

# Land at Windsor Road Invitation

January 2018

Summerlease 

## Hello.

We are writing to you today to inform you about our emerging proposals for approximately 100 new homes at Land off Windsor Road, Bray. The proposals complement the Thames Hospice application for a new end of life care facility that had resolution to grant planning permission agreed in July 2017.

The Royal Borough of Windsor and Maidenhead is currently progressing its draft Borough Local Plan which sets out the proposed delivery of more than 14,000 new homes up to 2033 to meet the housing need in the Borough. As part of the plan, the land at Windsor Road has been identified as being a suitable location to build approximately 100 homes with associated infrastructure and open space.

### Our current proposals include:

- Approximately 100 new homes with associated car parking;

- Vehicular access from the A308 Windsor Road with a right turn lane to maximise capacity and minimise impacts on through movements;
- Approximately 30% affordable housing;
- New landscaped public open space alongside Bray Lake;
- Connectivity to the approved Thames Hospice site which has a resolution to grant planning permission;
- Infrastructure contributions towards community facilities including bus services, education and local services.

We'd like to know what you think about these proposals, which bring with them a range of new family and affordable homes. Visit our exhibition on 18th January 2018 from 4pm – 7pm at Moneyrow Green, Holyport, SL6 2NA. You can also call us on 0800 148 8911 or visit our website at [www.windsorroadconsultation.co.uk](http://www.windsorroadconsultation.co.uk). We look forward to hearing from you.

## Public exhibition



18<sup>th</sup> January 2018

4pm – 7pm

Holyport Village Hall, Moneyrow  
Green, Holyport, SL6 2NA

Court Close

Bray Lake

Thames Hospice



### Access from Windsor Road

Access to the site will be provided from the A308 Windsor Road by a new priority junction with a right turn lane to allow vehicles waiting to turn into the site to do so without impeding through movements. A pedestrian refuge island will also be provided to assist pedestrians crossing Windsor Road. Capacity testing shows that the proposed access will have ample capacity to serve both the Hospice and the proposed new housing.

### Flood risk

The Environment Agency has indicated that the site is protected by the Maidenhead, Windsor and Eton Flood Alleviation Scheme. There are no areas identified to be at risk of flooding within the development site, and there are no records of any flooding due to sewers, groundwater or surface water.

### Biodiversity gains

The majority of the site is used for agriculture and therefore doesn't support any notable habitats. Boundary features (trees, Bray Lake) do however provide some opportunities for local bat and bird populations. The proposals have been designed to extend these habitat features within the site,

particularly along the boundary with Bray Lake. Here, areas of informal open space, including the SuDS system, will be designed to provide new species-rich grassland and planting so that these areas can deliver new opportunities for a range of wildlife (e.g. reptiles, invertebrates - not just bats and birds).

### Drainage

A Sustainable Drainage System (SuDS) will be installed across the site to manage excess water. The SuDS system mimics existing, natural management of surface water throughout the site, via a series of holding ponds and below surface pipes to ensure that water is allowed to leave the site at the existing, natural rate thereby minimising surface water issues.

### Footpaths

Our proposals will enhance the path round Bray Lake and deliver new public open space. There is currently a permissive footpath running along the western edge of the site, which connects onto the pavement running along Windsor Road. This will be upgraded into a formal footpath and we will also widen the existing public pavement along Windsor Road.

**Please feel free to contact us on**

0800 148 8911

Or visit: [www.windsorroadconsultation.co.uk](http://www.windsorroadconsultation.co.uk)

### Illustrative Layout



COURT CLOSE

WINDSOR ROAD

Open space

Play area

Primary route

Thames Hospice

New access & Ghost Island