

Crowthorne Stakeholder Meeting 3, 23/11/16 – Minutes

Location: Crowthorne Parish Hall - 48 Heath Hill Rd South, Crowthorne, Bracknell Forest RG45 7BN

Time: 4:00pm – 5:30pm

Attendees:

Peter Dadswell - Allen Dadswell Construction Consultants	Cllr Janet Rogers – Wokingham Without Parish Council
Cllr Jim Finnie – Crowthorne Ward (BFC) and Crowthorne Parish Council	Cllr Angus Ross – Wokingham Without Ward (BFC)
Cllr Ken Newland – Wokingham Without Parish Council	Cllr David Sleight – Wokingham Without Ward (BFC)
Katja Stille – Tibbalds	Helen Cooke – Stride Treglown
Liam Ronan - Quatro	Carole Doran – CVAG
Holly Ramsey – Quatro	John McNab - CVAG
Agnese Mizia – Social Value Portal	Richard Shirley – Scouts Group Representative
Justin Thomson – Macgregor Smith	Matt Lunn – Senior Planning Officer (BFC)
John Louth – Legal and General	Richard Hesketh – Quod
Reverend Martin Ceaser – Crowthorne Church Representative	

Apologies – *Cllr Bruce McKenzie-Boyle, Cllr Bob Wade and Colin O’Hara*

Minutes:

1.1 The meeting began with introductions followed by a demolition update. Peter Dadswell noted that the Contractor is in the process of completing the removal of asbestos. Breaking up of hard surfaces and crushing material on site has started and the demolition phase should be complete by April/May 2017. Clearance of some areas of the pine woodland in preparation to begin the new SANG works has also commenced. The pine being harvested has not been maintained to an adequate standard and is not suitable for use in high quality products as was originally intended when the forestry plantation was originally created, however the material is to be used at a saw mill in the production of fencing products.

1.2 Richard Hesketh spoke about the SANG (Suitable Alternative Natural Greenspace) Reserved Matters Application and updated stakeholders that it was submitted to Bracknell Forest Council (BFC) towards the end of October and they are waiting to hear back from the Council. The application added more detail to what was already approved by the Council under the outline planning permission.

Cllr Angus Ross mentioned that residents aren’t necessarily aware what the SANG is, as the term is too technical, and when speaking to the public it might be easier to refer to it as a country park.

1.3 John Louth introduced himself to stakeholders as the Legal and General Project Director and gave an update on the programme timeline and explained that there had been some delays in the project due to some new architectural appointments. Legal and General’s intention to work with, and understand the communities and environments they are working in was also discussed. A rough timeline was set out, as follows:

- An agreement on the Masterplan is expected by the end of this year

- House type plans are currently being considered by an L&G working group and should be ready for the planning architect to commence his work by early December
- A Reserved Matters application for Phase 1 is expected to be submitted by the end of January 2017
- First occupancy for the first phase of homes is expected by the end of January 2018
- A Reserved Matters application for the school is expected to be submitted in the spring of 2017, with commencement of building works in the summer of 2017– at a similar time as building work for the first phase of the new homes begins.
- Subject to the grant of planning permission for the school within the necessary timescales, the aim is for the school to be completed for the summer of 2018 to be opened in September.
- It is likely that the architect for the school will also work on the community hub as both buildings overlook the open space and will share some architectural philosophies. It is likely that discussions with BFC and the Parish Council regarding the community hub will begin in the Spring of 2017.

1.4 Matt Lunn was in attendance to explain the anticipated division of responsibilities between BFC and Crowthorne Parish Council (CPC) and the requirements of the TRL Community Hub Design and Implementation Brief. He noted that there is an appetite at BFC for CPC to take on the community hub and that liaison regarding the community hub should be through the project team and CPC. The community are very keen for the hub to work for all, as well as it being feasible.

1.5 Justin Thomson gave an update on the landscaping with a focus on the SANG, which is positioned on the South Eastern part of the site and it will cover just under 50% of the entire site. It is hoped that work on the SANG will begin in the Spring of 2017, and anticipated to be opened to the public by the end of the landscaping season, towards the end of 2017.

The SANG will contain diverse woodland, different layers of tree cover, a more exciting ecosystem than what currently exists and every 50m or so there will be a point of interest such as a pond or site land marks. It was also noted that the fire tower will be kept.

The patch of woodland in the North West corner of the site is intended to be kept and it was also discussed how pedestrian crossings can be incorporated effectively into the SANG. Justin was asked whether bat boxes would be included and it was confirmed that subject to advice from the project ecologist to confirm that bat boxes were appropriate, that there would.

The SANG proposals appeared to be well supported by stakeholders.

1.6 Helen Cooke updated stakeholders on the primary school. The school will be a 2-form entry but is being designed with the option of a 3rd form to be added in the future. The highways strategy is a priority and traffic surveys will be conducted shortly, to analyse similar schools' drop off and pick up arrangements to see which system works best and if something similar could be applied to the new school.

The building is arranged with a 2-storey frontage to the feature circular landscaped area, with a one-storey 'leg' to the rear. Car parking is arranged to the rear of the site, with the sports fields adjacent to the SANG area.

There will be a staff and visitor car park, which can be extended if a 3rd form was added. Cllr Janet Rogers asked if there will be a separate entrance for community use for the sports ground and it was discussed that this will be investigated with the Bracknell Forest officers.

The community hub will be taken into account when designing the school to ensure co-ordination of the aesthetics and a possible shared highways strategy with the school.

- 1.7** Katja Stille introduced herself to stakeholders - Tibbalds have recently been appointed as the masterplanner for the project and Katja noted that she was very familiar with the area and that Tibbalds had been working with BFC for over 20 years.

The visual connection from one open space to another is a priority for the Masterplan, as well as incorporating the history of the site into the Masterplan. Tibbalds are working on providing the details of what each street will look like and this will be shown to stakeholders when this work is completed.

Concerns were raised by stakeholders over 'rat runs'. The development is subject to an outline planning consent and the parameter plans to which define a 'spine' road running through the development connecting Nine Mile Ride with the Old Wokingham Road. The spine road will in turn be a bus route. The spine road is not considered a 'rat run' but will be designed to highway standards anticipating the volume of traffic that is likely to use the road. One of the design considerations will be for the houses fronting the spine road not to have driveways accessing directly onto the road, for green verges between the road and the houses, and parking restrictions to ensure that the road remains clear and is suitable and safe for its intended use.

- 1.8** Agnese Mizia spoke briefly about the work that is taking place with the community to create a Social Value Charter for Crowthorne. A first Workshop has already taken place with the Church Groups and a second one is currently being scheduled with other community groups and Businesses in Crowthorne. The aim is to engage as many groups as possible and Agnese invited stakeholders to share ideas about other community groups that need to be reached. To reach more communities a survey is going to be conducted in the next few weeks.

It was asked what the Social Value Charter will actually look like and the idea is that it will be a document that is owned by the 'people' of Crowthorne that contribute to its design and managed by the Parish Council.

- 1.9** Cllr Ken Newland thanked Legal and General for being one of the sponsors of the Crowthorne Carnival and praised the stakeholder meetings for providing transparency and informative project updates.

Cllr Janet Rogers asked the best way to contact the project team regarding any site disturbances. It was agreed that Quatro is the best contact to forward anything on to the correct project team member.