

The Future of Water Oakley, Bray, Berkshire

Results of a Planning Workshop held on 22 November 2010



Nick Wates Associates

For



CONTENTS

1	Introduction	3
2	Methodology	3
3	Response	4
4	Results - written comments	5
5	Results - drawings and models	9
6	Conclusions and emerging themes	16

Appendices

A	Display boards	17
B	Site tour map Invitation list	26
C	Invitation letters	27
D	Invitation list	29
E	Press articles	30

1 Introduction

- 1.1 This is a report on a planning workshop held in Water Oakley, Bray, Berkshire on Monday 22 November 2010. The aim was to involve local people in exploring options for the future of land owned by Farmglade Limited.
- 1.2 The workshop followed on from an Initial Consultation with site users, close neighbours and the wider community in the summer (report downloadable from www.nickwates.co.uk/WaterOakley).
- 1.3 This present report sets out the approach adopted for the planning workshop and the results.
- 1.4 Shortly after the workshop, the Localism Bill was published by the Coalition Government with new and amended provisions for the planning system. The Bill is currently progressing through Parliament.

2 Methodology

- 2.1 The concept for the workshop was that it should be an informal, working session to help local people and Farmglade's professional team better understand the opportunities and constraints of the site and to explore development options together.
- 2.2 Since there was no suitable venue on the Farmglade site it was decided to hold the event in a conference room at the nearby Oakley Court Hotel which is within 10 minutes walking distance of the site.
- 2.3 A central table featured a large aerial photograph of the site with model building units which could be moved around. Blank plans, felt tip pens and post-it notes were provided. Smaller tables around the edge of the room made it possible to have several conversations taking place simultaneously. A laptop was provided with internet access. Displays on constraints and opportunities were exhibited at one end of the room (see Appendix A). Hard copies of the report on the Initial Consultation were available at a reception desk along with name badges if people wanted them. A variety of refreshments were available.
- 2.4 A guided walking tour was organised prior to the workshop to give anyone unfamiliar with the site the opportunity to familiarise themselves with it. (Map of tour route in Appendix B)
- 2.5 Invitation letters (Appendix C) were sent by post to all site occupants, close neighbours and representatives of the wider community as identified in the Initial Consultation exercise (see Appendix D for Invitation list). Publicity was secured by an article in the local *Maidenhead Advertiser* paper based on an interview with Ian Pankhurst by local reporter Sonia Kapur. This included details of the workshop and a phone number and email address for further

information (Appendix E). Anyone who made contact as a result was sent an invitation to attend the workshop.

- 2.6 Farmglade's professional team at the workshop consisted of representatives of Farmglade Limited, master planners David Lock Associates (DLA), community planning consultants Nick Wates Associates (NWA), transport consultants Bellamy Roberts and landscape consultants The Landscape Partnership.

The following were present and their roles at the workshop explained:

Ian Pankhurst, Farmglade, host
Linda Tunmore, Farmglade, host
Nick Wates, NWA, facilitator
Jane Freund, NWA, assistant facilitator
Pat Willoughby, DLA, town planner
Joseph Thomas, DLA, assistant town planner
Bill Sung, Architect, DLA Architects
Graham Bellamy, Bellamy Roberts, transport consultant
Joanna Ede, The Landscape Partnership, landscape consultant

3 Response

- 3.1 16 local people participated in the workshop. Most of those who attended engaged with the professional team members and stayed a considerable amount of time.
- 3.2 The participants represented a good cross section of those invited. The following people attended:
- Resident (owner occupier) from the bottom of Water Oakley Lane (2)
 - Resident (owner occupier) from Down Place (2)
 - Business occupant of the site.
 - Managers and trustees of the Phoenix Gym Club (7)
 - Local resident and campaigner for Bray Film Studios heritage (1)
 - Representative of the Windsor Club (an existing leisure facility in the local area)
 - Member of Bray Parish Council in private capacity as local resident
- 3.3 A few people were reluctant to have their photographs taken.
- 3.4 No councillors or officers from the Royal Borough of Windsor & Maidenhead attended and no parish councillors attended in an official capacity.
- 3.5 Several very different development options for the site were explored during the session.

4 Results – written comments

- 4.1 This section contains a transcript of post-it note comments from the workshop. Some were written by local participants. Others were written by members of the professional team recording their conversation with local participants. They are grouped in themes. Subsequent clarification from team members is denoted with square brackets [like this]. All views expressed have been recorded. The fact that a comment is recorded does not therefore imply that there was a consensus.

Access

- 4.2 Access to Bray Studios [from Water Oakley Lane] would please Down Place residents.
- 4.3 Increase congestion.
- 4.4 No bus services: access difficult for non-car users [worth exploring whether bus services could be diverted to serve the site and the immediate area].
- 4.5 Windsor Road – condition is dangerous. Needs traffic calming. Number and types of vehicles using the road is of concern.
- 4.6 Traffic concern as to the A308. The build up of other uses nearby is adding pressure (congestion) on to this road. Any proposal could increase traffic safety concerns.
- 4.7 Would like to see Water Oakley Lane upgraded to status of proper road. Enhances appearance. Less maintenance.
- 4.8 Rationalise accesses to Windsor Road - Down Place to become residential access only. Water Oakley Lane to be film studios access.

Uses

- 4.9 Loss of employment land a concern.
- 4.10 Keep some existing uses on the site (e.g. Technoclad) – mixed use. Some employment on site
- 4.11 Consented uses with origins in agricultural industry exploit a loophole in planning legislation that allows non-agricultural uses to become established.

Gym

- 4.12 Could expand gym to generate revenue.

- 4.13 Like Phoenix Gym
- 4.14 Gym is in the wrong place. Planning permission should never have been granted.
- 4.15 Gym needs bigger building.
- 4.16 Combine gym with activities for adults – reduce traffic.

General issues

- 4.17 Scale and density of proposals is a key concern [only one couple said that they opposed the development in principle - and that their views had hardened after coming to the workshop].
- 4.18 Green Belt should prevent development – acts as a buffer
- 4.19 Site has changed a lot in last 4 years – it's a mess.
- 4.20 Would like agricultural buildings to go but does not want estate.
- 4.21 No objection per se [to development] on main road frontage. Depends on what you get used to. After a period of time you wouldn't notice them [it]. Would accept if attractive, quality buildings.
- 4.22 Existing storage buildings and activities cause most offence. Visually and as result of traffic impact.
- 4.23 Down House beautiful. Studios look like hangars. Dislike design style of proposed new housing.
- 4.24 Oakley Court not perceived as high-density development even though it is [a very large building]. Doesn't like the area that used to be footpath on the south side.
- 4.25 It's green belt buffer zone. Needs something doing to it. Buffer zone between Windsor and Maidenhead.
- 4.26 Large trees and grass verge reduce the impact of Oakley Court Hotel.
- 4.27 No schools within easy reach – not within walking distance. No public transport.
- 4.28 Site is in the green belt. There should be no development in the green belt.
- 4.29 Existing buildings should not have been allowed to deteriorate.
- 4.30 Farm shop originally well-used.

Housing

- 4.31 If site developed with large houses it would improve our property
- 4.32 Don't mind lots of small houses
- 4.33 Proposed Bray [Studios] development houses are absolutely revolting
- 4.34 Would like beautiful homes, nice gardens and parking [happy with the idea of homes that cost £1m+. Not happy with the idea of lots of homes costing just £100,000+].
- 4.35 Two houses/ha evenly distributed
- 4.36 Octagon housing type quality
- 4.37 Maybe 2 or 3 blocks of nice flats. [Emphasised the importance of design quality. Any buildings on the site had to be beautiful to look at.]
- 4.38 Resistant to volume housebuilder 'estate-type' development. Would welcome substantial (2000sq ft) dwellings, generous gardens, car parking.
- 4.39 Aysgarth Park and Springfield Park [new housing development nearby in Maidenhead SL6] – not like these! [Both of these developments cited by residents as examples of what they do not want to see on the site.]
- 4.40 Large substantial houses, irregular pattern, in main part of site. Smaller houses acceptable on A308 frontage.
- 4.41 Affordable housing difficult to work in this location – poor access to services.
- 4.42 Large substantial houses evenly distributed across the site preferred. Open space (semi-private residents access) on riverside site.
- 4.43 Preference for some nice, large, detached houses. But affordable housing needed somewhere. Looking for substantial quality to enhance the site and setting.

Bray Studios

- 4.44 Not keen on Bray studios area – buildings not special [Existing buildings are an eyesore – no idea how they secured planning permission. Very visible from Down place – removal would be an advantage.]
- 4.45 Bray Studios becomes 21st century film production centre – embraces Farmglade site.

- 4.46 Hammer House of Horror has reconstructed itself. [Needs to find a new home for a new venture.]
- 4.47 Youtube: Bray Studio 2010
- 4.48 Bray Studios development removes existing large building and provides only 7 substantial buildings lower in height and smaller in scale.

Amenities and recreation

- 4.49 Would like a private open space for the dwellings
- 4.50 Leisure club
- 4.51 Create a large water body in the centre of the site with houses focussed around it.
- 4.52 [beware of] submerged drainage tunnel
- 4.53 Shortage of adult pitches for sport. Historic? Are junior pitches better? Queens Head pub refused planning permission for 5 pitches. [But also concerns how players might get to the site, where they might park, etc. Not keen on 'outsiders' coming on to the site.]

Miscellany

- 4.54 [Owners of the former Water Oakley Farmhouse] interested in buying bit of land (next to the Farmhouse).
- 4.55 Oakley Court [a very large building in Green Belt but visibility from road considered to be limited. Not really a problem. Thought to be influenced by:]
 - Trees
 - Golf course
 - Attractive brick wall
 - Sweeping drive
- 4.56 No publicity for our event. Farmglade proposals are horrendous. Would not give email address. [Comments made by a participant who arrived shortly before the end and only stayed for a few minutes].

5 Results – drawing and models

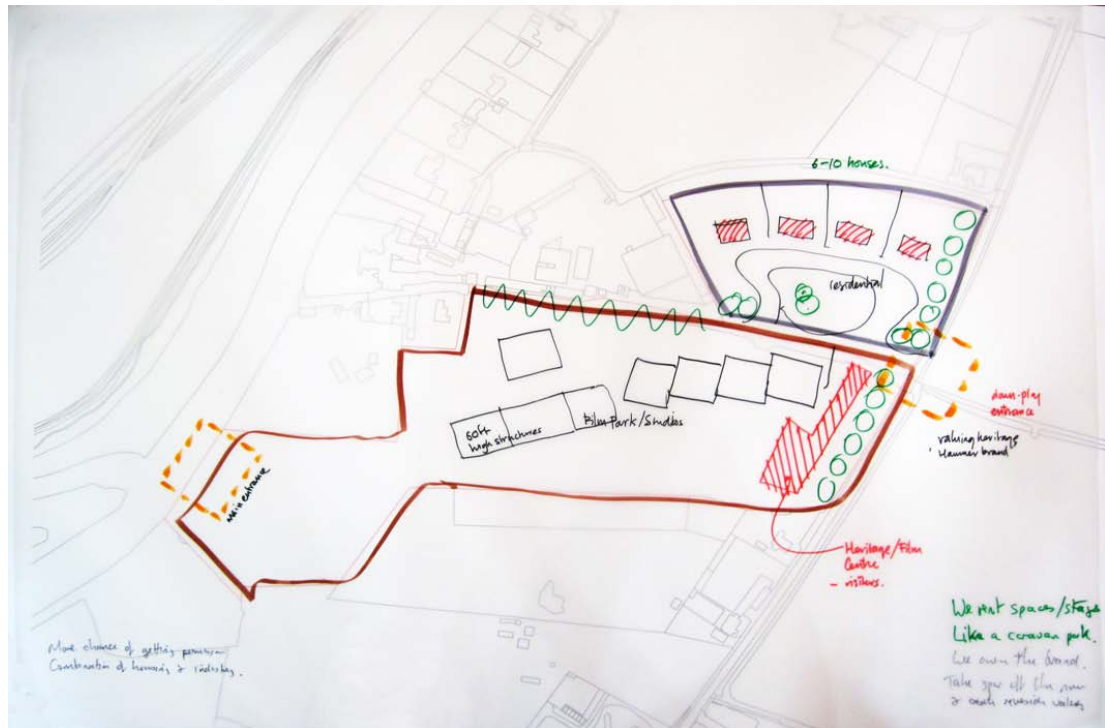
- 5.1 This section includes photographs of drawings and models from the workshop. These were drawn or constructed by members of the professional team in discussion with different participants. All the main suggestions are illustrated here. We have given each one a letter and provided a brief explanation of what the drawings show. By including these as a record of the discussions that took place, Farmglade is neither endorsing nor rejecting the various suggestions, merely recording them as a summary of the discussions that took place.
- 5.2 **A.** What we see here is 15 large houses, with generous gardens and landscape screening all round; there would be no development on the frontage to the River Thames (which is identified as a 'sensitive area') or on the Windsor Road frontage which should be kept open and green.



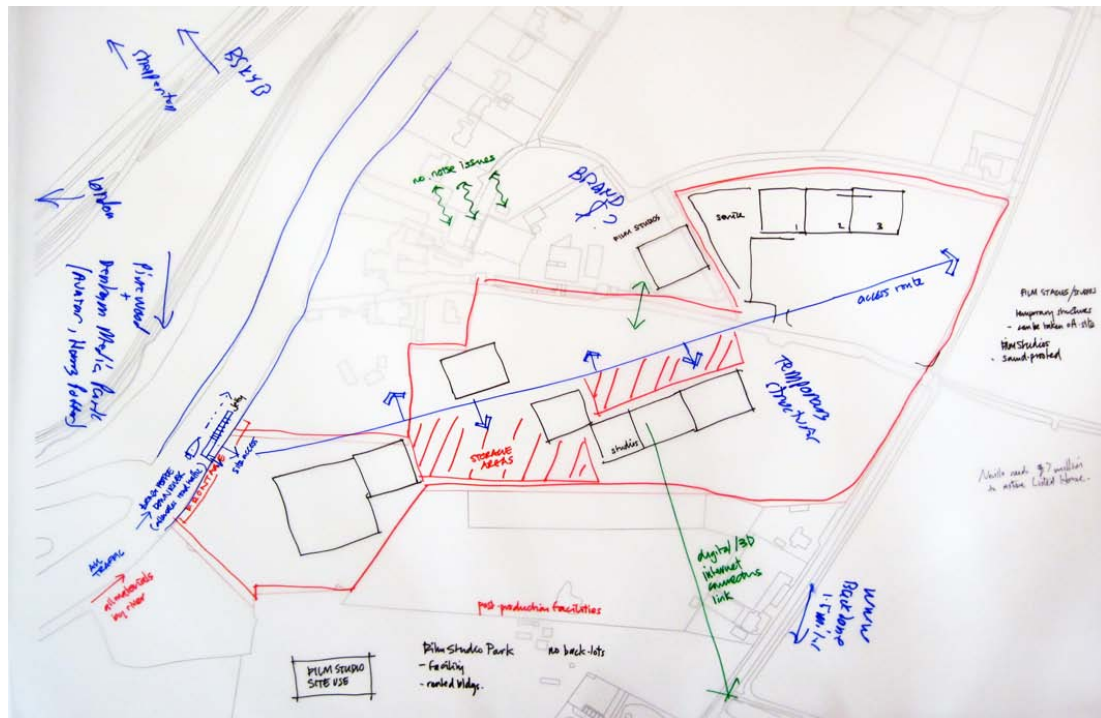
- 5.3 **B.** What we see here is a slightly higher density of development (say 36 dwellings?), distributed widely across the site, but still predominantly large houses with generous gardens; a block of flats (or a dementia care home as requested by the local planning authority?) would be constructed behind the dense hedging/tree planting on the Windsor Road frontage. Again, there would be no development on the Thames frontage.



- 5.5 **D.** What we see here is a proposal for new film studios with a 'main entrance' on the River Thames (the availability of river transport assumed); large studio buildings occupying the central and southern parts of the site; a film (some temporary and demountable, erected to suit filming demands); a heritage/film centre for visitors on the Windsor Road frontage and limited residential development in the south-eastern part of the site.



- 5.6 E. What we see here is a variation on the previous scheme, giving more detail on the various film studio components, but with no housing.



- 5.7 **F.** What we see here is a proposal to consolidate the existing green belt; demolish all of the non-residential buildings on site; and create new parkland on the Windsor Road frontage. Existing accesses at Water Oakley Lane and Down Place would be improved for existing residents.



- 5.8 **G.** What we see here is the aerial photograph used as a base for new development proposals. It shows a small number of large houses on the western part of the site, with the remainder of the site retained as existing.

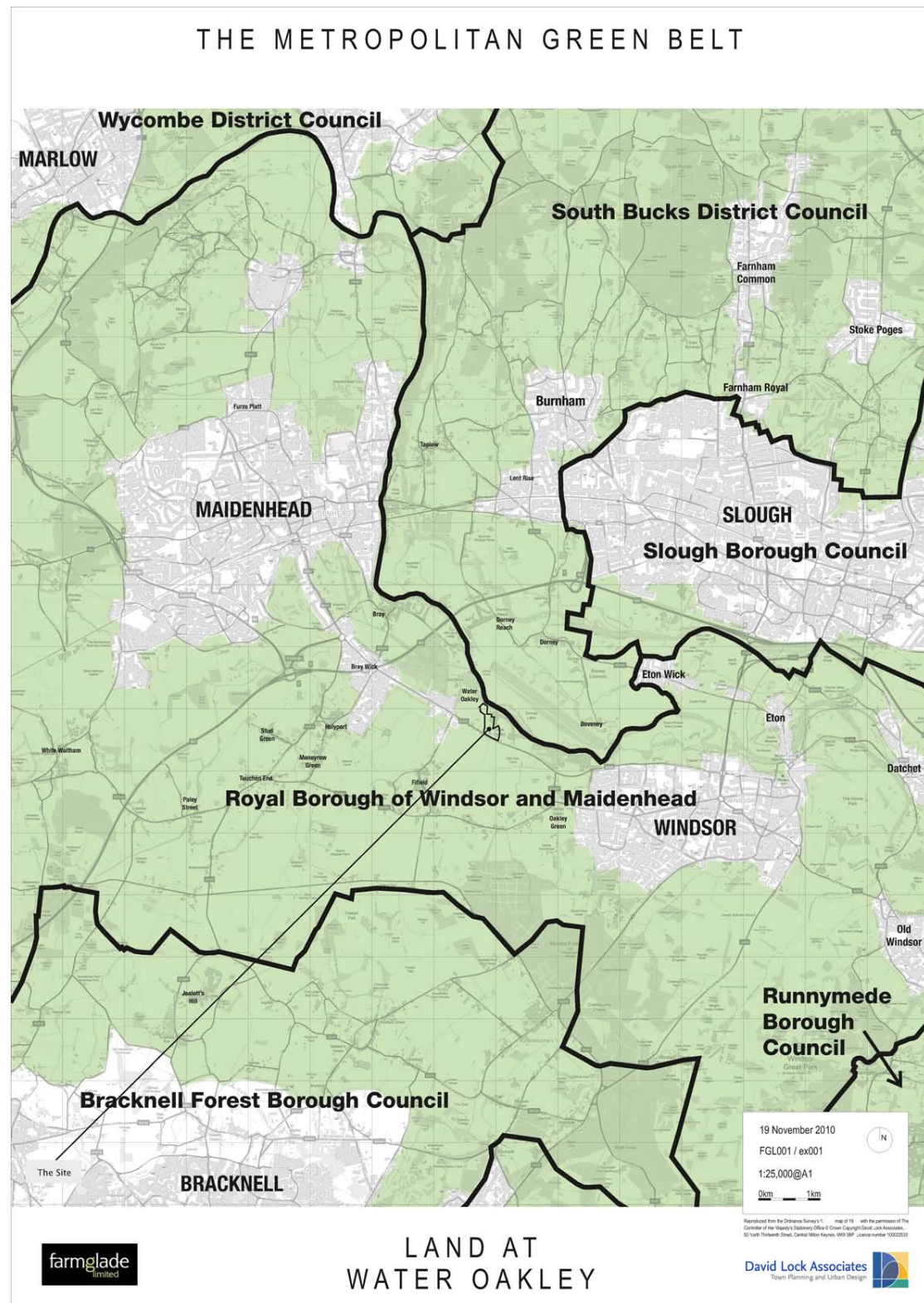


6 Conclusions and emerging themes

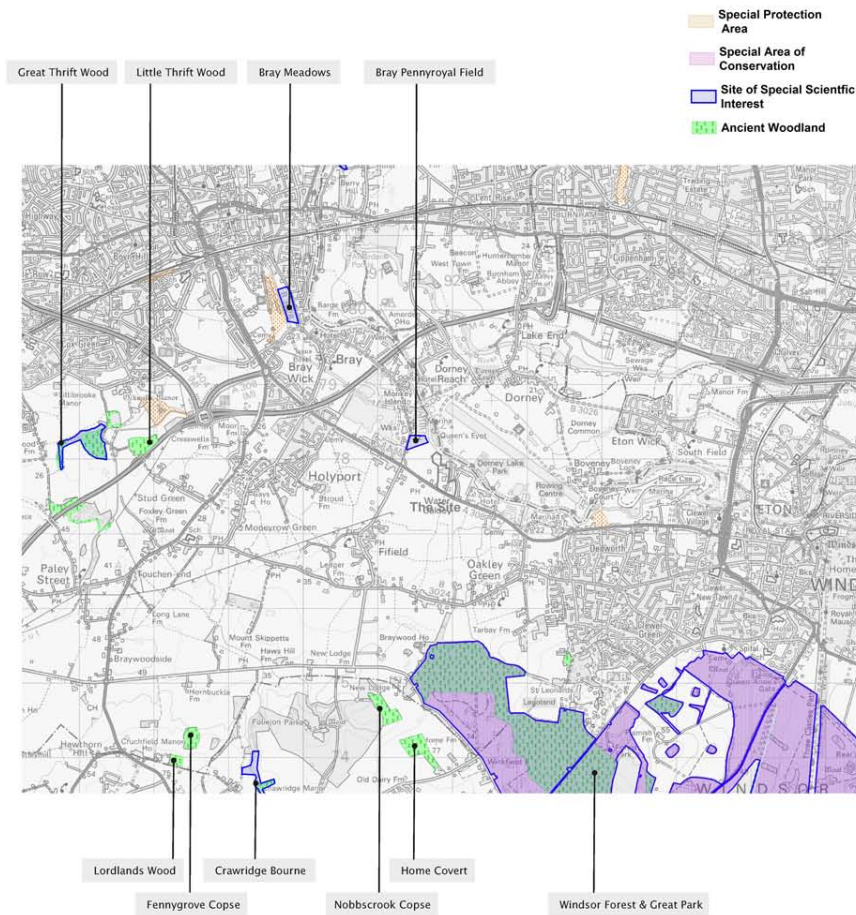
- 6.1 Attendance at the workshop was very disappointing, particularly by those who live close to the site. In part this may be as a result of a perception that by participating in the event, people would think they might be committing themselves to supporting a greater amount of development on the site than they ideally wanted; that by engaging at this stage, they might find it used against them later.
- 6.2 Despite the poor attendance, members of the design team were able to gain some factual information and insights which can be fed into the design process. It was also helpful that those attending came from a variety of backgrounds and had a range of different circumstances.
- 6.3 The format of the event worked well and participants appeared to find it a useful and satisfying experience. Unfortunately the site tour was attended by only four local people.
- 6.4 A recurring theme was the desire for quality, regardless of the nature or extent of any development. Most people who attended would like to see the site 'tidied up'. For some, this means returning the land to some green and open use, but most acknowledged the reality of the existing commercial uses. Having accepted the principle that some development might take place, virtually everyone then sought a scheme which delivered a high quality design, and generally large detached dwellings with an expensive price tag. There was some variation on this (e.g. one or two talked of smaller dwellings on parts of the site, one thought that a couple of well-designed buildings on the A308 frontage would be good). Other suggestions included maintaining some employment uses and the possibility of providing film production facilities, building on the reputation established by the adjacent Bray Film Studios. Including a new facility for the Phoenix Gym Club was widely supported and various possibilities for incorporating other related leisure facilities were explored.
- 6.5 The next step will be to draw up some realistic options for the site in some detail and devise a consultation process which engages with a wider audience including local councillors. Farmglade will also explore the extent to which the process should dovetail with the Miniplan being developed for Bray as part of the new neighbourhood planning process.
- 6.6 Options need to acknowledge financial viability and the constraints and opportunities of the local property market. The site benefits from a number of existing planning approvals, some of which are not being fully implemented at present. The scale of activity that could be generated by virtue of the existing planning regime is likely to be greater than that which exists on the site at present.

Appendix A – Display Boards

- A.1 This section contains the boards displayed at the workshop providing information about constraints and opportunities.



DESIGNATED AREAS OF NATURAL AND ECOLOGICAL IMPORTANCE



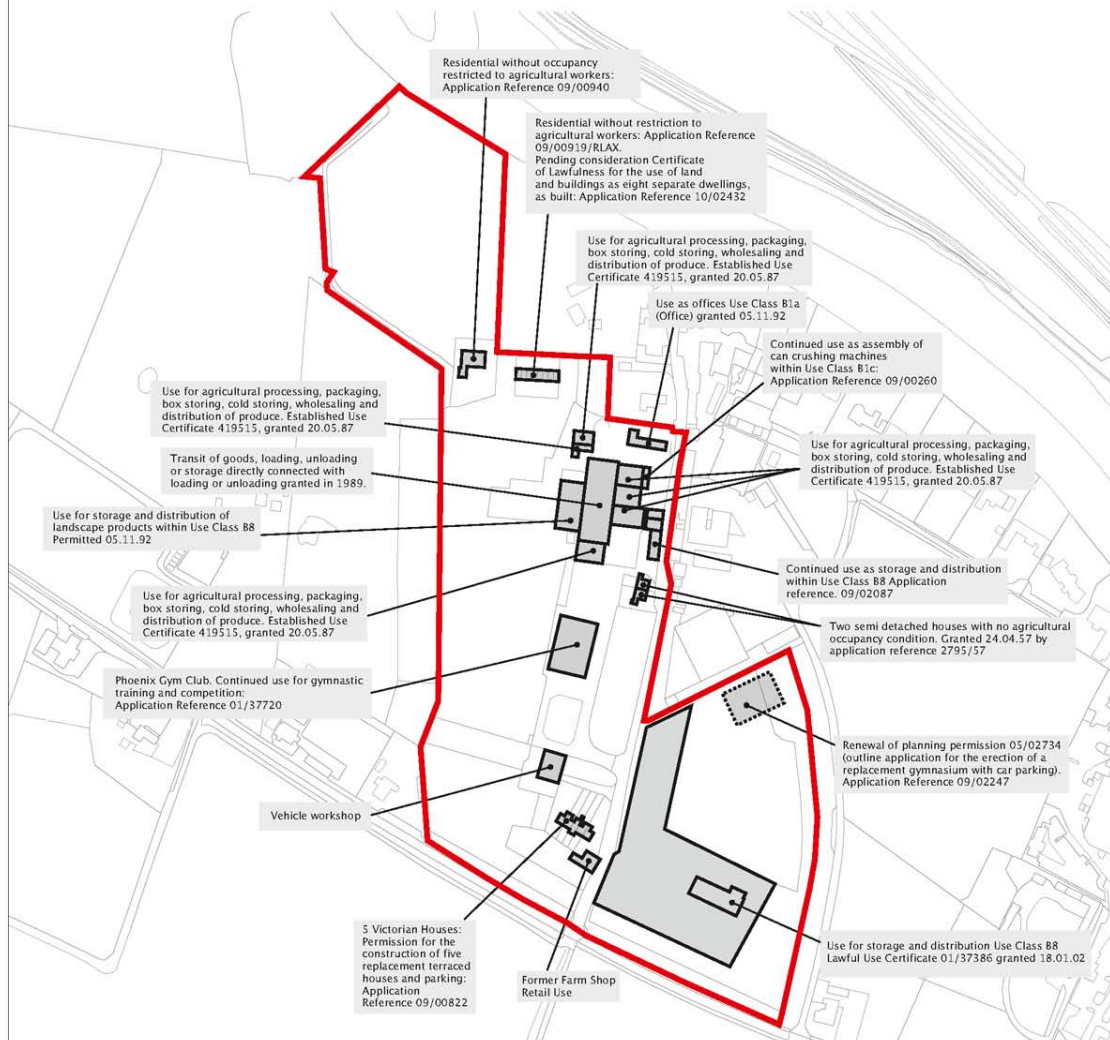
LAND AT WATER OAKLEY

19 November 2010
FGL001 / ex003
1:25,000@A1
0km 1km

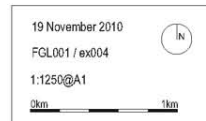
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PERMANENT LAND USES FOR EXISTING AND PROPOSED BUILDINGS AT WATER OAKLEY



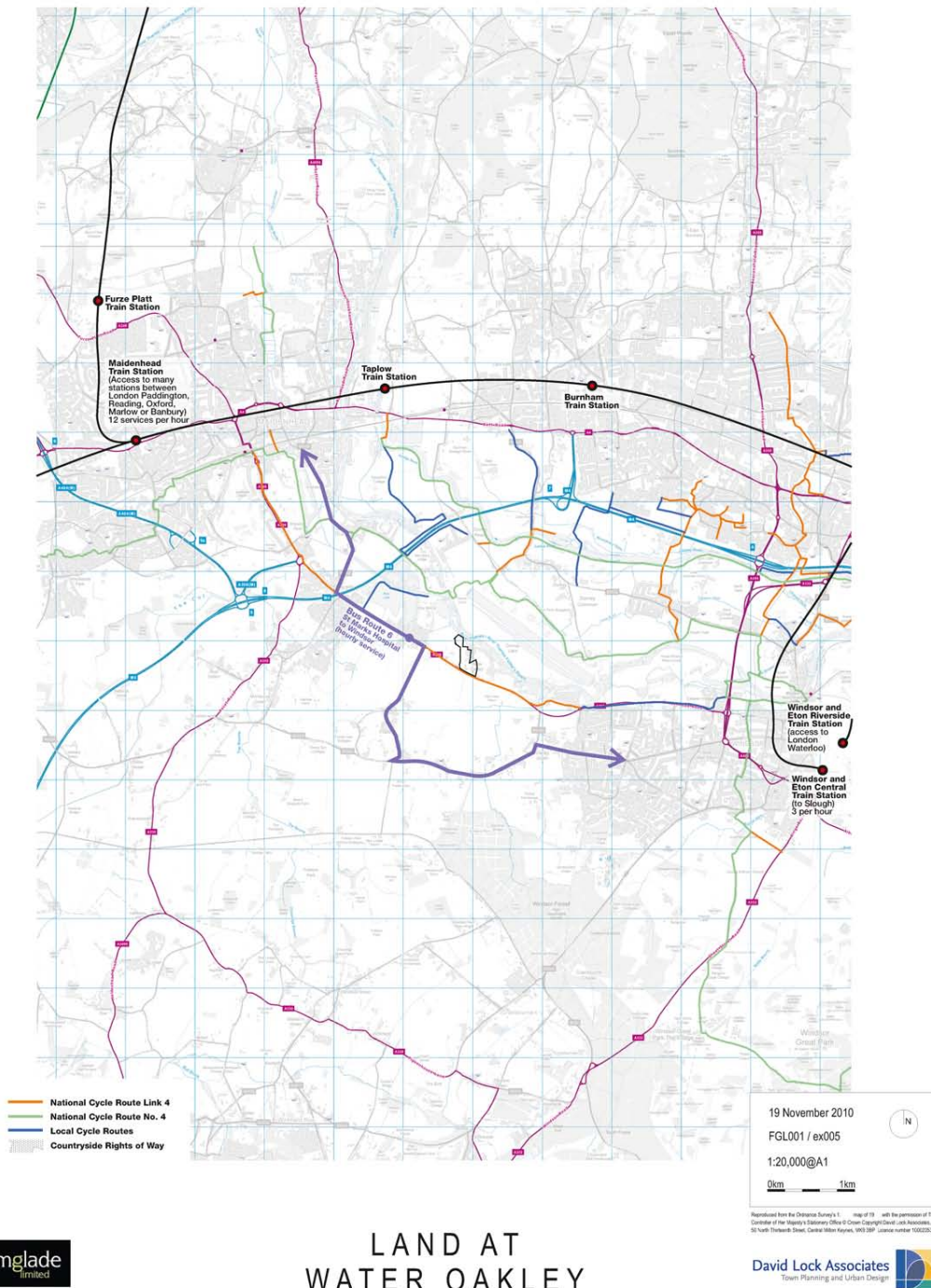
LAND AT WATER OAKLEY



Reproduced from the Ordnance Survey map of 1988 with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright David Lock Associates, 50 North Toller Road, South Essex, Essex, SSO 3BP. Source number 00000001

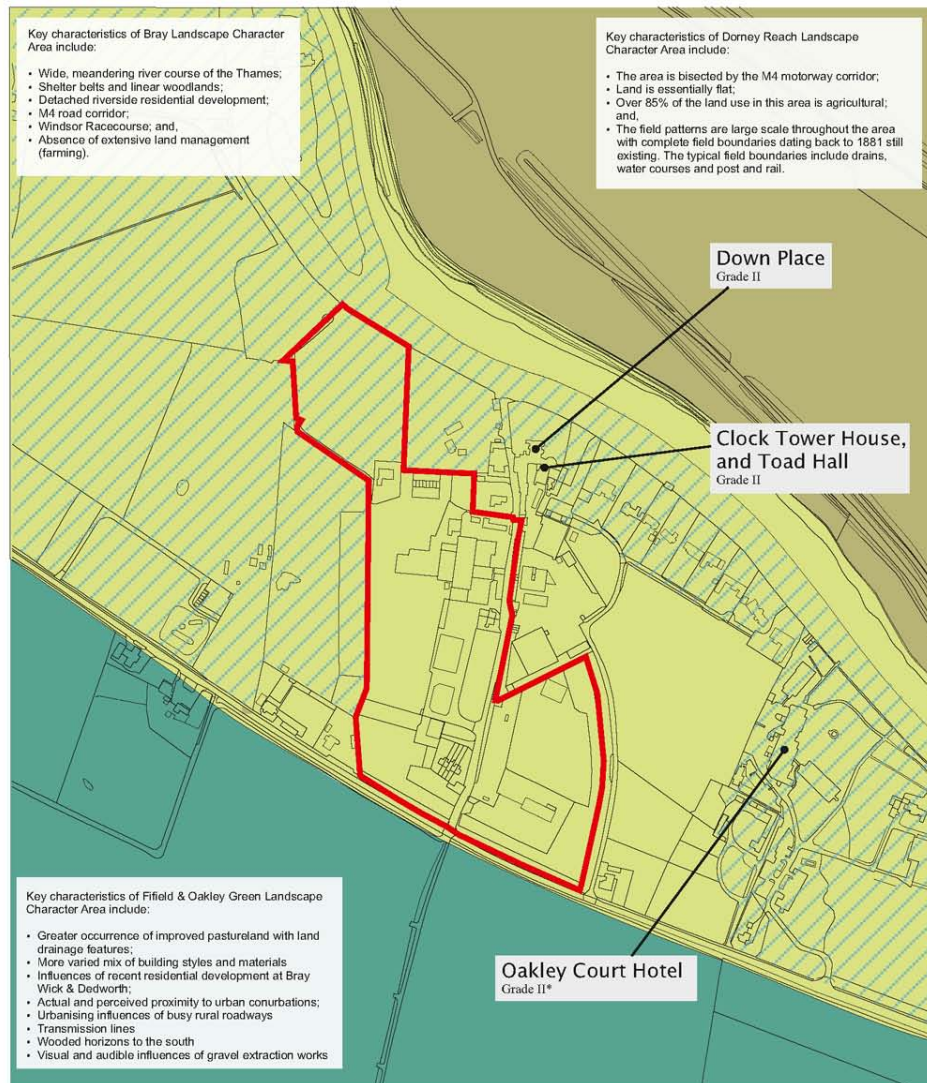


MOVEMENT



LAND AT WATER OAKLEY

LANDSCAPE CHARACTER PLAN



Source: *Landscape Character Assessment (2004)*, Supplementary Planning Guidance Royal Borough of Windsor and Maidenhead.

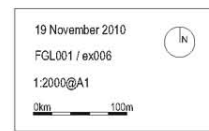
South Bucks Landscape Character Area Assessment (2003), South Bucks District Council.

Setting of the Thames (Policy N2, Royal Borough of Windsor & Maidenhead Adopted Local Plan 2003).

- Bray Landscape Character Area
- Fifield & Oakley Green Landscape Character Area
- Dorney Reach Landscape Character Area



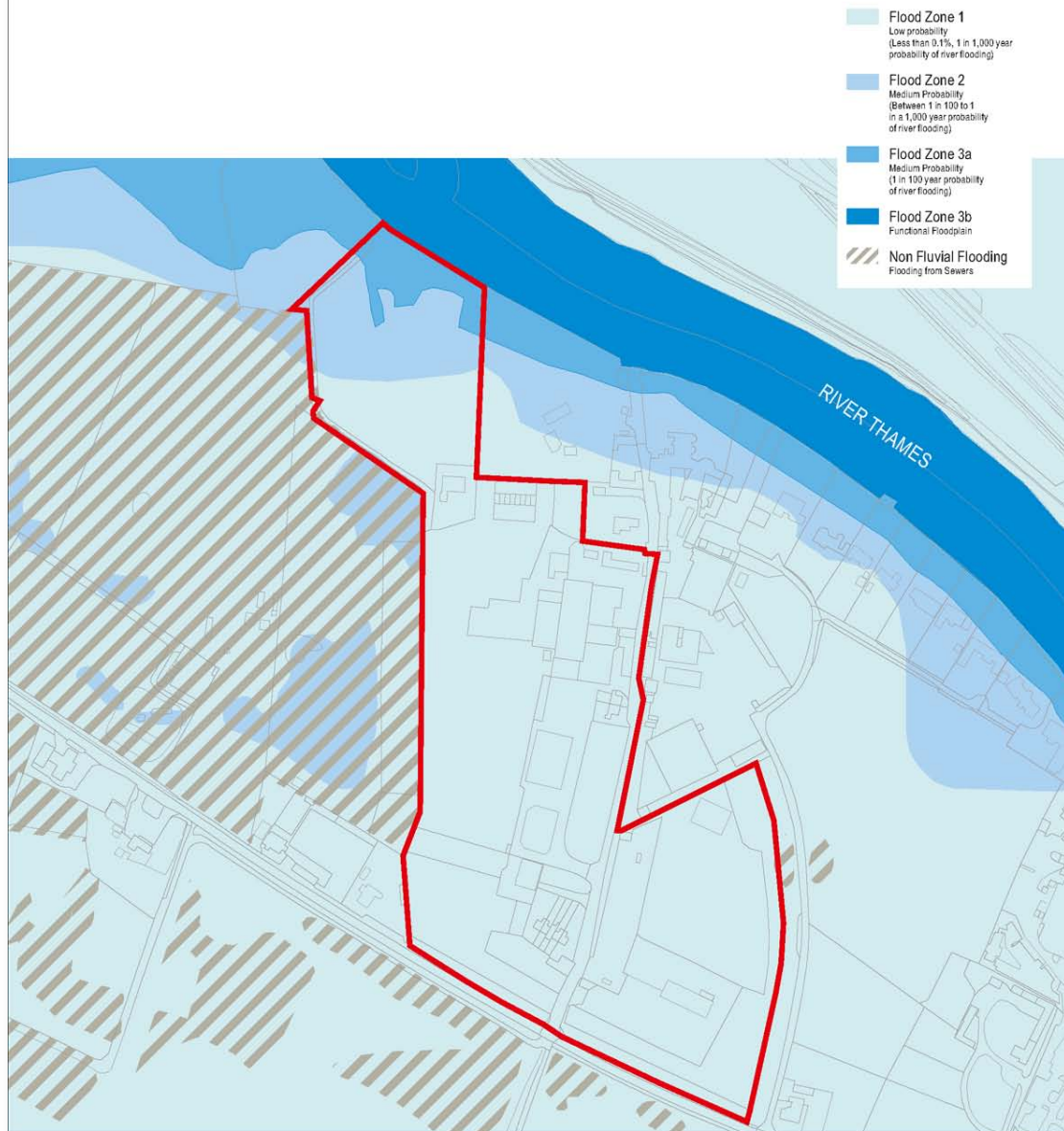
LAND AT WATER OAKLEY



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FLOOD RISK



Source: *Strategic Flood Risk Assessment (SFRA) 2009*,
Royal Borough of Windsor & Maidenhead



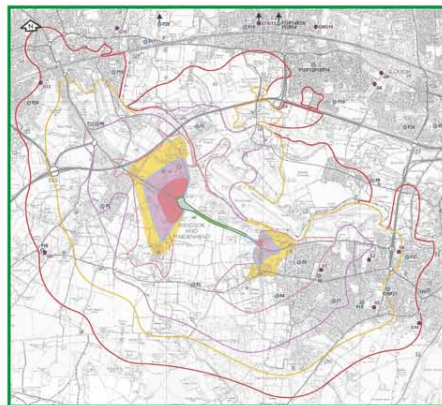
LAND AT
WATER OAKLEY

19 November 2010
FGL001 / ex007
1:1250@A1
0km 100m

Reproduced from the Strategic Flood Risk Assessment (SFRA) 2009, with permission of the
Council of the Royal Borough of Windsor & Maidenhead. Copyright David Lock Associates,
10 North Toller Road, Gillingham, Kent ME8 3BP. Source number 00000000

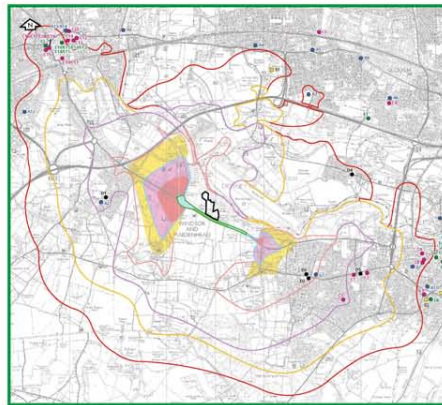
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COMMUNITY SERVICES AND FACILITIES



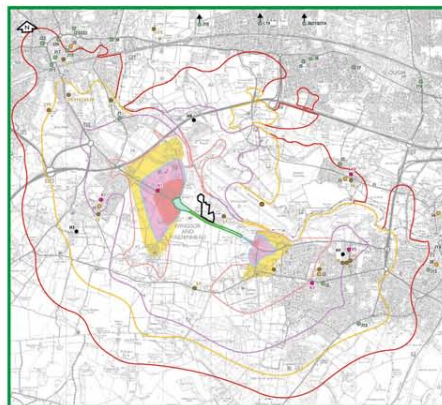
F - Primary Schools
G - Secondary Schools
↑ Off the map

5 minute Cycle Distance (800m)
10 minute Cycle Distance (1.6km)
15 minute Cycle Distance (2.5km)
20 minute Cycle Distance (3.3km)
25 minute Cycle Distance (4.2km)
30 minute Cycle Distance (5km)
5 minute Walk Distance (400m)
10 minute Walk Distance (800m)
15 minute Walk Distance (1.2km)
20 minute Walk Distance (1.6km)
25 minute Walk Distance (2km)



A - GPs
B - Hospitals
C - Dentists
D - Pharmacies
E - Opticians

5 minute Cycle Distance (800m)
10 minute Cycle Distance (1.6km)
15 minute Cycle Distance (2.5km)
20 minute Cycle Distance (3.3km)
25 minute Cycle Distance (4.2km)
30 minute Cycle Distance (5km)
5 minute Walk Distance (400m)
10 minute Walk Distance (800m)
15 minute Walk Distance (1.2km)
20 minute Walk Distance (1.6km)
25 minute Walk Distance (2km)



H - Community Centres
I - Libraries
J - Places of Worship
K - Post Offices
L - Sports Facilities
↑ Off the map

5 minute Cycle Distance (800m)
10 minute Cycle Distance (1.6km)
15 minute Cycle Distance (2.5km)
20 minute Cycle Distance (3.3km)
25 minute Cycle Distance (4.2km)
30 minute Cycle Distance (5km)
5 minute Walk Distance (400m)
10 minute Walk Distance (800m)
15 minute Walk Distance (1.2km)
20 minute Walk Distance (1.6km)
25 minute Walk Distance (2km)

Source: Sustainable Design Code, 2008,
Environmental Perspectives.



LAND AT WATER OAKLEY

19 November 2010

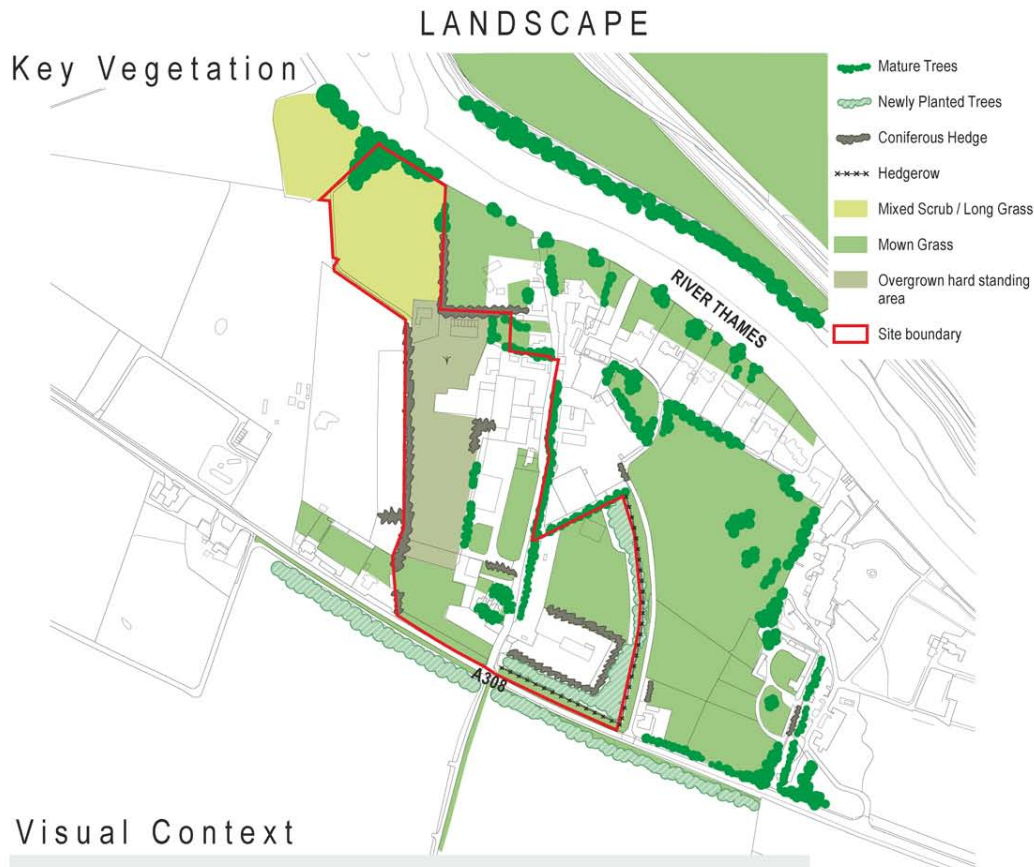
FGL001 / ex008

NTS

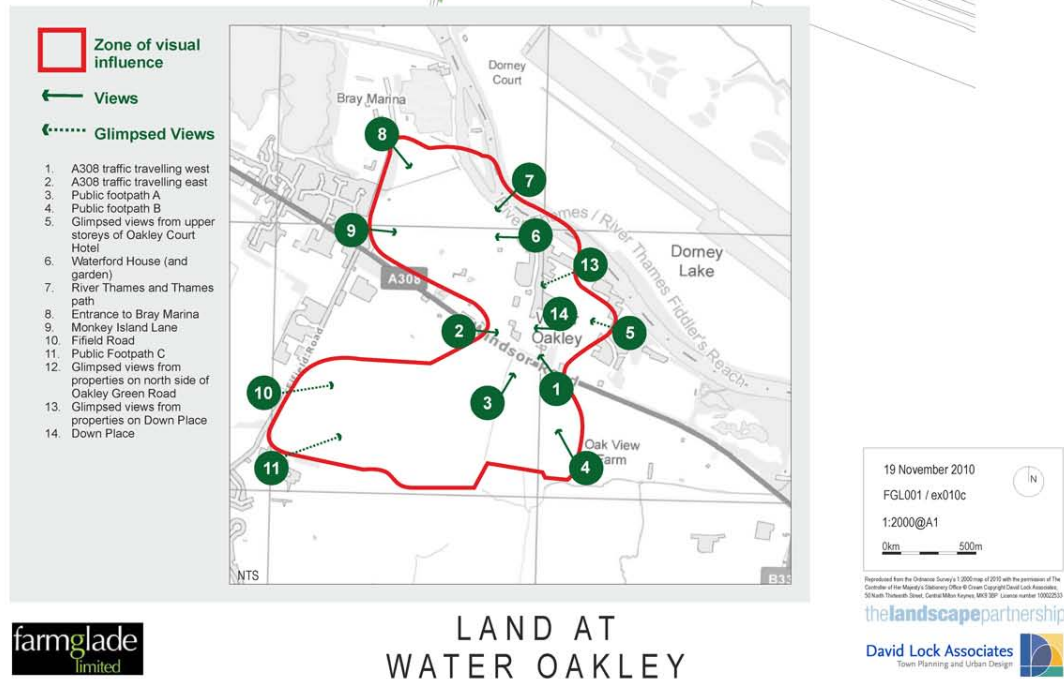


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Visual Context



The grid contains 12 photographs:

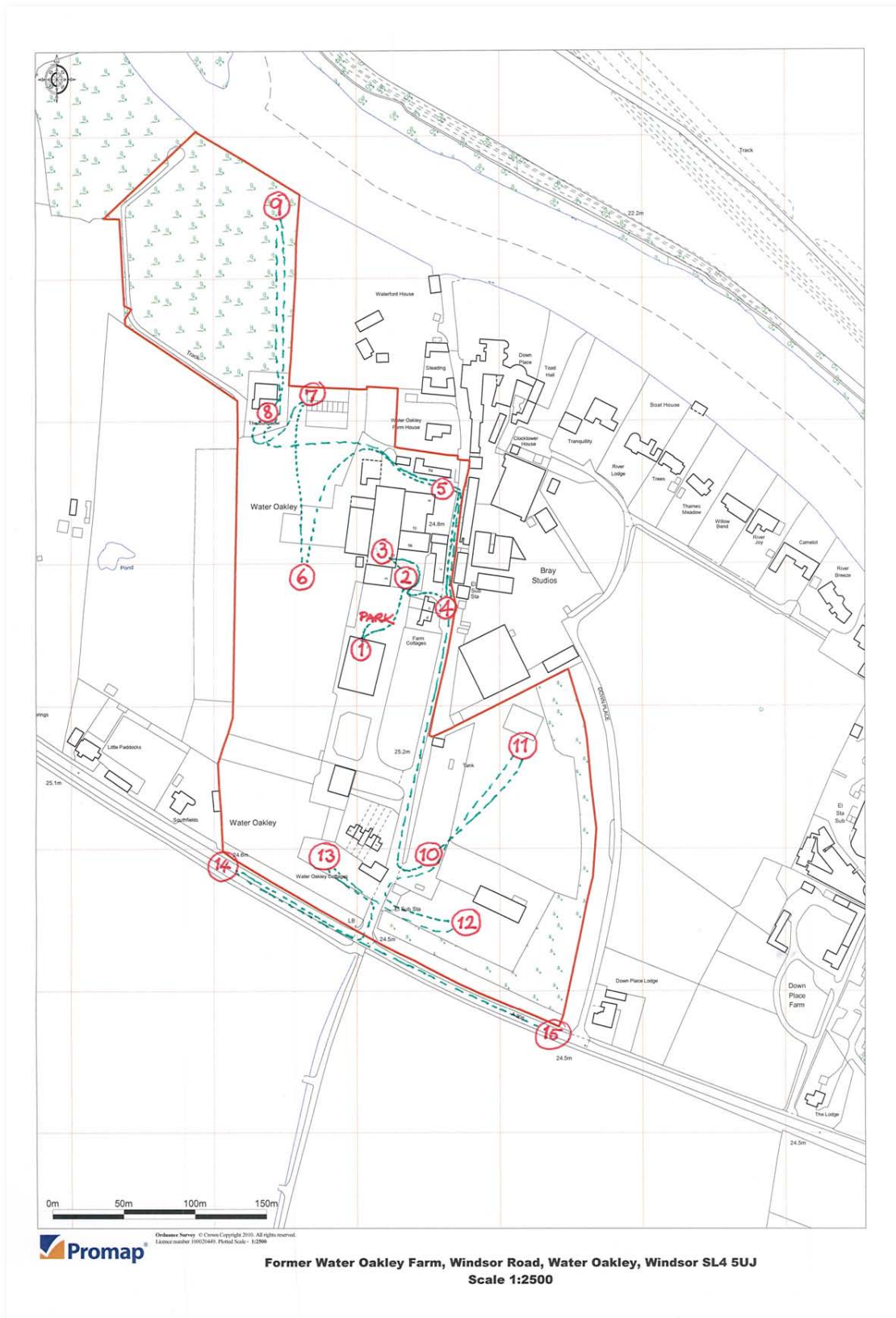
- Top Row:**
 - 1. A long, single-story wooden building with a gabled roof and a covered porch area.
 - 2. A two-story stone building with a central chimney and bare trees in front.
 - 3. A paved area with a metal gate and a yellow excavator in the background.
- Second Row:**
 - 4. A red brick building behind a wooden fence, with a large puddle in the foreground.
 - 5. A long, low industrial-style building with a corrugated metal roof.
 - 6. A two-story red brick house with white window frames and a white door.
- Third Row:**
 - 7. A white building with large glass windows and a dark roof.
 - 8. A construction site with numerous long wooden beams stacked on the ground.
 - 9. A small, single-story stone house with two chimneys, surrounded by tall grass.
- Bottom Row:**
 - 10. A row of stone buildings with gabled roofs, seen from a distance.
 - 11. A wide, open landscape with a line of trees in the distance under a cloudy sky.
 - 12. A close-up view of bare tree branches over a body of water.

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Appendix B - Site Tour Map

B.1 Due to poor weather and shortage of time the actual route followed was slightly shorter than that shown.



Appendix C – Invitation letter

Invitation letter sent to all those who had responded during the Initial consultation period followed by a letter sent to the Chair of Maidenhead Development Panel. Similar letters were sent to all those on the Invitation list (Appendix D). Letters were personally addressed where names were known.

54 Oxford Road New Denham
Uxbridge Middlesex UB9 4DJ
Tel 01895 273950 Fax 01895 273989
Website www.farmglade.co.uk email enquiries@farmglade.co.uk

farmglade
limited

2nd November 2010

Dear

The Future of Water Oakley – Invitation to a planning workshop on 22nd November

Many thanks for your views on the future of our land at Water Oakley. I am now writing to keep you informed of progress.

Public consultation to identify people's initial interests and concerns has been completed and a report of the results can be obtained from Linda Tunmore at this office or downloaded from the website of our community planning consultant, Nick Wates Associates (www.nickwates.co.uk/WaterOakley).

The masterplanning team is starting to explore some of the constraints and opportunities in and around the site and is gathering information on these at present. We will be holding an open **planning workshop** on Monday 22nd November between 4pm and 7pm at the Boathouse, Oakley Court Hotel, Windsor Road, Water Oakley, Windsor SL4 5UR and, as a key local stakeholder, you would be most welcome to attend. This will be an opportunity for you to meet members of the team informally and explore any ideas you may have with them. Background information will be available for inspection and we will be happy to discuss with you how this might influence what we can do; at that stage we will not have prepared any specific options for developing the site but we would be pleased to discuss any ideas you might have.


A walking tour of the site will take place beforehand for those interested (meet in the car park of the Phoenix Gym Club, Unit 1, Water Oakley Farm, Windsor Road, Maidenhead SL4 5UJ at **2.30 pm**) and there will be light refreshments at the hotel afterwards.

Following the workshop the masterplanning team will be preparing some options for development of the site and these will be displayed for comment at an exhibition at the end of this year or the beginning of next. I will write to you again about this.

To help us with arrangements please confirm whether you would like to attend the planning workshop by emailing or telephoning Linda Tunmore (Linda.Tunmore@farmglade.co.uk Tel: 01895 273955).

Yours sincerely,

Ian Pankhurst
Development Director



Registered Office: 58-60 Berners Street, London W1T 3JS
Company Registration No. 3287616

10th November 2010

By email and post

Dear

Land at Water Oakley, Windsor Road, Bray SL4 5UJ

I am writing to keep you informed of a community consultation we are undertaking in connection with the proposed redevelopment of our site at Water Oakley, Windsor Road, Bray. I enclose a plan showing the extent of our 23 acre land holding. The site is currently in a variety of industrial uses and includes 16 existing residential units.

As Chairman of the Maidenhead Development Control Panel, an important decision making body within the Borough Council, one of the designated 'vanguard' authorities for the Big Society, I would like to keep you informed of progress on the consultation process.

I enclose a report by our consultants, Nick Wates Associates, on the first stage consultation, which was conducted at a local level, involving residents, businesses and community groups in the immediate vicinity of the site.

The next stage is a 'planning workshop' on Monday 22nd November from 4.00 p.m. to 7.00 p.m. at the Boathouse, Oakley Court Hotel. This will be an opportunity for members of the community to meet with our professional team informally and explore ideas for the redevelopment and benefits we may be able to provide for the community, including ensuring a viable future for the Phoenix Gymnastics Club, which is housed on the site. We will be making background information available, clarifying the constraints on development of the site, including, of course, its Green Belt status.

We would be delighted if you were able to attend the workshop, or the preliminary walking tour of the site at 2.30 p.m., starting at the Gym Club.

If you are unable to attend we would nevertheless be pleased to receive any thoughts you may have on the process we have undertaken, which we see as very much in the spirit of Localism, as advocated so strongly by the Government. My direct dial telephone no. is 01895 273956 or you can contact me by email at ian.pankhurst@farmglade.co.uk

Yours sincerely,

Ian Pankhurst
Development Director



Registered Office: 58-60 Berners Street, London W1T 3J5
Company Registration No. 3287616

Appendix D – Invitation list

D.1 Site Users and Close Neighbours invitations

Residential addresses:

3 Water Oakley Cottages
4 Water Oakley Cottages
Stedding, Down Place
Waterford House
Water Oakley Farmhouse
Toad Hall, Down Place
Clocktower House, Down Place, Water Oakley
Tranquillity, Down Place
River Lodge, Down Place
Trees, Down Place, SL4 5UG
Thames Meadow, Down Place
Willow Bend, Down Place, Bray SL4 5UG
River Joy, Down Place
Camelot, Down Place
River Breeze, Down Place
Stillwater House, Down Place
Down Place Lodge
Little Paddocks, Windsor Road, SL4 5UG
Southfields, Windsor Road, SL4 5UG

Business addresses:

Phoenix Gym Club, Unit 1, Water Oakley Farm
Hogarth Developments, Unit 5, Water Oakley Farm,
Tiger Supplies, Unit 6, Water Oakley Farm
Technoclad, Unit 7, Water Oakley Farm
Doyle Plant & Construction, Yard, Water Oakley Farm
Sherwood Brothers, Packaging Plant & Yard, Water Oakley Farm,
Bray Film Studios, Down Place, Windsor SL4 5OG
Oakley Court Hotel, Windsor Road, Water Oakley, Berks
Oakley Court Lodge, Windsor Road, Water Oakley, Berks SL4 5UR (2 units)
Queens Head Service Station, Windsor Road, Oakley Green, SL4 5UJ
Queens Head Pub, Windsor Road, Oakley Green, SL4 5UJ
Brayfield Farm, Windsor Road, Water Oakley, Berks SL4 5UJ
Down Place Farm

D.2 The wider community

Organisations invited:

Bray Parish Council
Maidenhead Civic Society
Oakley Green, Fifield and District Residents' Association
Royal Borough of Windsor & Maidenhead: Cllrs. D. Burbage, B. Thompson, L. Walters, D. Wilson. Planning Officers: Mr. D. McGill, Mr. D. Gigg.
West Windsor Residents Association

Individual addresses by request: 12 Tithe Barn Drive, Maidenhead; unknown, Windsor Road (by email); The Windsor Club, Windsor.

D.3 Media

Maidenhead Advertiser

Appendix E – Press articles

Press articles from the Maidenhead Advertiser

www.maidenhead-advertiser.co.uk
BRAY, HOLYPORT, FIFIELD
 The Advertiser, November 4, 2010 33
 email soniak@baylismedia.co.uk tel 01628 678236

Houses for Phoenix Gym greenbelt plot?

Water Oakley: Developer invites residents to workshop to discuss ideas

Speed Read
 A VISION to build homes on land in Water Oakley has been revealed by developers who bought the land eight years ago.

NEW homes could be built on a large plot of greenbelt farmland that is the base for Phoenix Gymnastics Club.

The 23.5 acre site, situated by the Windsor Road, could be developed into housing and the plans could include a brand new and up-to-date gym.

The idea has been put forward by Farmglade Ltd, which bought the site eight years ago.

The landowners have spent months asking households and businesses for their views about what they would like built on the land, which was a traditional farm about 50 years ago.

Jan Pankhurst, development director for Farmglade, said plans were still at an initial stage and a formal proposal will be drawn up after a workshop with households this month.

“Our view is that the residential development on this site can happen, providing there is no damage to the greenbelt,” he said.

Farmglade applied to build a large housing scheme on the site five years ago, along with a new facility for Phoenix.

The gym was given outline permission but the housing plan was rejected.

More recently, the land had been used as a farm produce packing and distribution centre. There was also a farm shop, which is now boarded up.

At present, there are five vacant Victorian cottages at the front of the site, next to Bray Studios, and eight empty maisonettes at the far end.

If a housing development with a new gym was to go ahead, the access would be by the existing entrance in Windsor Road.

Mr Pankhurst, who is leading the project, said there would be less traffic movements on the site than at present.

Farmglade was committed to keeping Phoenix Gym on the site and possibly replacing it with a modern building, he added.

A workshop with households is due to take place on Monday, November 22, at Oakley Court Hotel.

To attend phone 07770 921824 or email nick@nickwates.co.uk

Formal plans are likely to be drawn up next year.

also pleaded not guilty to producing cannabis.

Carole Bovington, 67, of Meadow Lane Farm, Oakley Green Road, Oakley Green, pleaded not guilty to producing cannabis, possessing a firearm without a certificate and possessing ammunition without a certificate.

Jeffrey Bovington, 62, of the same address, also pleaded not guilty to producing cannabis.

The charges relate to a cannabis farm discovered by police in September last year at Meadow Lane Farm.

Three in court over cannabis farm raid

WATER OAKLEY: Three people appeared at Reading Crown Court on Wednesday last week to answer charges relating to a cannabis farm raided last year.

Carole Bovington, 67, of Meadow Lane Farm, Oakley Green Road, Oakley Green, pleaded not guilty to producing cannabis, possessing a firearm without a certificate and possessing ammunition without a certificate.

Jeffrey Bovington, 62, of the same address, also pleaded not guilty to producing cannabis.

The charges relate to a cannabis farm discovered by police in September last year at Meadow Lane Farm.

Plans in the pipeline ...

PLANNING applications received by the Royal Borough this week include:

■ **BRAY:** Two storey, part single-storey side extension at 66, The Barn Drive.

■ **CONSTRUCTION** of a detached house and garage in land at Ridgmont, 18 Court Close.

■ **TWO-STOREY**, part first floor side extension and single-storey rear extension at 36 The Bingham.

■ **OAKLEY GREEN:** Single-storey side extension at 8, Sidney Road.

■ **HOLYPORT:** Notification to fall a leylandii cypress at Thames Valley Roofing Brookside, Ascot Road.

Bag a bargain at the bazaar

HOLYPORT: Festive bargains can be bought at a Christmas bazaar in aid of Holyport Darby and Joan Club on Saturday.

The bazaar, in Holyport War Memorial Hall, is the biggest annual fundraiser for the social group for senior citizens of Bray.

Attractions will include a raffle, tombola and stalls.

The event starts at 2pm. Admission is 50p.

Police get message across

FIFIELD: Households are invited to attend a meeting of the Oakley Green, Fifield and District Residents' Association at Braywood Memorial Hall, Fifield Road, at 8pm on Thursday next week.

It will be attended by Jeffrey Pick, who runs the police's community messaging system.

YOUR REPORTER
 Sonia Kapur
 Bray, Holyport and Fifield reporter
 01628 678236
 soniak@baylismedia.co.uk

DIARY
TODAY (Thursday): Mother and baby, Holyport War Memorial Hall, 9am-noon.
 Holyport Senior Youth Club, for ages 14 to 16 in Moneyrow Green, 7-8.30pm.
 Open mic night at the White Hart pub, Moneyrow Green, 9pm.
Tomorrow (Friday): Over-30s disco party, 8.30-Lam, Bird Hills Golf Club, Drift Road.
Saturday: Christmas bazaar, Holyport War Memorial Hall, 2pm.
 Over-30s party, Monkey Island Hotel, 8.30pm-Lam.
Monday: Holyport Junior Youth Club for ages 10-13 in Moneyrow Green, 7-8.30pm.
 Art club, Braywood Memorial Hall, 3-5pm.
 Bray Guides, Bray Village Hall, 6pm.
Tuesday: Yoga at Holyport War Memorial Hall, 9-10.30am.
 Quiz night at White Hart pub, Moneyrow Green, Holyport, 8.30pm.
Wednesday: At Holyport War Memorial Hall: Smile, 2-4pm, Slimming World, 5-7pm, Pilates, 8-9pm.



NEW GYM? Phoenix Gymnastics Club could be replaced by homes and moved elsewhere on the site. Ref:108335-1



HOMES: The existing two homes, which are occupant, on the site. Ref:108335-2



VACANT: The Victorian Cottages, vacant, behind this gate. Ref:108335-3



ENTRANCE: The site is a base for industrial companies. Ref:108335-5

Club has an eye on expansion

THE head of squads at Phoenix Gymnastics Club has said the gym is in desperate need of expansion.

The gym, which is owned by a charity, already has planning permission for a new base to be built about 400 metres away from the existing site.

The plans were submitted about five years ago and included a housing development on the 23.5-acre plot.

Although a new centre was given the green light, plans for homes were refused.

Dick Butler, head of squads at the gym, said the housing development will hopefully fund the building.

“With the Olympics coming up, there is likely to be an interest in gymnastics. It will be nice to have the new facility open for the Olympics,” he said.

He said the gym would like to offer activities such as sports acrobatics but at present the venue is too small.

Mind the gap

A RESIDENTS' association has vowed to fight any plans to build homes on the greenbelt.

The Oakley Green, Fifield and District Residents' Association has raised objections with Farmglade about their plans.

Chairman Bill Collier said: “If developers start building on greenbelt, it will set a precedent for others and will close the gap between Windsor and Maidenhead.”



MISSING!

Oscar, a long haired ginger Maine Coon cat, 18 months old. He has been missing since Saturday 30th October from the Chiltern Road (Oldfield) / Fisheries area. He is very friendly and is much larger than the average cat. Please check your sheds or outbuildings in case he has been shut in by mistake or if you have any other information on his whereabouts please call 07540 836633

Reward for information leading to his return.

The Fifield Inn

Between Maidenhead and Windsor
 FAMILY RUN PUB
 Lovely atmosphere, no loud televisions, juke boxes or fruit machines.
 Good old fashioned values... our customers are important to us.

BOOK NOW. Don't be disappointed.

Christmas Lunch 2 course £15.95, 3 Course £20.95
 Christmas Dinner 3 Course £29.95

Very nice Menu to choose from, available from 1st - 24th December
 Ring for more details

Friday 5th November. Homemade Turkey & Ham Pie served with a choice of potatoes and a selection of fresh vegetables.

(Lunch 12 noon - 2.15 p.m. Dinner 6 p.m. - 9 p.m.)
 Saturday 12 noon - 9.30pm, Sunday 12 noon - 5pm
 Fifield Road, Fifield, Near Windsor SL6 2NX
 Tel: 01628 626512 Fax: 01628 771702
 www.fifieldinn.com

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Plans revealed for Water Oakley site

1:38pm Tue 2nd Nov 10:: written by Sonia Kapur



A vision to build homes on land between Windsor and Maidenhead has been revealed by developers who bought the land eight years ago.

Farmglade Ltd have put forward an idea to develop a 23.5 acre plot in Water Oakley, off Windsor Road, which is also a home to Phoenix Gymnastics Club.

The landowners have spent months asking households and businesses for their views about what they would like built on the land.

Results of a consultation have been compiled and a workshop is due to take place this month. A formal planning application is expected to be submitted next year.

See the full story and an interview with a Farmglade Ltd director in this week's Advertiser and Express series.

Comments

Comments on this article  Have your say above

Currently no comments have been posted for this article.

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Thursday 25th November | 16:36

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Film studio suggestion for greenbelt site

10:36am Wed 24th Nov 10: written by Sonia Kapur



Villagers have suggested building a film studio in 2.5 acre site off Windsor Road.

The idea was made this week during a workshop which was held to speak to households about what they would like to be built on the greenbelt land.

The land, owned by Farmglade Ltd, is the home to Phoenix Gymnastics Club.

The developer wants to build a modern gym on the land and is carrying out various consultations about what else could be built on the massive site.

Monday's workshop was attended by about 20 residents at the Oakley Court Hotel, and started with a tour of the site - close to Bray Studios.

Consultant Nick Waites, of Nick Waites Associates, said: "The aim of the event was for the master planning team to express ideas to local residents. They did that and came up with some very good initial comments. We will be developing those in the next few weeks."

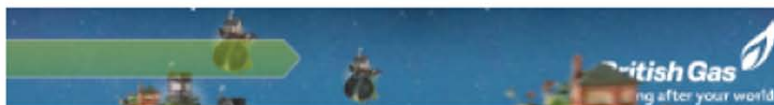
Richard Perry, who has been fighting to save Bray Studios from closing, told the workshop that a film studio could be built on the land.

Other suggestions included building large houses across the site.

Comments

Comments on this article Have your say above

Currently no comments have been posted for this article.



Website 25 November