Hello and welcome to our exhibition

We are here today to present the emerging proposals for new homes at Bray Lake. The site at Bray Lake has been allocated in the Royal Borough of Windsor and Maidenhead’s draft Borough Local Plan as Site HA18, to provide a new location for the Thames Hospice, and residential development of 100 new homes and associated infrastructure.

Please take a moment to look at our proposals and chat to members of the team who are on hand to answer your questions.

Please remember to fill out your feedback card and pop it in the ballot box or Freepost it back to us.

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Background

The emerging proposals for new homes at Bray Lake have been shaped by the need of the Royal Borough of Windsor and Maidenhead (RBWM) to deliver over 14,000 new homes up to 2033, and the urgent need for a suitable site for Thames Hospice. The land at Bray Lake has been allocated by RBWM in the draft Borough Local Plan as site HA18.

The Royal Borough of Windsor and Maidenhead is currently progressing its draft Borough Local Plan which sets out 50 different housing allocation sites within RBWM to meet the future housing need of the Borough. As part of the plan, the land at Bray Lake has been identified as being a suitable location to build the new Thames Hospice, and deliver 100 new homes.
Proposals

RBWM have set the principle of development for the Thames Hospice and the 100 new homes on the site by allocating it in the draft Borough Local Plan as Site HA18. In addition, a planning application has already been submitted to RBWM for the Thames Hospice and is the subject of a resolution to grant planning permission by the council in July 2017.

Summerleaze have been promoting the whole site, including the current Thames Hospice site for the last ten years and upon the adoption of the Borough Local Plan, Site HA18 will be removed from the Green Belt.

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.

A layout and design that maximises the attractive views across Bray Lake and respects the new hospice building and existing homes.

- Avoiding development within the flood plain and instead using the area as public open space.
- An appropriate buffer and edge to Bray Lake.
- A new local equipped area for play (LEAP) positioned away from existing homes (20m buffer required) and the lake edge.
- A sustainable drainage system (SuDS) in the form of surface water drainage attenuation ponds.
- New and enhanced planting around the edges of the site, including within the hospice land.
- A new vehicular access off Windsor Road with a ‘ghost’ island incorporating a turning lane for vehicles heading west.
- A pedestrian access near the middle of the site, improving connections with the footpath/cycle way and providing a visual link with the lake, plus improvements to the existing connection further west.
- A layout that takes account of the adjoining houses along Court Close.

All the permissive footpaths have been retained.

The homes back onto and respect the proximity of the new proposed hospice building next door.

Illustrative Masterplan

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Landscape and ecology

**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 from surface water within the development site, and there are no records of any flooding due to sewers, groundwater or surface water.

**Drainage**
A Sustainable Drainage System (SuDS) will be installed across the site to manage excess water. The SuDS system mimics the Greenfield runoff of the site in its current state via a series of holding pools and below surface pipes to ensure that water is allowed to leave the site at a natural rate of drainage and prevent 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.

**Biodiversity**
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).

**Landscape**
Development of the site would reflect the existing settlement pattern along the A308 to both the east and west, and on both sides of the road. Framed by existing housing to the south, east and west the development of the site creates the opportunity to enable public accessibility around the lake and provide informal amenity space on the lake edge for existing and new residents.

Lakeside paths that are accessible from Windsor Road would allow movement and recreation around the entire lake while the informal amenity space would allow local residents to enjoy the lakeside with benches for seating and grassland for picnics or play.
Access

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. The proposed access accords with national design standards, and allows for observed traffic speeds and future year traffic demands. The proposed access will have ample capacity to serve both the Hospice and the proposed new housing.

Accessibility

There are a good range of facilities within an acceptable walking distance of the site. Cycling via the cycleway along the northern side of the A308, and existing bus services on Windsor Road, offer the opportunity for sustainable travel for journeys further afield. Buses connect to Maidenhead rail station, which will soon become part of the Crossrail network providing fast and frequent trains to central London.

In addition to the pedestrian crossing, it is proposed to widen the existing shared footway/cycleway on the northern side of the A308 Windsor Road along the site frontage. Connections will also be provided to the existing path around the lake, with the existing path through the western part of the site also enhanced to improve public access. We are keen to hear what improvements to the pedestrian/cycle/public transport network that you would like to see as a result of this development proposal.

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Traffic Impact

A Transport Assessment will be submitted with the planning application. This will include an impact assessment of the traffic generated by the proposed development. The results of this work will be submitted as part of the planning application and will be available for all to see. This work will be subject to the detailed and independent scrutiny of the highways officers at the Royal Borough of Windsor and Maidenhead. They will consider and identify the need for highways improvements and how the development (either on its own or cumulatively with other schemes in the area) will bring these forward. The development will not be allowed to proceed if it has an unacceptable traffic impact.

The Council has a strategy for highway improvements needed to allow the growth envisaged by the emerging Local Plan. This includes improvements at the Braywick roundabout and the A308/B3028 Upper Bray Road junction. The development is likely to contribute financially to allow these schemes to come forward. We are also interested to hear your views on what other highway improvements you would like to see in the local area.
Next steps

Thank you for visiting our exhibition, please make sure you fill in and return your feedback forms.

Our next steps are:

- **Initial work**
  Summer / Autumn 2017

- **Stakeholder discussion group**
  November 2017

- **Public consultation**
  January 2018

- **Further masterplanning**
  Spring / Summer 2018

- **Outline application**
  Autumn 2018

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