on cardinal Clinic - needs quiet??? - Ref. Spatial portrait. 3.4.6 & 3.4.7
21. Inability to attract sufficient GPs. Need affordable housing suitable for attracting and retain GPs to area

## **Heritage**

22. Will impact the Old Farmhouse - Grade II listed building - Ref. HE1, HE2, VT2

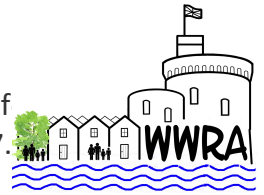
## **Housing issues**

23. For housing to be affordable, with the increases in commercial rents and house price increases, only the Council should be allowed to build and expand it's own Council Housing stock. Commercial developments should not be allowed
24. The proposals aired or implied do not adequately address the need to provide for accommodation for Key Workers including teachers, GPs, emergency workers. - Ref. 7.7.5 Affordable housing

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25. 60% should be affordable to alleviate the pressures on HMOs, travel times for commuting workers and, free key workers from housing pressures. - Ref. 7. Affordable housing



26. Few ordinary residents or even professionals, such as GPs) can afford local prices, especially in attractive Windsor. This will be exacerbated by commercial pressures if the majority of local housing stock is open to the vagaries of market forces. The Council should invest in a range of housing, and in sufficient quantity, to secure stock at affordable rents rather than being subject to property price increases - Ref. 7.7.5 Affordable housing
27. There is insufficient land in the HA11 to allow for both extra housing and replacement facilities that will suffice for the new residents and the existing residents especially as you are removing pre-existing facilities (Garden Centres)

## Leisure facilities

28. Windsor Leisure centre is already beyond capacity - it is impossible to book even 10 days ahead for certain activities - Ref. IF2

## Loss of local employment

29. The garden centres play an important role in providing employment, including for people with disabilities - Ref. ED1, Quality of place 6.10.2.2

## Parking

30. Residents around the Dedworth Road already experiences road traffic and logistical issues due to a lack of parking. Adding extra traffic is likely to exacerbate the situation - Ref. 15.10 Policy IF3 Sustainable Transport 4.b
31. Will there be available parking for two to three cars per household PLUS visitor spaces? If not, the area will be over congested - Ref. 15.10 Policy IF3 Sustainable Transport 4.b

## Political context

32. Other government measures should be considered to take the pressure off housing in the area e.g. garden villages etc.,
33. This will render useless key features and wishes of the community driven Neighbourhood Plans for Windsor & Bray frustrates the intentions of the Localism Act - Ref. Contradiction of the parol evidence rule
34. The Wyevale garden centre attracts young parents while their children use the soft play area, these parents chat among themselves, creating another informal but non the less really essential social hub. As you should be well aware the Broom Farm estate has been identified by the Council as an appropriate area to

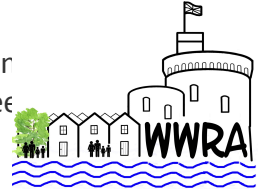
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implement the Early Intervention Program. By removing the Wyevale garden centre you will be contradicting RBWM's own costly social strategy.

## Schools

35. Schools in the area are already beyond capacity and, space for expansion or existing school sites is very limited and is unlikely to meet the additional need. Ref. Spatial portrait. 3.4.8 & 3.4.9



## Traffic

36. Maidenhead Road & Dedworth Road already experience traffic congestion. Together with other developments, around 1,000 extra dwellings will feed into the A308 and Dedworth Road adding further to parking, traffic congestion and pollution issues. Road widening would not work because of the lack of available land and the creation of bottlenecks at the roundabouts feeding on to the relief road - Ref. IF 3 , SP7
37. With pre-existing traffic congestion and pollution issues in the area, and dog walkers crossing busy roads, construction traffic will increase pollution, congestion and possibly road traffic accidents - Ref. EP2, 15.10 Policy IF3 Sustainable Transport 3

On behalf of the thousands of residents in Windsor who legitimately and validly oppose the Council's proposals, we would ask you to drop HA11 from the Borough Local Plan and consider the MANY, valid, alternative sites and approaches suggested by both the WWRA and many others learned, expert residents.

Yours faithfully,

For and on behalf of the 1,000 household members of the WWRA

**Mr Kevin Chapman Eng Tech, MICE, MCMI, MIHIE, MCIWM**  
Chair, West Windsor Residents Association