

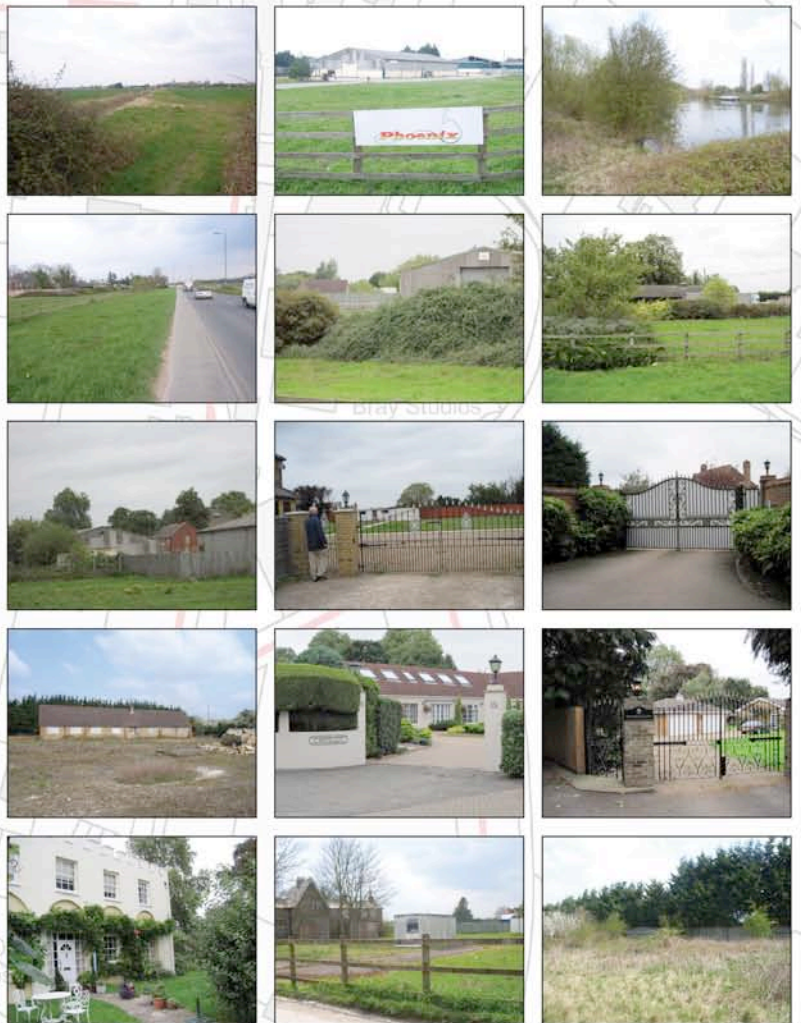
Results of initial public consultation with site users, close neighbours and the wider community

BRAY WARD

Water Oakley

Water Oakley

Water Cottage



Nick Wates Associates

farmglade
limited

Farmglade Limited

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1 Introduction

- 1.1 Nick Wates Associates (NWA) has been commissioned by Farmglade Limited to undertake public consultation on the future of land the company owns at Water Oakley, Bray, Berkshire.
- 1.2 The site is in the Royal Borough of Windsor & Maidenhead (RBWM) which has been chosen to be a pilot authority for the localism agenda of the Coalition Government. Farmglade wants to engage with local people prior to drawing up development proposals for the site before submitting them for planning approval.
- 1.3 This report sets out the results of the first phase of public consultation which took place between Friday 20th August and Monday 20th September 2010.

2 Methodology

NWA is working to the following brief:

- 2.1 'Public engagement activities will be targeted at current users of the site, immediate neighbours, other local interested parties (eg amenity groups) and key parties involved in decision making relating to the future of the site (eg councillors and council officers). The aim is to ascertain people's views so that their needs can, as much as possible, be incorporated in the proposals which they will then feel able to support.'
- 2.2 'Phase 1 will involve conducting informal personal interviews with as many site users, neighbours and other interested parties as possible. This will be done by door knocking and leaving each household (or business) with an information pack. Interviews will be undertaken on the spot, or arrangements made for a visit on an alternative date or for a telephone call. A report on the results will be compiled for both immediate and long-term use.'

3 Process

- 3.1 Door knocking days were planned for Friday 20th and Saturday 21st August. Prior to this:
 - Farmglade wrote to all its tenants on the site alerting them to the fact that the consultation was taking place.
 - David Lock Associates (DLA), masterplanners for the site, informed the planning department of the Royal Borough of Windsor & Maidenhead by email that consultation was going to take place.
 - NWA informed the clerk to Bray Parish Council by email that the consultation was taking place and asked for advice on the best way of consulting with parish councillors.
 - Packs for site users and neighbours were compiled by Farmglade, DLA and NWA. This comprised: Letter from Ian Pankhurst, Development Director, Farmglade; Key facts sheet; Map showing land owned by Farmglade; Questionnaire (see

Appendix A). These documents were contained in a plain white A4 envelope.

- 3.2 On 20th and 21st August, Nick Wates and Jane Freund of NWA visited all occupied premises on the site and in the immediate neighbourhood. Where convenient, informal interviews were conducted. Otherwise a pack was left together with an NWA compliments slip or business card. Sometimes arrangements were made to revisit at a more convenient time. A total of 31 packs were distributed and 8 informal interviews conducted during the two days.
- 3.3 After the door knocking days an additional 2 interviews were conducted by telephone and 4 questionnaires were received by post.
- 3.4 At the beginning of September a digital version of the pack was emailed out to Parish Councillors (via the parish Clerk), to the Maidenhead Civic Society and to the Oakley Green, Fifield and District Residents' Association. Recipients were invited to request a telephone interview or complete and return the questionnaire.
- 3.5 Following a query over press coverage, a meeting was arranged with Bill Collier, Chairman of the Oakley Green, Fifield and District Residents' Association, to discuss the best ways of communicating with people in the wider area. Subsequently the digital version of the pack was sent to Sonia Kapur, a reporter on *The Maidenhead Advertiser* with responsibility for covering Bray, Holyport and Fifield. She wrote an article which appeared on the newspaper's website on 15th September and included NWA's contact details (see Appendix B). One resident made contact as a direct result.
- 3.6 A follow up door knocking day took place on 13th September when all premises where no response had been recorded were visited again. Two further interviews were conducted.

4 Response

- 4.1 It can be reported that there was no hostility shown to the NWA team and indeed, people mostly seemed to welcome the opportunity to discuss the future of the area.
- 4.2 Addresses at which packs were left and/or interviews conducted are provided in Appendix C.
- 4.3 Of 19 residential properties identified on the site or immediately adjacent to the site, interviews were conducted with, or questionnaires were completed by, occupants of 10 of these. Some of the remainder were vacant or their occupants were abroad. Others expressed a lack of interest in being involved at this stage.
- 4.4 Of 14 business premises identified, interviews were conducted with, or questionnaires were completed by, occupants of 4 of these. Some of the remainder were keen to avoid communication (for commercial reasons) or said they were too busy or not interested.

- 4.5 NWA believes that the results give a fair and accurate insight into the views of site occupants and immediate neighbours.
- 4.6 Views of the wider community are relatively limited as yet. Both the Maidenhead Civic Society and the Oakley Green, Fifield and District Residents' Association have provided initial responses by email. No responses have been received from parish councillors.

5 Results – site occupants and neighbours

- 5.1 This section contains people's responses to questions posed in the questionnaire in the order in which they were posed. Although confidentiality was not raised as an issue by anyone, NWA proposes that people's comments should not be attributable.
- 5.2 It should be noted that not everyone responded to all questions.
- 5.3 Original words and phrases have been used where possible.
- 5.4 Numbers in brackets are the number of people who made the same point. Where there are no numbers in brackets, only one person made the point.

GENERAL

- 1a *What do you **like** about **living** at Water Oakley/Down Place?*
- Peace & Quiet/Seclusion/Privacy - it's another world (6)
 - Fireplace
 - Nature: birds, deer, blackberries
 - Everyone (residents and businesses) knows each other and keeps a lookout for each other.
 - Near Windsor
 - River frontage (3)
 - Nice, open, clean, tidy
 - Space to have ponies
 - Lack of social disruption or theft
- 1b *What do you **like** about **working** at Water Oakley/Down Place?*
- Nicely out of the way
 - Kids use gym
- 2a *What do you **dislike** about **living** at Water Oakley/Down Place?*
- Poor public transport. (3)
 - Unauthorised camping on the land. (3)
 - Main road access very dangerous. (4)
 - Entry road poor, needs renewing. (2)
 - No mains gas. (2)
 - No mains sewage. (2)
 - No cable/ poor broadband.
 - Proposed travellers' site at Brayfield Farm.
 - Continual wheedling by land owners exploiting green belt for financial gain by breaking rules / endless scams.
 - Nowhere to walk because of main road.
 - Illegal burning of commercial waste (happens frequently).
 - Nothing. (2)

- House too big. Want to sell but can't because of antisocial uses (tyre dump, car breaking, grit lorries at night) in past and planning blight (permission for care home refused).
 - The mess that looks like the farm – looks unkept, uncared for – a shame.
- 2b *What do you **dislike** about **working** at Water Oakley/Down Place?*
- Poor public transport - staff can't get to work/clients find it hard to get here. (2)
 - Unauthorised camping on the land.
 - Lack of affordable housing - young staff moving away.
 - Frustration of being in a substandard building with planning blight.
- 3 *Would you like to see some, or parts of, the site redeveloped, subject to the scale of development, or would you prefer to maintain the status quo?*
- Keep/restore existing cottages and houses.
 - Weed control
 - Nice big houses
 - Maintain status quo (2)
 - Status quo horrid. Like to see it tidied up but not accepted as development
 - Separate road. ie Bray Studios development accessed from Water Oakley Lane. (2)
 - New gym
 - Improvements to main road.
 - Very happy to see development (2)
 - Smartened up, gentrified
 - Small scale development only
- 4 *What could be provided on our site that would make the area better?*
- Traffic calming in Water Oakley Lane.
 - Office space.
 - Range of business units.
 - Return to a field.
 - Does not affect us.
 - Recreation, training kids. (2)
 - Millionaire's house by river.
 - Small holding (former farm).
 - Any development would enhance the area.
 - Limited housing in keeping with area.
 - Get rid of businesses.
 - Modern business units.
 - Would like to see promise of land and a building delivered to Phoenix Gym immediately. I do not like the tactic that the Gym is being held as a negotiating element.
 - Tidying up of roadside view,
- 5 *What concerns do you have about development on the site?*
- Might lose home,

- Attract 'riff raff',
- Become 'shedland'.
- What's buried beneath - toxic waste? (3)
- No development should be allowed because it is greenbelt.
- Thin end of wedge for losing greenbelt. (2)
- Windsor will merge with Maidenhead.
- Main road lacks capacity for any development. (3)
- Continuation of previous owner's agenda.
- Won't happen because powerful people support the greenbelt. (2)
- Require a fence between any new development and Brayfield Farm to prevent animals and children from straying. Concern about being able to maintain shooting rights on the farm.
- (Ground) water coming onto the property.
- Massive trucks.
- Loss of business premises.
- Cars coming in and out – under no circumstances traffic using access road to Bray Studios.

POSSIBLE USES - Housing

- 6 *Would you approve of residential redevelopment of the site, subject to the scale of development?*
 YES (9)
 NO (3)
 NOT SURE (4)
- 7 *Please rate the following types of residential development:*

	<i>Strongly Preferred</i>	<i>Preferred</i>	<i>Undesirable</i>	<i>Very Undesirable</i>
<i>1 or 2 bedroom houses</i>	1	2	1	1
<i>Family houses (3 to 5 bedrooms)</i>	6	2	1	
<i>Flats</i>		1	2	5
<i>Residential Care Home</i>	1	4		4
<i>Residential Dementia Care Home</i>	1	1	1	4
<i>Affordable Housing</i>	1	1	1	3

Additional comments:

- Not good for the elderly because river and road both unsafe.
- Unconcerned. All OK.
- Residential care home would reduce value of property.

8 Please rate the following possible locations for development.

	Strongly Preferred	Preferred	Undesirable	Very Undesirable
Near the main road	1	1	1	1
By the river	1	2		1
Near to Bray Studios		1		3
Spread out over the site		4	1	1
Where existing buildings are located	1	2		1

Additional comments:

- Unconcerned. All OK

POSSIBLE USES - Recreation

9 *Whatever happens with the redevelopment of the site, Farmglade is committed to ensuring that Phoenix Gym Club has a home whilst the site remains in our ownership. Subject to the economics of the development, would you prefer to see the Club retained on site, perhaps in a new building, or relocated to an alternative site?*

REMAIN ON SITE (8)

RELOCATE ELSEWHERE (2)

NOT CONCERNED (3)

10 *What other facilities would you like to see?*

- Lease cottages.
- Nice big gym.
- Recreation relating to nature and agriculture.
- Nature reserve / park.
- Café.

SPECIFIC ISSUES

11. *In dealing with the technical matters involved in redevelopment, are there any current problems you would like us to try to address, subject to viability? For example, lack of mains drainage and gas in the area or poor bus services.*

- Sort out postcodes and lane names.
- Gas supply. (6)
- Sewage. (6)
- Bus service. (5)
- Fibre optic cables / broadband / telecommunications. (3)

- Main road (A308) needs to be widened – improve access and slow down cars.

GENERAL INFORMATION

- Have to move suspicious people on 20 times per year.
- Sensible to look at both schemes (Bray Studios and Farmglade) together.
- Oakley Green and Fifield Residents Association worth contacting.
- Personally experienced 3 deaths on main road. People who used to live in the Lodge reckoned they heard one bump per month. Ended up not going out at all.
- 'Building' shown next to Bray Studios on plan is just a foundation.
- Down Place Residents Association still exists though not as active as previously.
- Concern expressed about whether previous owner still has an interest in the site. (2)
- Down Place Residents support Neville Hendrick's proposals for Bray Studios site because not seen as overtly business oriented.
- Gym club has a Board of Trustees who should perhaps be involved.
- I have not liked at all the way the gym has been treated. Their new building could have been up already.

ABOUT YOU

(optional - but please complete if you want to be kept informed directly)

How long have you lived (or worked) at Water Oakley/Down Place?

- 1 year
- years
- 5 years
- 18 years
- 15 years
- 19 years
- 22 years
- 25 years
- 30 years
- 35 years (3)

Your age

- 35-49 (3)
- 50-64 (5)
- 65+ (3)

6 Results - Wider community views

6.1 Maidenhead Civic Society:

Martin McNamee, Chair of Planning Group of Maidenhead Civic Society emailed the following 'initial reaction' on 17 September:

'There is a limited Green Belt buffer between Maidenhead and Windsor on the A308 of which this extensive site is a major part. This buffer is fragile and under continuous threat, especially on the north side of the A308. We are therefore opposed to any development within the Green Belt, which significantly erodes this breathing space. Further linear development along the Windsor/ Maidenhead Road will result in the ultimate merging of the two towns.

'In terms of existing dwellings, outbuildings and other structures, we accept that they are erratically spread across the site. The current footprint could be redeveloped to use the equivalent more effectively. However, bearing in mind the flood related issues relating to this location, we would also oppose any proposed increase in overall footprint associated with the redevelopment of this site.

'When an application is submitted we will make any comments formally on our headed notepaper. In the meantime I hope you find this informal feedback helpful.'

6.2 Oakley Green, Fifield and District Residents Association:

Nick Wates and Ian Pankhust met with Bill Collier, Chairman of the Association for an informal discussion on Monday 13th September.

Bill Collier subsequently emailed on 18th September the following report of a committee meeting held on Thursday 16th September:

'My committee were opposed to any development on any land where it involves the green belt and, although you say that your site is brownfield, it splits the green belt into two halves along the A308. As I said at the meeting with you that this piece of green belt is the smallest in the country so we are concerned for it not to be broken up. Having said that we await your proposals for the site before we can comment further.'

6.3 Bray Parish Council

No responses have been received from Bray Parish Councillors. It is understood that the Parish Council has decided not to participate in the consultation and will leave their comments until they are presented with a planning application.

7 Emerging themes

This section identifies some themes that emerge from the data collected so far.

7.1 Riverside community

The most substantial and well established immediate local community comprises residents with riverside frontages or with nearby access to the river, mainly in Down Place. Many of them have lived in their present homes for several decades. They are generally opposed to any new development and would prefer the Farmglade site to revert to nature. Up to now they have relied on and supported the council taking a hard line on the green belt. But there is increasing realisation that this cannot be relied on, and also that much of the area is in a mess and needs sorting out.

7.2 Housing versus mixed use

Those with a financial interest in their property tend to favour exclusive upmarket housing. Those without (i.e. tenants and leaseholders) tend to favour more mixed use development.

7.3 Road improvements

Road improvements are a serious issue. There are perceived to be a disproportionate number of accidents due to poor junctions and signage.

7.4 Services

There is widespread enthusiasm for access to mains sewage, gas and broadband and better bus services which development in the area might bring.

7.5 Heritage

There is considerable interest in the history of the area, in particular the Bray Film Studios and Oakley Court Hotel and their role in the history of Hammer Horror films. This interest, intensified as a result of recent development proposals for the adjacent Bray Film Studios site, appears to be national and international rather than local. Down Place was also home to the Kit-Cat Club in the eighteenth century which may also have heritage interest. (According to Wikipedia, 'The **Kit-Cat Club** (sometimes **Kit-Kat Club**) was an early 18th century English club in London with strong political and literary associations, committed to the furtherance of Whig objectives, meeting at the Trumpet tavern in London, and at Water Oakley in the Berkshire countryside.')

7.6 Phoenix Gym Club

There was considerable support for retaining the gym club on the site from both residents and businesses.

8 Conclusions

This section contains conclusions drawn by NWA based on the experience of this project and on previous experience of community planning elsewhere. Any scheme for the site should consider the extent to which any or all these issues can be addressed.

8.1 River access

New and existing houses without river frontages would benefit from having access to the River Thames. This would be a pleasant amenity and might increase property values. It could be in the form of public, semi public or private space.

8.2 Openness

Openness needs to be enhanced/created so that the feel of the greenbelt is restored/ enhanced.

8.3 Heritage

Somewhere in the area, there is scope for developing facilities relating to heritage, especially Bray Film Studios, Hammer Horror and the Kit-Cat Club. This would preferably be located on the Bray Film Studios or Oakley Court sites, which are directly relevant to this heritage.

8.4 Road safety

The entrance to the site needs to be modified: this might include safe turning into and out of the site, easy road crossing points for pedestrians to access services (Costcutter / farm shop/ public footpaths); separate pedestrian and cycle routes; bus lay-bys. Ideally there also needs to be a new inland East West pedestrian/cycle route avoiding the main road.

8.5 Public transport

Public transport to and from Maidenhead and Windsor needs to be improved. Bus routes need to be reviewed.

8.6 Drawing a line and establishing boundaries

There is a need to find a way of drawing a line under the past and starting afresh, allowing a discussion to take place without creating planning blight. The parameters of what is, and is not, possible on this site in planning policy needs to be communicated to local people. Many are inhibited from engaging constructively by believing wrongly that a hard line 'nothing should be built in the greenbelt' stance will ensure the best outcome.

8.7 Interest

Many local people and organisations are very interested in what happens to this site. They are responding positively to the invitation to be involved and this should be encouraged and built on.

8.8 Understanding

The flat topography and lack of public access to parts of the site means that some people cannot presently understand the nature of the site or its potential as a community to live in. Modelling techniques need to be developed to overcome this. Guided tours would also be helpful.

8.9 Style

Water Oakley needs to decide what it is going to be: as a place. The open fields, the river bank, the history of film making, riverside houses and Oakley Court Hotel provide the historical ingredients. What happens next?

What is Water Oakley to be like, look like? Will there be children and young people there? Will it be a pleasant place to visit?

8.10 Potential

Water Oakley has great deal going for it. It could be a pleasant place in which to live and recreate, contributing to the heritage of Berkshire. The local community could play an important role in shaping the nature and form of development that could take place.

9 Next steps

9.1 The process of engaging with the local community to date has been very helpful and has identified a number of issues, and different opinions, on the future of Water Oakley. Farmglade now intends to continue this process and the following steps are envisaged:

9.2 Site users and neighbours.

Follow up outstanding questionnaires by phone, email or letter.

9.3 Local voluntary groups

Establish contact with the West Windsor Residents Association.

9.4 Bray Parish Council

Contact clerk and/or chairman to establish whether the Parish Council intends to respond to our invitation to put forward its views.

9.5 Councillors for Bray WMDC

Make contact with the three Ward Councillors in due course.

9.6 Planning workshop

Organise an on-site open 'planning workshop' when Farmglade's professional design team will explore development options with local people. A site tour will be included.

9.7 Open House exhibition

Display of draft proposals with opportunity to comment prior to selection of a preferred scheme which will be worked up in further detail with a view to making a planning application.


9.8 Media

Establish and maintain contact with the local media to help inform local people of progress on the project at intervals.

Appendix A: Consultation materials

Letters to residents and businesses

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



20th August 2010

Dear Resident,

Water Oakley development proposals

We intend to prepare development proposals for land that our company owns at Water Oakley and would like to open up a discussion with you, as a local resident, about the nature of that development.

The land we own is shown on the attached map. Prior to our ownership, the site was a large distribution centre for supermarket produce, having ceased to be a traditional farm some fifty years ago. Over the years a variety of other business activities have taken place on the site, parts of which are dominated by very utilitarian and unsightly industrial buildings. This is a unique opportunity to take a new look at the area and improve the environment for everyone. The development will need to be commercially viable but there are opportunities for providing community benefits and we take our responsibility to provide a neighbourly scheme seriously.


Before drawing up proposals we are keen to obtain the views of local people and as a first step are inviting you to have a discussion with our colleague, community planner Nick Wates, or complete the attached questionnaire. I would emphasise that Nick does not have a brief to promote any particular development proposal, but to seek your views before we put pen to paper.

Once we have a clear understanding of local opinion, we shall instruct our architects to prepare proposals and later on we shall be organizing an event to show you our proposals before they are formally submitted to the local planning authority. If you let us have your contact details we will keep you informed directly about this.

We must stress that making comments at this stage will in no way affect your right to make formal representations to the planning authority in due course.


If you have any queries or would like to arrange a time for a discussion please contact Nick Wates (Mobile: 07770 921824 nick@nickwates.co.uk) or myself.

Yours sincerely,



Ian Pankhurst
Development Director

Attachments:
Site map
Key facts about the site
Questionnaire



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

20th August 2010

Dear Business Occupant,

Water Oakley development proposals

We intend to prepare development proposals for land that our company owns at Water Oakley and would like to open up a discussion with you, as a local business, about the nature of that development.

The land we own is shown on the attached map. Prior to our ownership, the site was a large distribution centre for supermarket produce, having ceased to be a traditional farm some fifty years ago. Over the years a variety of other business activities have taken place on the site, parts of which are dominated by very utilitarian and unsightly industrial buildings. This is a unique opportunity to take a new look at the area and improve the environment for everyone. The development will need to be commercially viable but there are opportunities for providing community benefits and we take our responsibility to provide a neighbourly scheme seriously.

Before drawing up proposals we are keen to obtain the views of local people and as a first step are inviting you to have a discussion with our colleague, community planner Nick Wates, or complete the attached questionnaire. I would emphasise that Nick does not have a brief to promote any particular development proposal, but to seek your views before we put pen to paper.

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If you have any queries or would like to arrange a time for a discussion please contact Nick Wates (Mobile: 07770 921824 nick@nickwates.co.uk) or myself.

Yours sincerely,

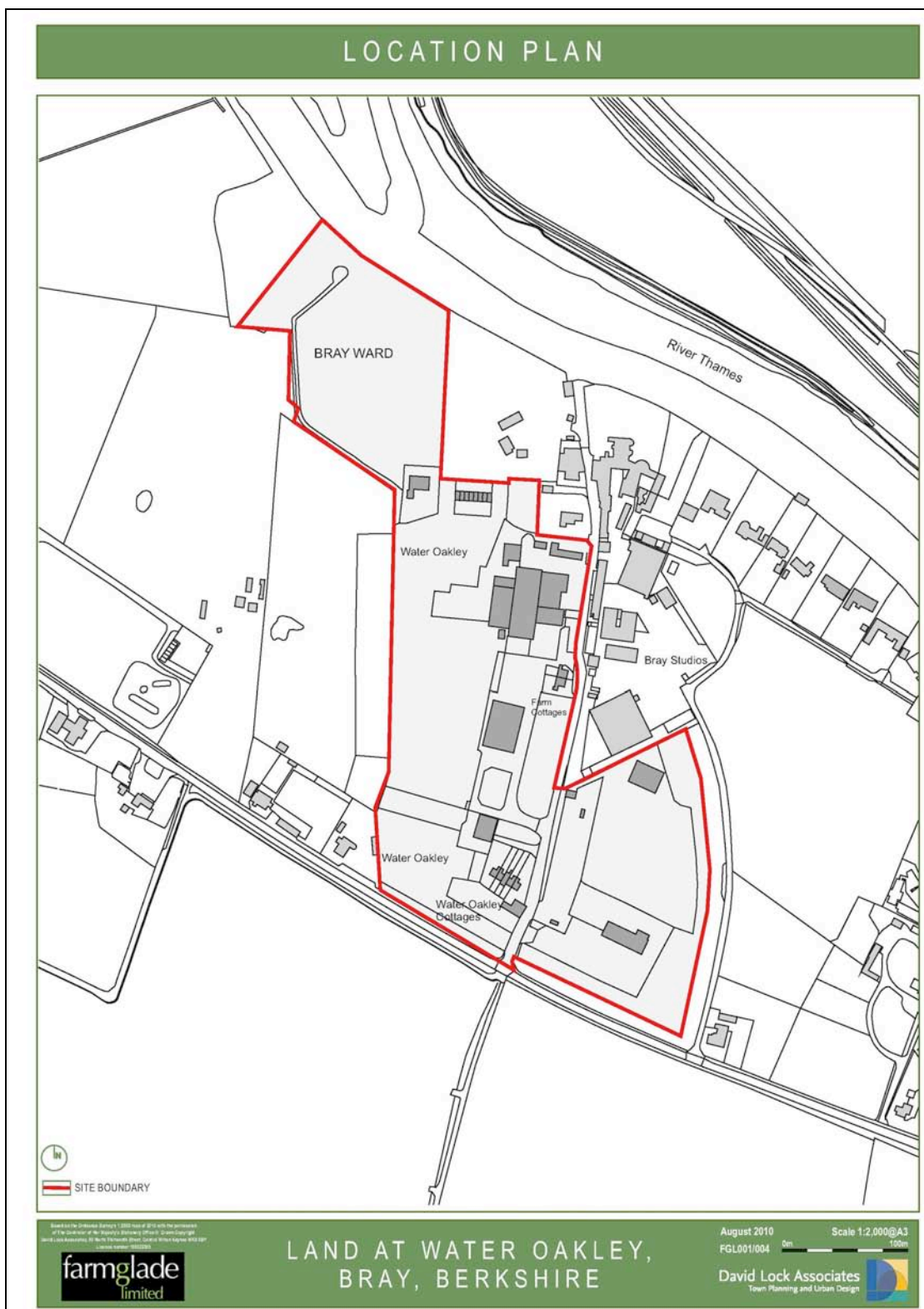


Ian Pankhurst
Development Director

Attachments:
Site map
Key facts about the site
Questionnaire



Map of site and Key Facts and Figures



Land at Water Oakley, Bray, Berkshire

Key Facts and Figures

- Water Oakley is a brownfield site extending to some 9.58 hectares (23.5 acres) to the north of the Windsor Road (308) about half way between Windsor & Maidenhead. It extends from the Windsor Road to the River Thames.
- Access to the site is from the Windsor Road, along Water Oakley Lane, which continues through the site to three dwellings, on or near the river frontage, and provides a secondary access to Bray Studios. Windsor Road forms part of the principal highway network in Windsor & Maidenhead and has a speed limit of 60mph.
- The buildings on site are mainly of an industrial nature (mostly used for warehousing and distribution) with the exception of the Phoenix Gymnastics Club and 16 dwellings. Historically, with the exception of the 16 dwellings, the buildings were used for agricultural processing and related uses.
- The BDL Group currently occupies Unit 15 and the accompanying yard, near to the main road frontage. This was previously used by W Emmett & Sons as premises for the commercial agricultural processing and distribution of fresh fruit and salad sourced from Southern Europe and the south of England.
- The existing buildings have a combined floorspace of just over 6,000 sq.m. Beyond the envelope of the buildings, on the western part of the site are various areas of concrete, hardcore or gravel hardstanding with a total area of just over 7,000 sq. m.
- Since the operations by W Emmett & Sons ceased in 2003, the units have been leased to various companies, including the Phoenix Gymnastics Club. The gymnasium is operational all day and serves a wide catchment of the Royal Borough of Windsor & Maidenhead.
- The buildings have a long and complicated planning history but each is a lawful construction with a lawful use. Planning permission has also been granted for a farm shop and, more recently, the Phoenix Gymnastics Club received outline planning permission for the erection of a replacement gymnasium in 2005.
- To the south of the site beyond the Windsor Road and to the west is open countryside, while to the east of the site are Bray Film Studios, recently the subject of a public consultation exercise to invite comments on their proposals for redevelopment.
- Along the River Thames, beyond Bray Film Studios, is a number of substantial detached dwellings. The Oakley Court Hotel and its grounds also lie to the east of Bray Film Studios.
- Illustrative plans prepared by the Environment Agency indicate that the north-western part of the site, closest to the River Thames, is at risk of flooding. More detailed technical analysis is required to determine the nature and extent of the risk.
- In planning policy terms the whole of the site lies within the Metropolitan Green Belt.



The Questionnaire which also formed the basis of informal interviews.

The future of Water Oakley, Bray, Berkshire

Questionnaire

This questionnaire has been produced on behalf of Farmglade Limited to seek local views before producing development proposals for land which the company owns. Please respond to the questions below or let us have any other thoughts. Use additional sheets or send a letter or email if you prefer. An electronic version of this questionnaire can be supplied if requested.

GENERAL

- 1 What do you **like** about living at Water Oakley/Down Place?

- 2 What do you **dislike** about living at Water Oakley/Down Place?

- 3 Would you like to see some, or parts of, the site redeveloped, subject to the scale of development, or would you prefer to maintain the status quo?

- 4 What could be provided on our site that would make the area better?

- 5 What concerns do you have about development on the site?

POSSIBLE USES - Housing

- 6 Would you approve of residential redevelopment of the site, subject to the scale of development? YES/NO/NOT SURE
- 7 Please rate the following types of residential development:

	Strongly Preferred	Preferred	Undesirable	Very Undesirable
1 or 2 bedroom houses				
Family houses (3 to 5 bedrooms)				
Flats				
Residential Care Home				
Residential Dementia Care Home				
Affordable Housing				

8 Please rate the following possible locations for development.

	Strongly Preferred	Preferred	Undesirable	Very Undesirable
Near the main road				
By the river				
Near to Bray Studios				
Spread out over the site				
Where existing buildings are located				

POSSIBLE USES - Recreation

9 Whatever happens with the redevelopment of the site, Farmglade is committed to ensuring that Phoenix Gym Club has a home whilst the site remains in our ownership. Subject to the economics of the development, would you prefer to see the Club retained on site, perhaps in a new building, or relocated to an alternative site?

REMAIN ON SITE / RELOCATE ELSEWHERE

10 What other facilities would you like to see?

SPECIFIC ISSUES

11. In dealing with the technical matters involved in redevelopment, are there any current problems you would like us to try to address, subject to viability? For example, lack of mains drainage and gas in the area or poor bus services.

ABOUT YOU

(optional - but please complete if you want to be kept informed directly)

How long have you lived at Water Oakley/Down Place? ___ years

Your age 0-19 20-34 35-49 50-64 65+

Name _____

Address _____

Email _____ Tels _____

Many thanks for your time

PLEASE RETURN COMPLETED FORMS AND DIRECT ANY QUERIES TO:
 Nick Wates, Nick Wates Associates, Creative Media Centre, 45 Robertson Street, Hastings TN34 1HL
 Tel: 01424 205446 Fax: 01424 205446 Email: nick@nickwates.co.uk

Appendix B Press coverage: The Maidenhead Advertiser

- [Motors](#)
- [Homes](#)
- [Jobs](#)

The Gateway to your community

Wednesday 15th September | 16:39

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Homes and gymnasium plan at Water Oakley

2:14pm Wed 15th Sep 10:: written by Sonia Kapur

Households are being asked to give their views about a potential housing and gym club development off Windsor Road.

Letters, questionnaires, key facts and site maps have been distributed by Farmglade Ltd to homes in the vicinity of the 23.5 acre plot next to Bray Studios, which is also home to Phoenix Gymnastics Club.

The site lies within the greenbelt, but Farmglade argues that it mainly consists of industrial buildings.

The questionnaire asks what type of housing people would like to see and stresses a commitment to the future of the gymnastics club.

The company says it will draw up proposals once they have a 'clear understanding of local opinion' and will exhibit them before they are submitted.

Farmglade applied for a large housing scheme on the site five years ago along with a new facility for Phoenix, but while the gym was given outline permission, the housing plan was rejected.

For more information contact consultant Nick Wates, of Nick Wates Associates, on 07770 921824 or email nick@nickwates.co.uk

Comments

Comments on this article Have your say above

Appendix C: Contact information

C1 Site Users and Close Neighbours listing

Residential addresses contacted:

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 Place, 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 contacted:

Phoenix Gym Club, Unit 1, Water Oakley Farm
Hogarth, Unit 5, Water Oakley Farm,
Tiger, 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

C2 The wider community

Organisations invited to engage to date:

Bray Parish Council
Maidenhead Civic Society
Oakley Green, Fifield and District Residents' Association
Royal Borough of Windsor & Maidenhead

C3 Media

Contacted to date:

Maidenhead Advertiser