

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

4th April 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 17/00593/FULL on the Black Horse land at 290
Dedworth Road**

Preamble

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.

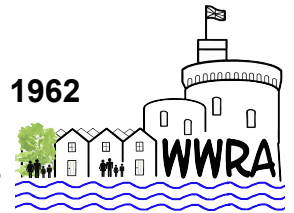
Summary

We consider that the current proposal has a number of serious flaws and will have a negative effect on quite a wide range of people and road users, causing, inter alia;

- Increased traffic congestion on nearby roads including Gallys Road, Dedworth Road and, Pierson Road,
- An increased risk of minor road accidents,
- A substantial loss of amenity for neighbouring properties,
- A substantial loss of amenity for local residents
- A substantial loss of amenity for users of the public house and its facilities and,
- The development of a visually unpleasant building, g out of character with the Gallys Road streetscene

Also, the absence of a detailed site plan showing the properties proposed to be developed renders the application incomplete preventing viewers from properly assessing the proposed development. A “plan” view showing the new entrance in relation to the Gally’s Road/Dedworth Road junction would help.

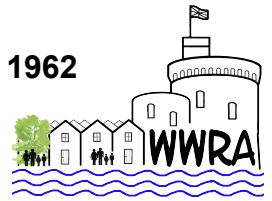
We would therefore object to the said application and development.



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Our comments in detail

1. We have spoken to local residents and members and we are in full agreement with their objections to this development.
2. We agree that the proposal would be an overdevelopment of the current site which is substantially incompatible with the design, character and amenity of the adjacent houses/local area and, that the proposed development would have a serious adverse visual impact on the neighbourhood and street scene.
3. The size and proximity of the proposed development will result in the substantial loss of natural light and overshadowing to neighbouring properties bearing in mind that the development is to the south of neighbouring properties.
 - a. This will impact the amenity and enjoyment of residents both within their properties and in their gardens.
 - b. The lack of sunlight will also hinder plants from growing thus reducing both the amenity of residents and, reducing biodiversity in the area.
 - c. The lack of sunlight could leave the side passage of the neighbouring house subject to damp. Being constantly in the shade.
4. The reduced size of the car park and its close proximity to both the busy junction with Dedworth Road, and also the proposed new houses will have a number of serious effects on parking, traffic flow and, loss of amenity for road users, residents generally and, in particular for residents who live on Gallys Road, Roses Lane, Pierson Road and, the new Paradigm development on the former Parade;
 - a. The Black Horse pub is a popular, and now the only local pub in the immediate area. It is popular because of the amenities of a large beer garden and also the large and convenient car park. It has been used in the past as the rendezvous point when hosting motor rallies.
 - b. Since its refurbishment in early 2017 the pub has become busier hence now, more car parking spaces are needed. Indeed why carry out the refurbishment if the idea is not to attract further business.
 - i. If customers can't park in the pub, they will park outside residents houses. Either on Gally's Road and or even Pierson Road. Further restricting the width of the road which is already used for parking by shoppers visiting Tesco and is used by large vehicles such as local buses.
 - ii. The situation lends itself to the obstruction of driveways and will likely cause difficulty for residents accessing and egressing their property.
 - c. It could be expected that large heavy lorries, delivering more beer would need more space for maneuvering rather than less. It is our contention that Brewery lorries would prefer to reverse into the greatly reduced car park from Gally's Road rather than to drive in and reverse out. Which would mean the vehicle having to temporarily close Gallys Road whilst it reverses. This will cause problems of access and egress from the roundabout at Dedworth Road/Gally's Road junction. This could cause disruption and minor accidents to cars approaching the roundabout on



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- Dedworth Road. This will be exacerbated by lorries and deliveries waiting on Dedworth Road, outside Tesco, to deliver and buses stopping at the bus stop by The Black Horse.
- d. It is possible that if the Dray, loaded with full beer barrels, exceeds the weight limit on Gallys Road. Then it would have to come past Tesco on Dedworth Road, which, if it coincided with a bus or a Tesco delivery could cause disruption to traffic while it is positioning to reverse into the pub car park.
 - e. The alternative is to reverse blind out into Gally's Road which is unacceptable as it could put pedestrians using Gally's Road at risk.
 - f. The proposed new entrance to the Black Horse public house is going to be dangerously close to the busy junction of Gally's Road/Dedworth Road. Vehicles (including buses, cars and lorries) use Gally's Road to join the main road and will be entering and exiting Gally's Road at a dangerously close and unsafe proximity to the Black Horse entrance. Posing a safety issue for vehicles and pedestrians (the Black Horse entrance is unsighted when entering Gally's Road from one side due to the large trees in the car park).

Yours faithfully,

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

A handwritten signature in black ink, appearing to read 'Kevin Chapman', is written over a horizontal line.

Mr. Kevin Chapman Eng Tech, MICE, MCI, MIHIE, MCIWM
Chair, West Windsor Residents Association

CC Mr Alex Jelley